

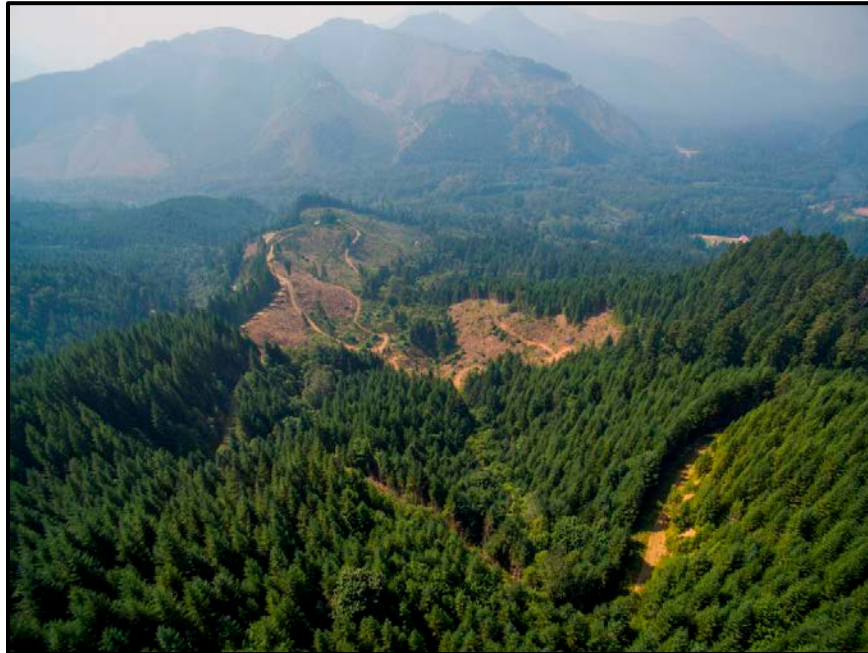


## FOREST LAND OFFERING

### BLUE RIVER TREE FARM - EAST

**SELLER: TAYLOR BROTHERS TIMBER, LLC**

[www.NWForestProperties.com](http://www.NWForestProperties.com)



**Lane County, Oregon**

Tax Lots 301 & 1000, Section 30, T16S, R4E, WM

**137 Acres m/l**

**SEALED BID AUCTION**

**BID DEADLINE: April 26, 2018 (3:00 pm)**

**Contact:**

**Fred Sperry**, *Principal Broker*

**NW Forest Properties**

[fred@nwforestproperties.com](mailto:fred@nwforestproperties.com)

