



**PUBLISHED RESERVE:** \$360,000

**LAST ASKING:** First Time Offered

**SIZE:** 97± Acres

**ELEVATION:** 500± to 600± Feet

**ZONING:** EF-80 (Exclusive Farm Use)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 97± acre tree farm is located five miles west of Carlton, considered by many to be the capital of Oregon wine country, with its proximity to dozens of small and big wineries all within a 45-minute drive of Portland.

The tree farm is located along Northwest Meadow Lake Road in the foothills of the Coastal Range, with 62± acres of 18 to 22 year-old Douglas-fir reproduction. There are 24± acres of primarily meadow and riparian areas, located mostly in the northern section of the tract along Beaver Creek. See Supplemental Information Package for timber information and type map. Douglas-fir site index is 115, with rolling to moderate slopes.

The Seller used AKS Engineering and Forestry to prepare a Land Use Feasibility Report in February 2019, in order to determine if a zone change to AF-80 (Agricultural/Forestry) would allow a home site, based on the template test. The report concluded that the tree farm can satisfy the template test in the AF-80 zone, providing opportunity for the new owner to apply for a zone change by submission of the template test as part of the process to obtain approval for a home site. The Land Use Feasibility Report is included in the Supplemental Information Package.

Adjoining uses include residential in the southeast section, and a small vineyard and farm in the southern section.

**LOCATION:** Township 3 South, Range 5 West, Section 15, Parcel R351500501

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