



Green Peak

Monroe, OR 32+- Acres



MADE OUT WEST
LAND CO.

Your go-to specialists for land in Oregon.

From the expanses of dense Douglas Fir forests, to the snow frosted peaks of the Cascade Mountains, to the rolling juniper and sage hills of the high desert – we bring over 40+ years of experience in buying, selling, and consulting on land as well as timber in Oregon.

David Brinker Jr.
Founder/CEO

David Brinker Sr.
Founder/President

THE OPPORTUNITY

Imagine having 32+- acres of productive timber growing ground, in the middle of the the beautiful Willamette Valley. **Potentially buildable**, and with primarily 15 yr +- year old Douglas fir, this tree farm is ideal for investors and those just looking for a place to make into their own recreational playground.



LAYOUT

Starting at 440+- ft. Above sea level and gently sloping up to about 520+- ft, the property is very usable.

The driveway begins on Green Peak Road just a few miles to the NW of the town of Alpine. The driveway runs from West to East winding through the middle of the property.





TIMBER

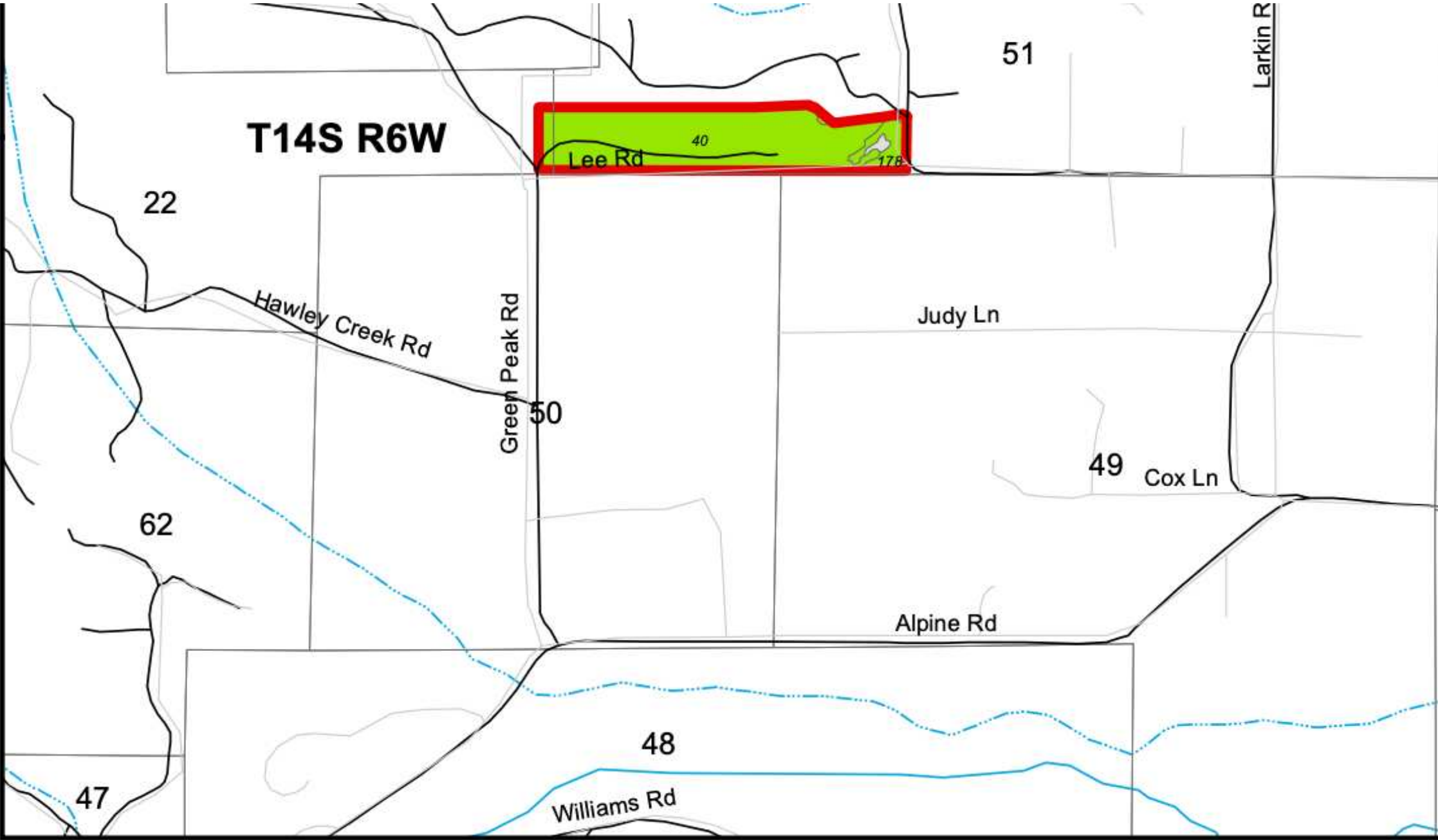
Good growing site (128,131) with approx. 29+- acres of 15 yr. old Douglas Fir. And 2.5+- acres of 50 yr old. Conveniently located to several mills.

The gently sloping terrain is great for ground based logging operations. The main is access is a well rock road.

