

Southworth

Waldport, OR 166+- Acres







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

The Southworth Tree Farm is a 166+acre productive timber growing and recreational paradise near the central Oregon Coast in the Alsea Hunting Unit.

Great access off of a public Forest
Service Road system and located
approximately 30 min. from Waldport,
the property is home to Roosevelt Elk,
Blacktail Deer for hunting, with plenty
of room for other recreational
opportunities.





LAYOUT

Starting at 1040+- ft. Above sea level and sloping up to about 1520+- ft. The Forest Service road system (NF 5360, NF 53, NF 5390) that lead onto the property begin off of Eckman Rd.

Not far out of the town of Waldport with multiple roads built on the property for internal accessibility.

Southworth Creek flows through the NE end of the property along with a couple other seasonal creeks.







TIMBER

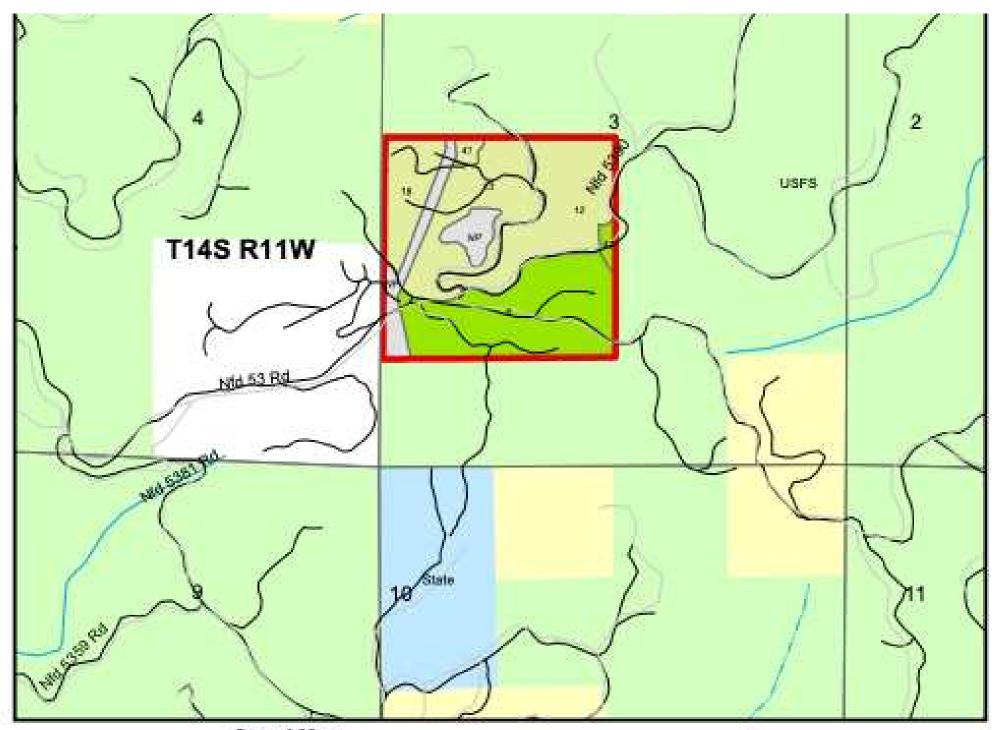
Growing site (131,132,133) with approx. 50+- acre 24 yr. old Hemlock, 50+- acres of 16-17 yr old Douglas Fir, 38+- acres of Larch with a few acres of 87+- yr old Hemlock.

Mostly gently sloping for convenient access with approximately 16 acres of non-productive.



STAND MAP

SPECIES	AGE	ACRES
Non- Productive	N/A	16.9
Doug Fir	16	55.8
Conifer Other	17	38.7
Conifer Other	24	33.5
Conifer Other	24	17.5
Conifer Other	87	2.1
Doug Fir	16	2.2



Stand Map Southworth Parcel # 41041Hb1000 Lincoln County, OR - approx. 167.0 acres +/-

Property Listing	Corner Type	Public Land
George	Pine	USF8
interolate.	Dougles Fir	MPS
Primary Highway	Horofir	USFWS
Secondary Highway	Contine Office	BLM.
Green Road (ESRI)	Control Min	BIAITHN
Other (book (WY)	Alder	Other Fedora
Railtead	Hardwood	\$466
Lake/Reservoir	Open Productive	Courty/Local
- Perennial River Street	Non Production	
Interestment Stream	OtherNetrown	



Bland 2	Cover Type	Age	Acres
MP	Mon Productive	MA.	39.9
	Douglas Fe	-1.0	85.0
132	Conter Other	17	38.7
198	Confer Other	294	34.6
38	Confer Other	294	17.5
43.	Confer Other	87	27.3
-62	Douglas Fe	10	2.2
Street Street	de l'anne l'arres a attracte d'in R	or the other	diamen.

