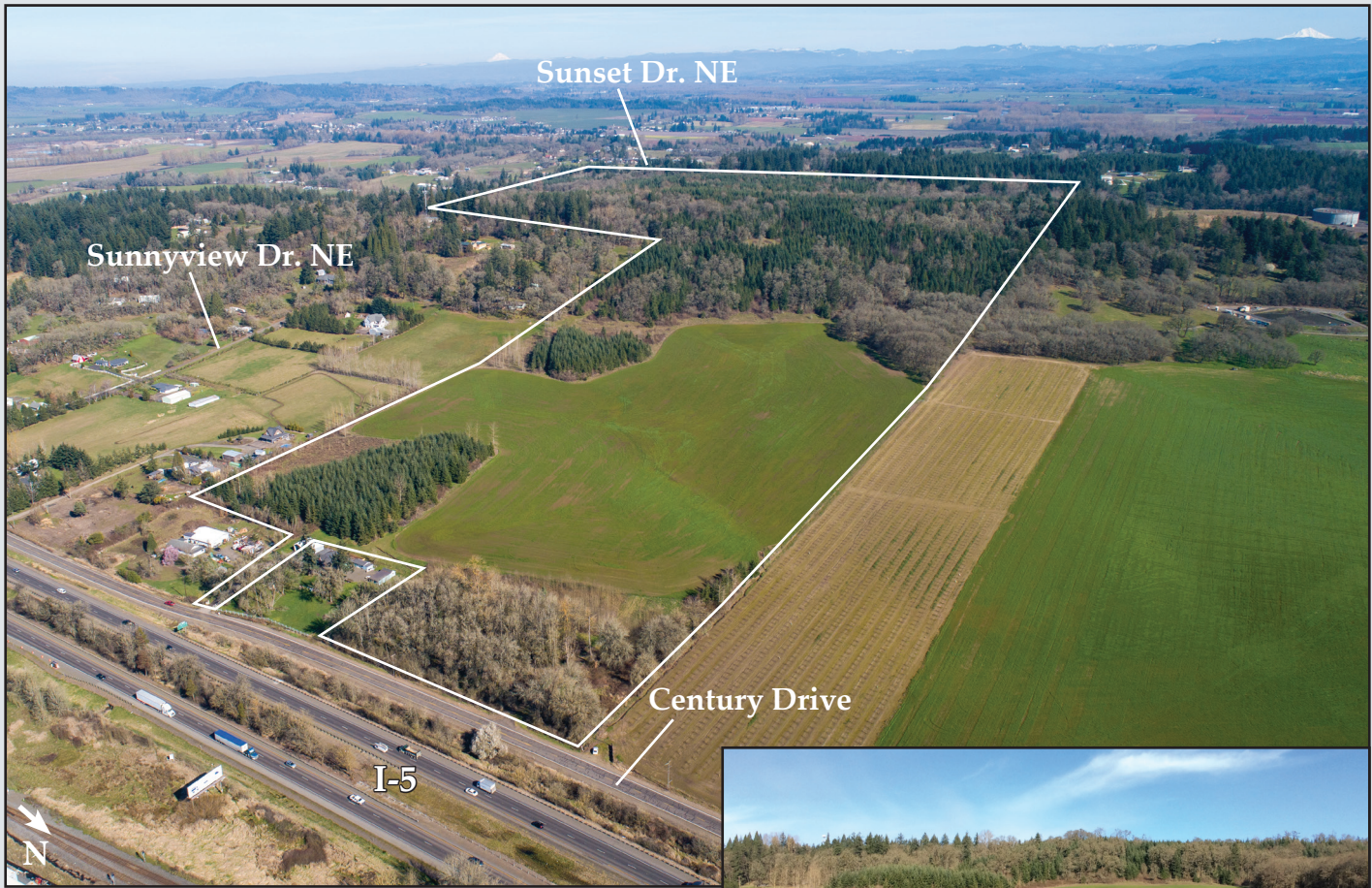


151± Acre Sunset Drive Timber Tract with Farmland, near Albany - Linn County, Oregon



