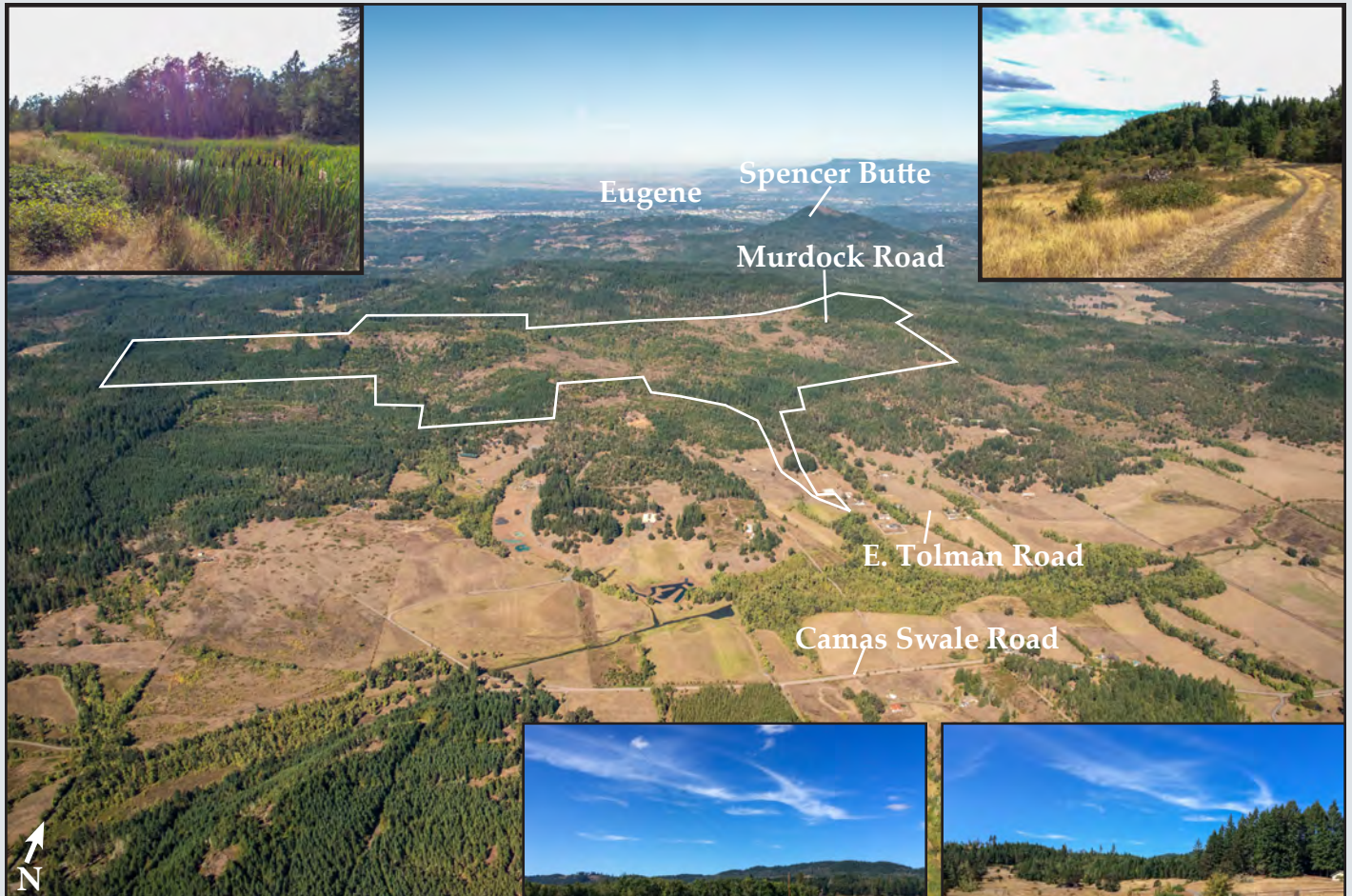


723± acre Tolman Road Ranch with Timber, Elk Herd, Vineyard, and Estate Homesite Potential, near Eugene



PUBLISHED RESERVE: \$1,600,000

LAST ASKING: \$2,070,000

SIZE: 723 ± Acres

ELEVATION: 680 to 1,460 Feet

ZONING: EFU – Exclusive Farm Use and F2 – Forest Land District

PROPERTY INSPECTION: Locked Gate – Please call Auction Information Office for gate combination