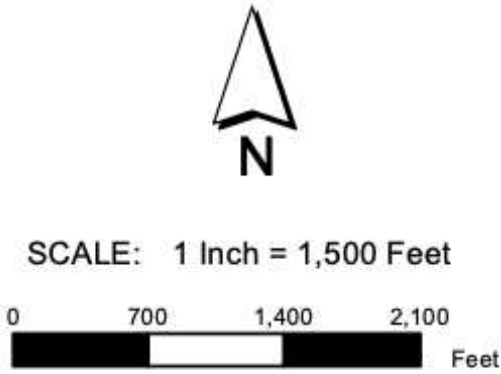


STAND MAP

SPECIES	AGE	ACRES
Doug Fir	15	29.4
Doug Fir	30	0.4
Doug Fir	50	2.5
Non-Productive	N/A	2.5



**Stand Map
Green Peak
Parcel # 41003Hb1003
Benton County, OR - approx. 33.0 acres +/-**



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	0.3
40	Douglas Fir	15	29.7
43	Douglas Fir	30	0.4
178	Douglas Fir	50	2.5

Smaller stands have been excluded to fit in the allowable space



















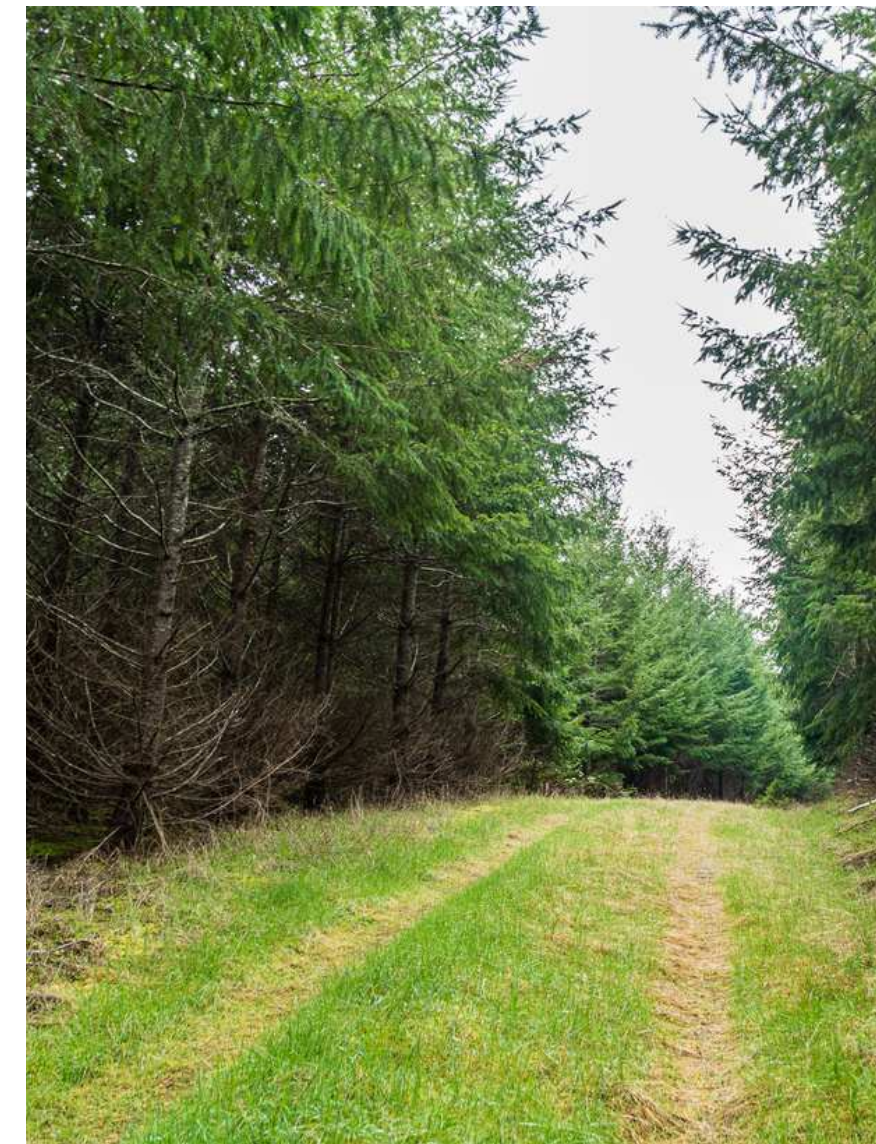






FEATURES

- 32+- acres
- Site (108,128,131)
- 29+- acres of 15 yr. old Douglas Fir
- 2.5+- acres of 50 yr old
- Located just 30 min from Eugene
- Potentially Buildable
- Gravel Rd.
- Gently Sloping
- Valley Views



VICINITY

- 45 min from Eugene
- 90 min from PDX
- 90 min from the Coast
- Close to multiple mills
- Oregon State University 25 min.
- University of Oregon 45 min.
- Monroe School District
- Closest Address: **25904 GREEN PEAK RD, MONROE, OR, 97456**
(Directly Across Rd from main access)





THE LISTING

\$249,000

Parcel # : 189104

TRS: 14S / 06W / 23

Lat/Lon: 44.337184 / -123.389307

Zoning: FC- Forest Conservation

County: Benton

2020 Taxes: \$202.80

Terms: Cash, Land/Construction Loan

Notice, appointment and broker accompaniment required. All potential buyers will be pre-qualified prior to showing.



Co-Listed By:

David Brinker, Broker

Cory Spink, Principal Broker

Licensed Brokers in the state of OR

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Licensed Real Estate Brokers in Oregon

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