



PUBLISHED RESERVE: \$457,450

LAST ASKING: First Time Offered

SIZE: 81± Acres

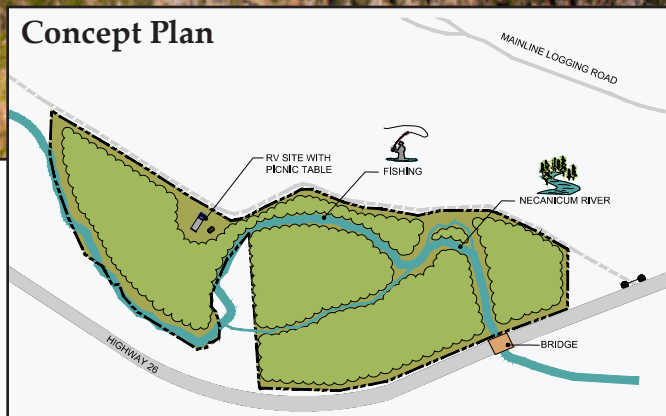
ELEVATION: 180± Feet

ZONING: F - 80

PROPERTY INSPECTION: Locked Gate – Please Contact Auction Information Office info@rmnw-auctions.com or 1-800-845-3524 for Combination

FINANCING: None – All Cash

Concept Plan



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

DESCRIPTION: This 81± acre Necanicum Riverfront Timber and Recreation Tract is located within the heart of Oregon's north coastal range, along Highway 26, nine miles east of the oceanfront resort communities of Seaside and Cannon Beach, and within a sixty-minute drive of Portland. Cannon Beach is a fifteen-minute drive from the property. Necanicum River is known for its runs of winter steelhead and fall Chinook, and for its cutthroat trout. The property is located on both south and north banks of the Necanicum River, and has over 4,000 feet of river frontage. Thirty-six acres are between the south bank of the Necanicum River and Highway 26. The balance of the property, or 45± acres, is located between the north bank of the Necanicum and a mainline logging road which runs along the northern boundary of the property, offering several good sites for a base camp, or an RV. The Seller, L&C TRS, LLC, will provide the new owner with as-needed access to this section of property from the mainline logging road. A recent survey and detail on temporary access permit is included in the Supplemental Information Package. Oregon Department of Transportation has communicated with the Seller that a temporary permit for logging and site clearance can be provided from Highway 26.

A power line R.O.W. runs north/south through the western mid-section of the property to a substation, which is across Highway 26. There is an estimated 1,486 MBF of primarily 40- to 66 year-old Sitka spruce and hemlock, and 64± MBF of red alder, none of which is impacted by riparian management area. Douglas-fir site index is 123 – 130. See Supplemental Information Package for details. Just west of the property is a riverfront subdivision, and also Klookchie Creek County Park, which is popular for day use and has a small boat landing. North Coast Land Conservancy has land that adjoins Klookchie Creek County Park along the Necanicum River. This Necanicum Riverfront tract has potential as a private recreation retreat, with opportunity for near-term cash flow from harvesting some of the timber, or by obtaining value from a conservation easement.

LOCATION: Portions of the NW¼, S½ of NE¼, N½ of SE¼, Section 24, Township 5 North, Range 10 West, Clatsop County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 22, 2019