(541) 868-6567



## BLUE RIVER TREE FARM - EAST

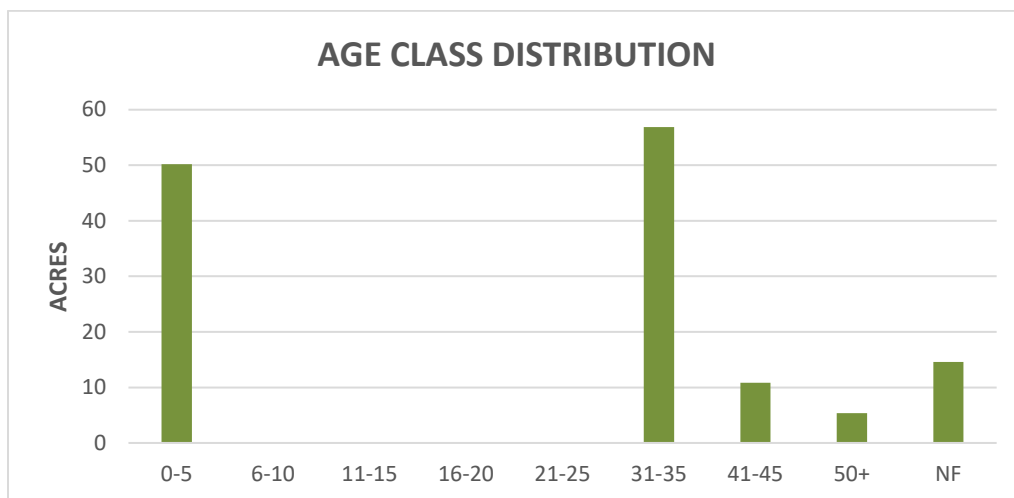


### GENERAL DESCRIPTION

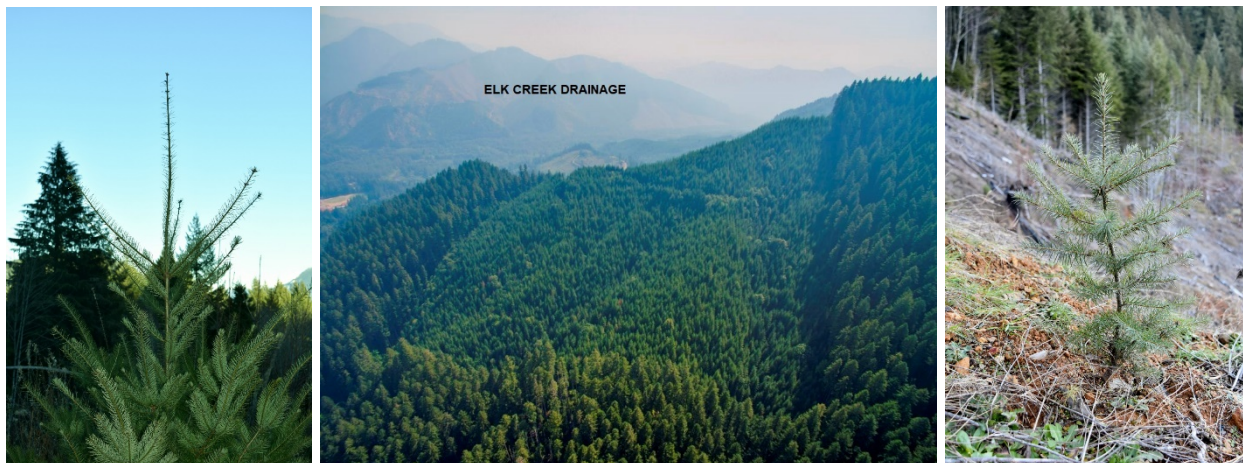
This forest investment property is located in the beautiful and productive McKenzie River Valley near Blue River, Oregon. Originally part of a 546-acre timber tract, tax lot lines were reconfigured to increase the percentage of acres available for harvest. This offering includes two tax lots.

The most recent inventory report is from 2009 or earlier. The 2009 stand map and stand detail report are available for download at [www.nwforestproperties.com](http://www.nwforestproperties.com). Also available is an updated stand map and table with stand age and acres.

Stands harvested since 2012 have been planted with Douglas-fir and western red cedar and interplanted as necessary. Older stands are well-stocked with Douglas-fir and showing good growth. Most stands are in the pre-merch to young-merch stage of growth. There are approximately 5 acres 65+/- years of age.



Over 50% of the acres are 31 years of age or older.



### Logging Methods

Logging methods will be approximately 70% cable and 30% ground based. Maximum cable logging distances are generally 500 to 900 feet or less. Maximum ground-based logging distances are generally 600 feet or less.

### Steep Slopes

The original 546-acre tract was dominated by steep slopes. Taylor Brothers conducted a series of property line adjustments to maximize the percentage of harvestable acres on parcels to be sold. Blue River Tree Farm – East, the parcel being auctioned, is the least impacted portion of the original tract.

The following information is presented to assist the Buyer in its value assessment. *Taylor Brothers Timber & NW Forest Properties make no warranty regarding the accuracy of the information presented herein or its impact on property value.*

**High Landslide Hazard Locations (HLHL):** Operations on slopes classified as HLHL may be restricted. HLHL locations in this region are defined as any slope exceeding 80%. For headwalls and draws, HLHL slopes are those 70% and greater. The regulation of harvesting on HLHL slopes is determined by the potential for “downstream public safety risk” (DPSR).

In drainages classified as having “substantial” DPSR, harvesting is prohibited on slopes considered HLHL as defined above. Approximately 77% of the sale parcel is in drainages having either “intermediate” or “low” DPSR.

The Elk Creek drainage (~23% of the sale area) on the north end is considered to have “substantial” DPSR due to the presence of HLHL slopes and the existence of homes along the lower extents of Elk Creek. An estimated 6% of the Elk Creek drainage exceeds 80%. (see table below)

For drainages classified as “intermediate” DPSR, no more than half the HLHL acres can be in the 0-9 year age class. Beyond the age class criteria, further restrictions could be based on site specific conditions.

In low DPSR drainages normal forest practice rules apply.

ODF Forest Practices **Technical Note Number 2 version 2.0** discussing operational considerations and a **2014 geotechnical assessment** of the original 546-acre tract are available upon request.

Taylor Brothers contracted with Alpenglow Forestry Consultants to measure the slopes in the Elk Creek drainage (“substantial” DSPSR). The data shows that approximately 94% of the drainage is *NOT* HLHL and is potentially harvestable.

| ELK CREEK DRAINAGE |           |
|--------------------|-----------|
| SLOPES             | % OF AREA |
| <70%               | 66%       |
| 70-79%             | 28%       |
| >80%               | 6%        |

---

### Roads

The property is well-roaded for logging. Roads are rocked with the exception of the extremities of some of the spur roads.