FINANCING: Subject to Seller's approval of Purchaser's credit: A 70% down payment with the balance secured by a first deed of trust, amortized over 25 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years

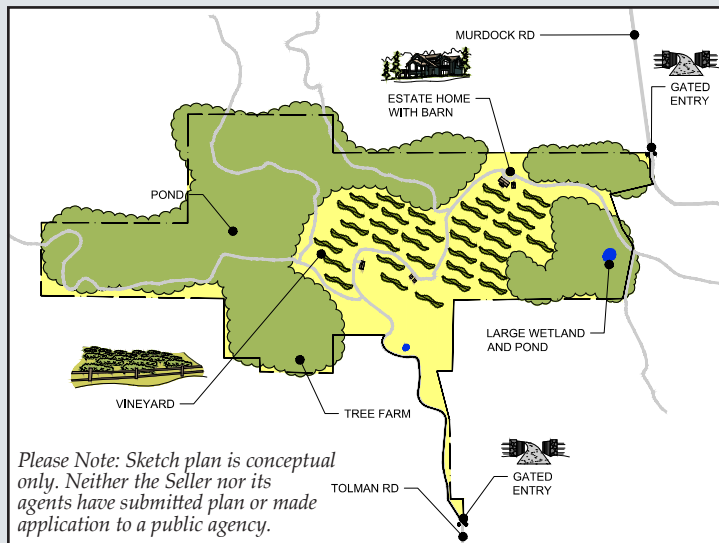
DESCRIPTION: The 723± acre Tolman Road Ranch is one of the largest blocks of land available for sale within a twenty minute drive of Eugene, and has combination of an existing tree farm, and potential for both vineyard, and an estate homesite. It has excellent access from the south, from Camas Swale Road to Tolman Road, and through a locked entry gate.

The ranch has an estimated 390 acres of well-stocked 15 and 29 year-old Douglas-fir, with 140 acres of 29 year-old pre-merch primarily located in the southwest section of the property. It is projected that within ten years, there will be over 1.8 million board feet of mature timber, providing significant cash flow to a new owner. 250 acres of 15 year-old Douglas-fir are located within a number of stands throughout the property. An estimated 35 acres was recently harvested, and will need to be replanted by the new owner.

The Seller has managed the ranch for cattle and timber for over the last thirty years. The property is fenced and cross fenced.

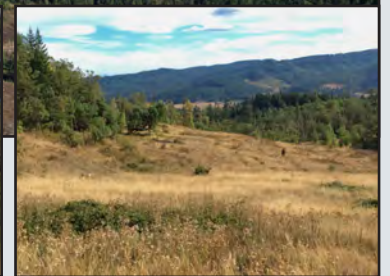
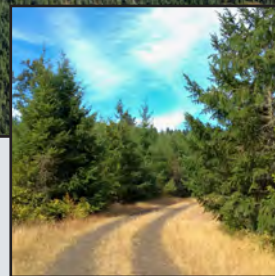
The property is primarily rolling to moderate steep south-facing slopes, with a rockered logging road system that provides access throughout. The bulk of the property has been harvested using ground-based logging.

Conceptual Sketch Plan



The Douglas-fir site class is mostly a Site III with some Site II-.

There are five springs located on the ranch, and two ponds. The larger pond is in the southeast section.



The property has excellent habitat for elk, and has been leased for hunting. It will qualify for two Landowner Preference Tags.

Tolman Road Ranch has some potential for a vineyard, based on the ranch's combination of soils, topography and slope aspect, especially within the mid-section of the property. The property is within the Willamette Valley AVA, along with the King Estate Winery, Oregon's largest winery, which is 14 miles west of Creswell. Additional nearby wineries are Sweet Cheeks, Chateau Lorane, and Saginaw Vineyard.

Size of the ranch, combination of EFU and F2 zoning, and multiple tax lots, could provide opportunity for several estate homesites to be built in a future division of the property. Please see Supplemental Information Package for contact at Lane County Planning Department.

Murdock Road, by the northeast corner, provides secondary access north to Eugene, and Spencer Butte.

Acquisition of the 723 acre Tolman Ranch, at a price at \$2,213 per acre, is a rare opportunity to obtain a large block of private land which has no public access, and potential for an estate with tree farm, vineyard, and elk hunting.

LOCATION: Township 19 South, Range 4 West, Sections 1, 2, 11, 12, Tax Lots 600, 200, 301 and 300
Township 19 South, Range 3 West, Section 6, Tax Lot 300, Lane County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019

OR FAX FORM ON PAGE 75 TO 503-242-1814