PUBLISHED RESERVE: \$600,000

LAST ASKING: First Time Offered

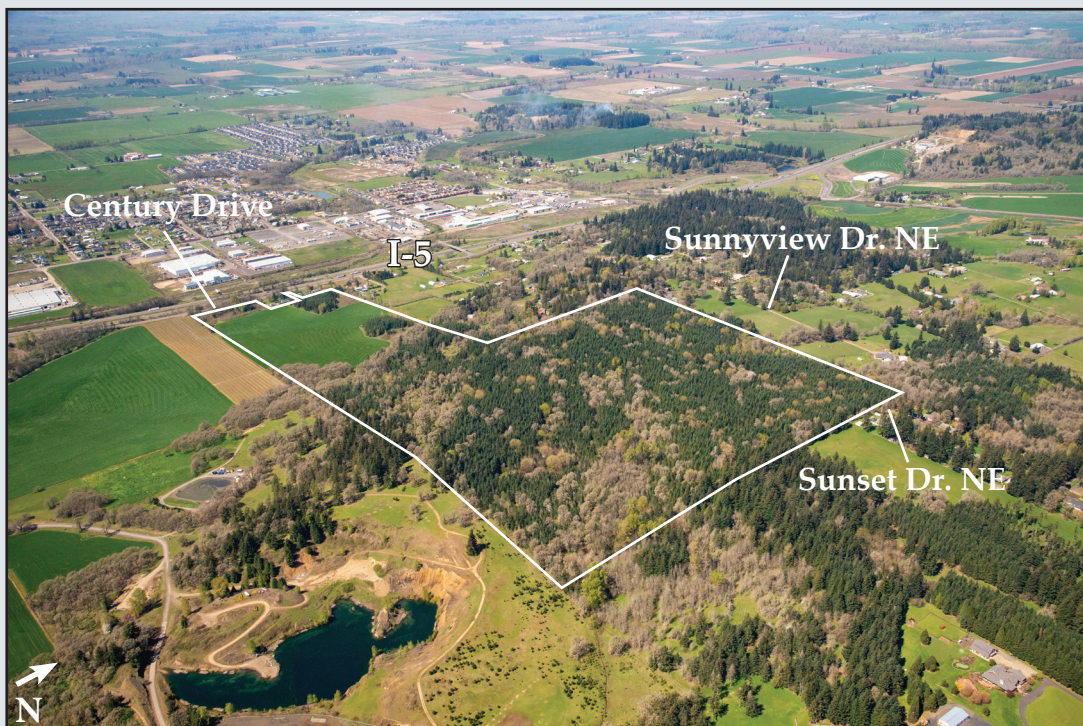
SIZE: 151± Acres

ZONING: FF – Farm Forest

PROPERTY INSPECTION: At Any Time. Locked Gate at Century Drive – Walk-In Only

FINANCING: Seller may offer purchase money financing, subject to Seller approval of Buyer's credit and execution of financing documents in a form approved by Seller, on the following terms: thirty percent (30%) down payment with balance amortized over twenty (20) years, at 4% interest, all due and payable at end of five years. Balance to be paid in full prior to any harvesting of property.

DESCRIPTION: This 151± acre timber tract with farmland is located along the west facing slope of Scravel



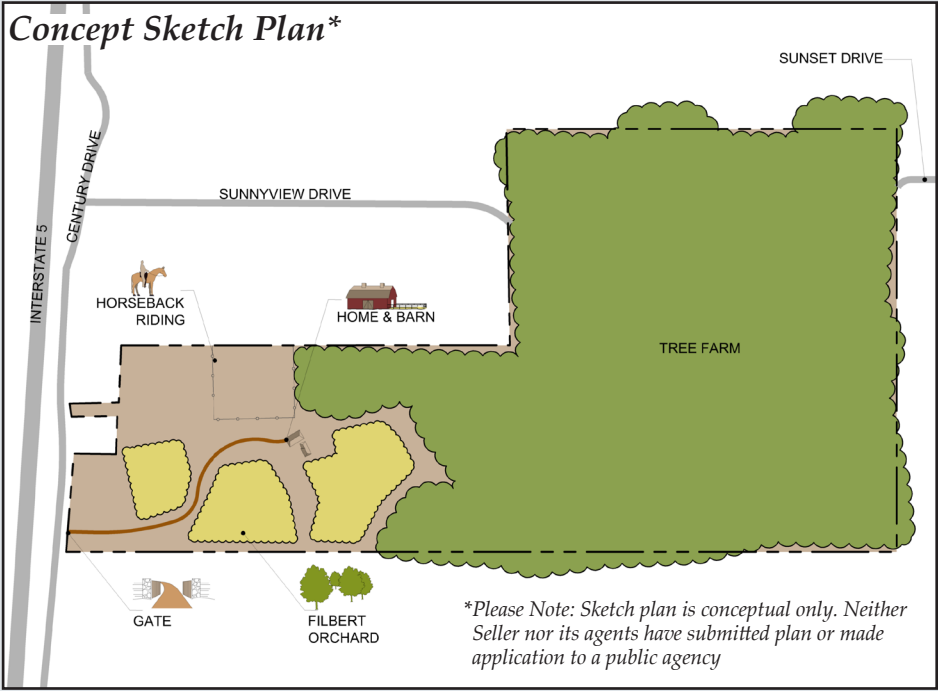


Hill, two miles north of Albany, between I-5 exits 237 and 238. It has frontage along Century Drive, and has additional access from Sunset Drive on the east, and Sunnyview Drive on the north. Farm Forest zoning may allow a potential homesite, subject to a Conditional Use Permit, and Buyer due diligence. See Supplemental Information Package for detail.

108± acres of the tract have 96 acres of 21 year-old Douglas-fir and 12 acres of 16 to 17 year-old Douglas-fir. Additionally, there are 4 acres of 52 year-old residual timber. Douglas-fir site index is 120. It is projected that 2.9 million board feet will be ready for harvest within twenty years. See Supplemental Information package for detail. 28± acres of the property in the south section is farmland, and is leased at \$121 per acre for yearly rate of \$3,025. Lease expires in October, 2021. Tenant owns adjoining farm, and has a portion planted in hazelnuts.

Residences are to the north along Sunnyview Drive, and to the west on Sunset Drive.

LOCATION: Township 10 South, Range 3 West, Section 22, Tax Lots 300, 200



**SEALED BIDS DUE NO LATER
THAN 5:00 PM, JULY 10, 2020**