



111 - Wilson Prairie Timber Tract Curry County, Oregon

PUBLISHED RESERVE: \$565,000 / \$2,305 per Acre
LAST ASKING: First Time Offered
SIZE: 245± Acres
ELEVATION: 1,300 to 2,200± Feet
ZONING: Forest Grazing (FG)

PROPERTY INSPECTION: Access Permit Required - Please Contact
Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524
for Access Permit and Gate Combination

FINANCING: None – All Cash

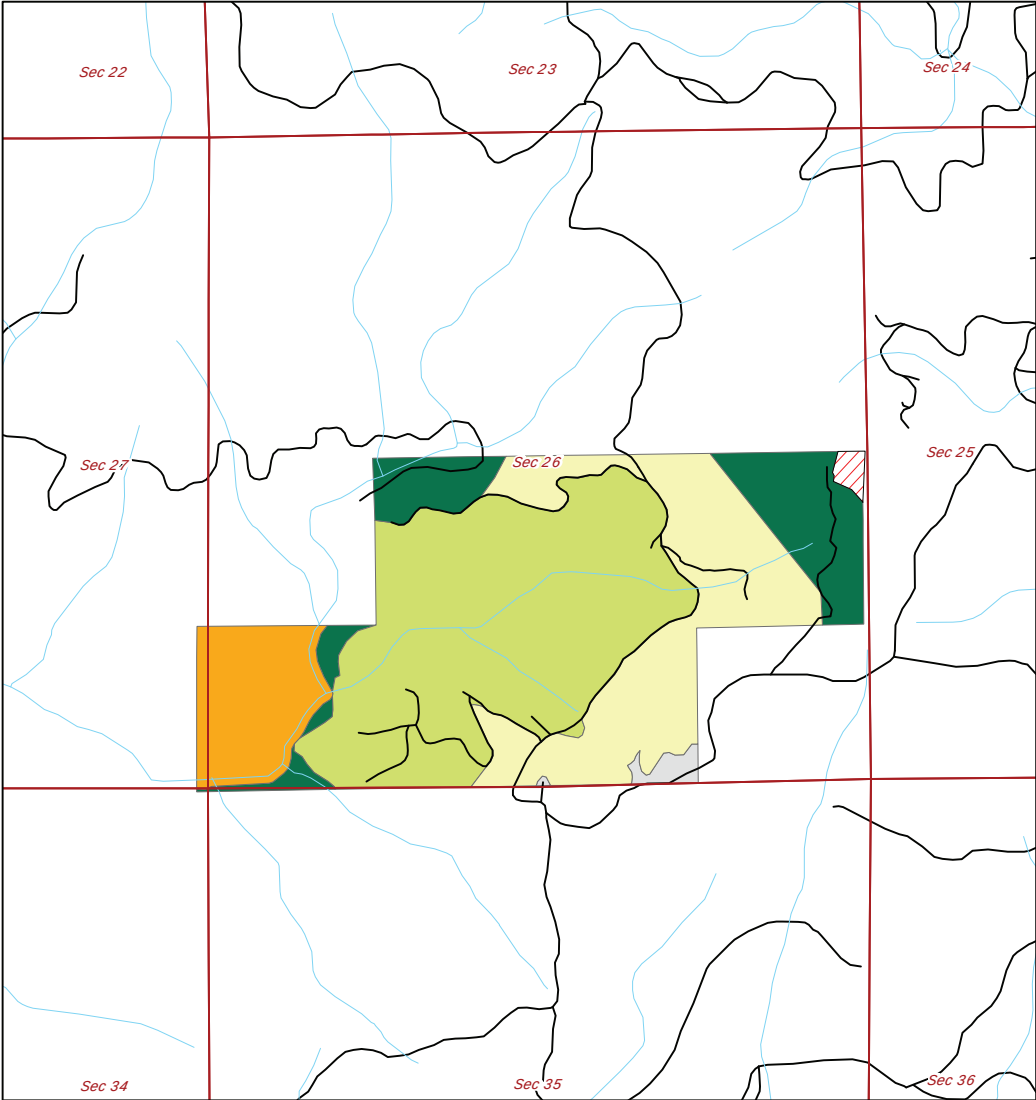
DESCRIPTION: This 245± acre Wilson Prairie Timber Tract is located eight miles northeast of the community of Sixes, along the coastal Highway 101. It is four miles north of Sixes River Road along west-facing slopes of Wilson Prairie. There is good road access from the Moore Mill Haul Road under a road use agreement with private, Bandon-based Moore Mill and Lumber Company.

