

# MOHAWK VALLEY FOREST RESERVE

## OREGON FOREST HOMESITES

### 4 BUILDABLE LOTS

**Views • Timber Investment • Privacy**

**MLS# 12287815, 12328428, 12494598, 12115589**

Build your dream home in the beautiful Mohawk River Valley. These lots are desirable for many reasons: Beauty; Conditional use permits in place; Excellent timber growing site; Great location; adj. BLM. All lots come with a forest mgt plan.



*Motivated Seller!  
Wants to make it work  
Bring offers*

### Beautiful Homesites Productive Forests

- ✓ Back to nature living
- ✓ Fast growing trees
- ✓ Excellent reforestation
- ✓ 15 yr Douglas-fir
- ✓ All lots w/access to BLM
- ✓ Conditional use permits
- ✓ Power & phone

Lot 1: 32.5 ac \$199,000

Lot 2: 24.8 ac \$189,000

Lot 3: 15.4 ac \$149,000

Lot 4: 7.2 ac \$ 99,000

- ⇒ Powr & phone to central loc.
- ⇒ Septic approval
- ⇒ Property lines well-marked



**Fred Sperry, Principal Broker**  
*Specializing in Forest Properties*  
(Certified Forester)

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30 MINUTES TO EUGENE • 25 MINUTES TO SPRINGFIELD • 30 MINUTES TO FOSTER LAKE