



PUBLISHED RESERVE: \$80,000

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 300± to 500± Feet

ZONING: F-1 (Important Forest Land)

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

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located along Duncan Inlet in the Siuslaw River Valley, five miles southeast of the coastal resort city of Florence, and five miles west of Mapleton. Bernhardt Creek Road is at the northwest corner of the property. There is access to the northeast corner through private forest land. Siuslaw National Forest is along the southern and eastern boundaries.

The tract is well-stocked with primarily 21 year-old Douglas-fir. Topography is moderate to steep west- and east-facing slopes. Douglas-fir site index is 125.

LOCATION: Township 18 South, Range 11 West, Section 22, Tax Parcel 1811220000100

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