The bulk of the tract is primarily 1 to 11-year-old Douglas-fir reproduction which totals 193± acres, with 111± acres being 11 years old. An estimated 20 acres in the southwest section of the tract was clear cut in 2018. The new owner is responsible for replanting. There are 34± acres of a total of 380± MBF with 203± MBF Douglas-fir, 48± MBF of white woods, and 118± MBF of red alder. Most of the volume is located in the northeast section of the property. Fifty-four percent of the tract is a Douglas-fir Site Class II, 37% is Douglas-fir Site Class III, and 9% is Douglas-fir Site Class IV. It is projected that within 25 years there will be 2,600± MBF.

There is a good system of rocked logging roads, and a source for that rock located on the property.

LOCATION: Township 31 South, Range 14 West, Section 26
Tax account 3114-00-05502-00

SEALED BIDS DUE SEPTEMBER 12, 2019



Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

Coos County

T31S R14W Sec 26

N

E

S

W

0

0.125

0.25

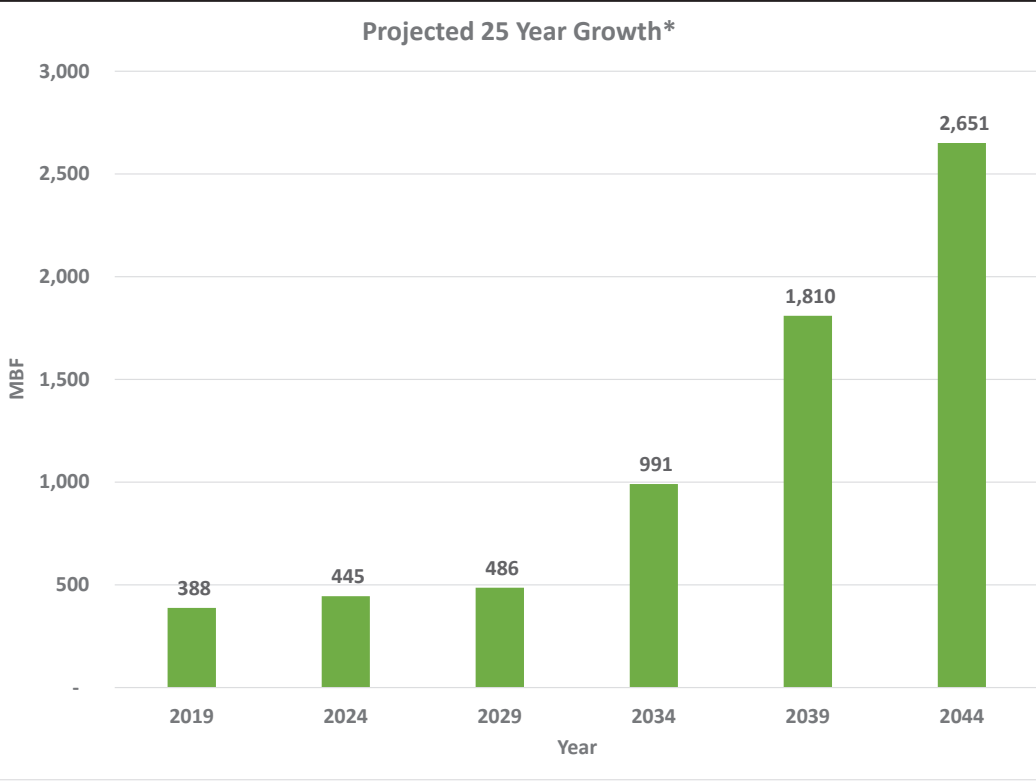
Miles

MB&G

Map & Boundary Group, Inc.

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

Over 50% is well-stocked
11 to 15 year-old Douglas-fir
reproduction



Significant asset growth
within 20 to 25 years