



PUBLISHED RESERVE: \$575,000

LAST ASKING: First Time Offered

SIZE: 471± Acres

ELEVATION: 2,000± to 3,000± Feet

ZONING: FR (Forest Resource)

PROPERTY INSPECTION: At Any Time. Please see Supplemental Information Package for Location of Easement

FINANCING: None – All Cash

DESCRIPTION: This 471± acre timber tract is located 15 miles northeast of the Rogue River community of Gold Hill, with access via easement from East Evans Creek Road. Mason, Bruce & Girard, Inc. recently completed a cruise of the property and has estimated there is 1.2 million board feet on the eastern section of the tract, which is primarily Douglas-fir. Cruise report is included in the Supplemental Information Package. The western portion of the property was burned in 1994, and was partially salvage logged.

Mill Hollow, tributary to Evans Creek, bisects the tract east to west. Topography is moderate to steep, north and south facing slopes, with a Douglas-fir site index of 90 to 100. There is a logging road that runs along the Mill Hollow drainage, with spur roads to the southeast and along a portion of the northern section. It is estimated that 60% of the property would use cable logging, with balance ground based.

BLM is adjoining owner to the west and southwest, with potential access from BLM Road 34-2-18. Hancock Timber Resource Group is adjoining owner to the north.

The East Evans Creek Tract has excellent access to domestic log markets in nearby Rogue River, Grants Pass, and Medford.

LOCATION: Township 34 South, Range 2 West, Tax Lots 2200 and 2202, APNs 10147987, 10673026, Jackson County, Oregon



Eastern section of tract is well-stocked with timber

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2020