

# Historic Nehalem River Farm and Timber Tract One Hour from Portland in Mist, Oregon



**BULK PUBLISHED RESERVE:** \$525,000  
**LAST ASKING:** First Time Offered

	<b>110</b>	<b>111</b>
<b>PUBLISHED RESERVE:</b>	\$450,000*	\$75,000*
<b>SIZE:</b>	199± Acres with Home, Shop and Shed	57± Acres

*\*Individual sales of Auction Properties 110 and 111 are subject to total bids in the aggregate to equal, or exceed, \$525,000*

**ELEVATION:** 540 to 700± Feet

**ZONING:** PF-80 (Primary Forest)

**PROPERTY INSPECTION:** Call Auction Information Office at 1-800-845-3524 to arrange

**FINANCING:** None – All Cash. Northwest Farm Credit Services is the preferred lender. Contact Mickey Hatley at 503-373-3000 or [mickey.hatley@northwestfcs.com](mailto:mickey.hatley@northwestfcs.com) for more information.

**DESCRIPTION:** This 256± acre historic Nehalem River farm and timberland portfolio is located within Northwest Oregon's Coastal Range, along the Nehalem River Valley near Mist, and has been in the same family ownership for 100 years. It is being offered for sale for the first time and is available in its entirety, or in two parcels: Auction Property 111 - 199± acre Nehalem River farm with improvements and 58± acres of four year-old Douglas-fir reproduction, and Auction Property 110 - 57± acres along Highway 202 with 22± acres of two year-old Douglas-fir reproduction, and pasture. Individual sales of Auction Properties 110 and 111 are subject to total bids in the aggregate to equal, or exceed, \$525,000.

The Libel family operated both a dairy, and farm supply store which served farmers and loggers within the Nehalem Valley. The family home and farm supply store remain on the property. The home could be completely renovated, or would qualify for a replacement dwelling.

Nehalem Valley and this part of the Coastal Range are known for herds of Roosevelt elk. Jewell Meadows Wildlife Area, which is managed to provide habitat for elk, is 16± miles west of the property. NW Natural has its Mist gas storage facility located just north of the farm.

Nehalem River is the largest of Oregon's North Coast rivers, running over one hundred miles from the Coastal Range to Nehalem Bay. There are one and three-quarters miles of riverfront along Auction Property 110. Auction Property 111 has been previously leased for camping as part of the annual Hood to Coast Relay - the largest running and walking relay in the world, which starts at Mt. Hood and ends at Seaside, on the Oregon coast, and is always held the weekend before Labor Day.





**Auction Property 110 - 199± Acres**  
**Published Reserve: \$450,000**

The Libel farm property has one and three-quarters miles of Nehalem River frontage along its southern boundary, frontage on Nehalem Highway (Oregon Route 202), and the balance of the property north of the highway on a hillside, which has 58± acres of four year-old Douglas-fir. There is an estimated 73 acres of pasture, with 34 acres of water rights for irrigation. The farm has been leased for grazing, which terminates January 31, 2020.

The two-story wood frame farmhouse was built in the early 1900s. It is 3,168± square feet, with living room, parlor, dining room, kitchen, full bathroom, and bedroom on the main level, with covered front porch. The second level has three bedrooms. The home is in poor condition and will require extensive renovation. It will qualify as a replacement dwelling by Columbia County. Please see Supplemental Information Package for zoning and water rights detail. There is a septic system and natural gas furnace that was installed in the 2000s. A hand-dug well provides water.

Near the home along the highway frontage is the former farm supply store and office. It could be renovated and reused for a studio, shop, or farm stand. There is a resident Roosevelt elk herd in this area, and the farm could be used as a private base camp for hunting, as a personal retreat, or for full time use as a farm. This property qualifies for one land owner preference tag for the Upper Nehalem Controlled Elk Hunt.

Water rights for irrigation provide an option for growing berries and other high-value crops, along with hay. The Nehalem River is an important waterway, and the property's frontage along Nehalem River provides ample opportunity for fishing, canoeing, and kayaking.

The RSG Forest Products sawmill is located southwest of the farm. It is the largest mill operated within Columbia County.

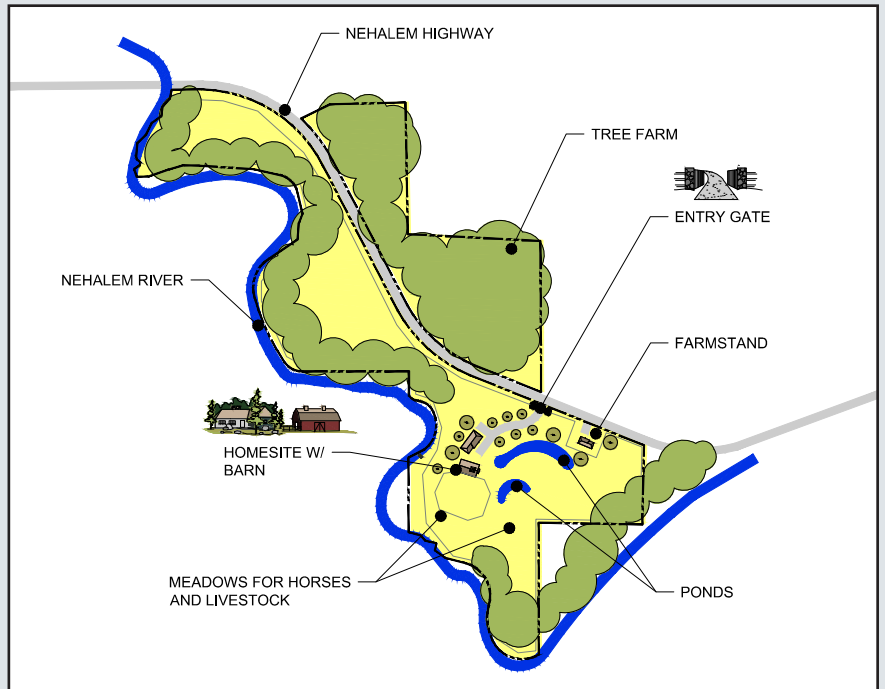
**Auction Property 111 - 57± Acres**  
**Published Reserve: \$75,000**

This 57± acre parcel is not contiguous to the 199± acres. It is located along the north side of the highway. It has 18± acres of pasture that have been leased to Hood to Coast Relay. There are 22± acres with two year-old Douglas-fir re-





## Conceptual Sketch Plan



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



production along the hillside, and 17± acres of residual timber. The pasture could be planted in Douglas-fir to increase productivity of these 57± acres as a tree farm.

Both Auction Properties are a Douglas-fir Site Class II, and, as part of Oregon's Coastal Range, are considered one of the most productive regions for growing Douglas-fir within the Pacific Northwest. The properties are classified as Forestland, and total taxes for 2018-2019 are \$3,000.

Acquisition of both auction properties provide an unusual opportunity to obtain a historic Nehalem River farm with one and three-quarters miles of river frontage, water rights, farm house for renovation or replacement, and 80± acres of young Douglas-fir reproduction - all within one hour of Portland - for less than \$2,100 per acre.

LOCATION: Township 6 North, Range 5 West, Section 15, Tax Lot 500 (199± acres) and Township 6 North, Range 5 West, Section 14, Tax Lot 200 (57± acres), Columbia County, Oregon

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

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