### Road Easements & Permits

No easements are required to access the property from Highway 126. The Purchaser will be required to enter into a reciprocal easement for forest management purposes with Taylor Brothers Timber, LLC. In addition to Taylor Brothers there is one other party that uses the road through the sale parcel.

### Gates

There is one gate approximately ¼ mile from Highway 126. There is a lockbox on the hinge side of the gate containing a key to the lock. Contact Fred Sperry (541) 868-6567 or Lauren Read (541) 206-9248 for the lockbox combination.

**Elevation:** 1040' to 2240'

### Hydrology

There is one small stream (size and fish presence “unknown” per ODF stream layer) in the lower southeast portion of the property. Probable protection is likely that for a small Type N stream.

### Soils (NRCS Soil Survey)

83% Peavine silty clay loam (site index 125)  
16% Klickitat stony loam (site index 112)

**Proximity:** (approximate mileages)

|               |          |
|---------------|----------|
| Blue River    | 2 miles  |
| Springfield   | 41 miles |
| Eugene        | 44 miles |
| Cottage Grove | 62 miles |

*Mileages are to city center as determined by MapQuest and are not intended to reflect actual mileage to specific haul destinations.*

**Property Inspection**

Interested parties may visit the property prior to the bid deadline to make their assessment of volume and value. Contact Fred Sperry (541) 868-6567 prior to viewing the property

**Directions**

**From the East:** Approximately 1½ miles west of Blue River turn north (right) off of Highway 126 at mile marker 39 onto a paved driveway which is on State Hwy R/W. A locked gate is located approximately ¼ mile up the drive.

**From the West:** Turn north (left) off of Highway 126 at mile marker 39 onto the paved driveway. The route will be posted with NW Forest Properties directional signs.

**Other Resources Available at** [www.nwforestproperties.com](http://www.nwforestproperties.com)

- Property photos
- Vicinity map
- Aerial photo map
- Contour map
- Timber inventory summary
- KMZ file (Google Earth)

**Other Resources Available Upon Request**

- OR agency disclosure pamphlet
- Sale agreement
- 2017-2018 tax statements
- NRCS soils report
- Preliminary title report
- Reciprocal Easement
- Lidar slope map
- Geotechnical Report
- Elk Creek drainage slope profile report.

Contact Fred Sperry at 541-868-6567; [fred@nwforestproperties.com](mailto:fred@nwforestproperties.com), or Lauren Read at 541-206-9248; [lauren@nwforestproperties.com](mailto:lauren@nwforestproperties.com) for additional information.

**Disclaimer:** *This information is provided to assist prospective purchasers' in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective buyers should perform their own due diligence.*

**BID INSTRUCTIONS**  
**TAYLOR BROTHERS TIMBER, LLC**  
**FORESTLAND OFFERING**

**SUBMIT BIDS TO:** Fred Sperry  
NW Forest Properties  
4115 Berrywood Dr.  
Eugene, OR 97404  
Fax : (541) 505-3377  
[fred@nwforestproperties.com](mailto:fred@nwforestproperties.com)

**BID DEPOSIT:** \$25,000 in the form of a cashier's check or certified bank check made out to Cascade Escrow. Please put "EU18-0115" in the memo line.

*Please submit your bid on the attached bid form. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by fax or email will be kept confidential. Bids and bid deposits must be physically received prior to 3:00 PM on April 26 to be considered. Bids can be hand delivered to the Council office at the address above.*

We anticipate that the successful bid will contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.

---

**Taylor Brothers Timber reserves the right to refuse any and all offers.**

---

**BID DEADLINE:** 3:00 pm, April 26, 2018

**TERMS OF SALE:** Cash due at closing  
Property sold "As is – Where is"  
Seller to provide title insurance  
Escrow fees shared 50:50

**CLOSING:** May 18, 2018

**ESCROW:** Cascade Escrow  
811 Willamette Street  
Eugene, OR 97401  
(541) 687-2233  
Julie Johnson, Escrow Officer

**TITLE:** Cascade Title  
811 Willamette Street  
Eugene, OR 97401  
(541) 687-2233  
Kurt Beaty, Title Officer

**TAYLOR BROTHERS TIMBER, LLC  
FORESTLAND OFFERING**

**BID FORM**

**BIDDER:** \_\_\_\_\_

**BID AMOUNT:** \_\_\_\_\_

**BID CONTINGENCIES:** *(We anticipate that the successful bid will contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BIDDER ADDRESS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ (cell) \_\_\_\_\_ (office)

**EMAIL:** \_\_\_\_\_

*Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.*

*Bidder has been provided a copy of the preliminary title report and the Purchase and Sale Agreement stating the terms of agreement.*

**SUBMITTED BY:**

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**PRINT NAME** \_\_\_\_\_

---

**Taylor Brothers Timber, LLC reserves the right to refuse any and all bids**

---