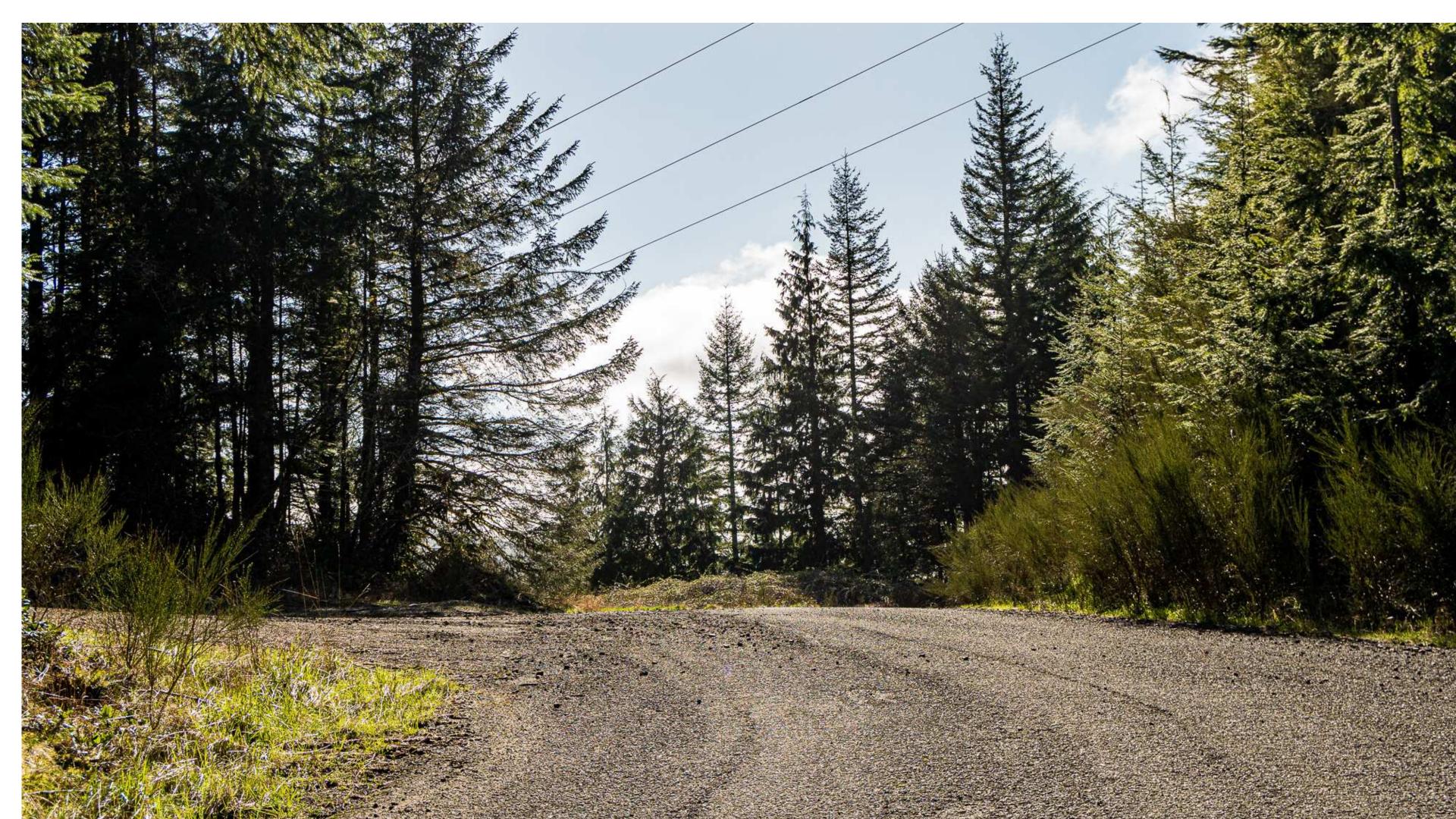
This property depicted on this map has not been surveyed. The arrange to an estimate based upon GIS data. The column information in this report is based on commit information in the safler's inventory. system. The information is subject to change due to harvest activities excitor opdates resuring from notice reaintenance of the inventory system. Neither the overell nor its officers, propropess or agents represent or warrant the accuracy or completeness of the convention conseque, the cover type acresps, Settler Inventory species, goods or volumes, legal or practical access to the property, or operating. 10/26/2021

























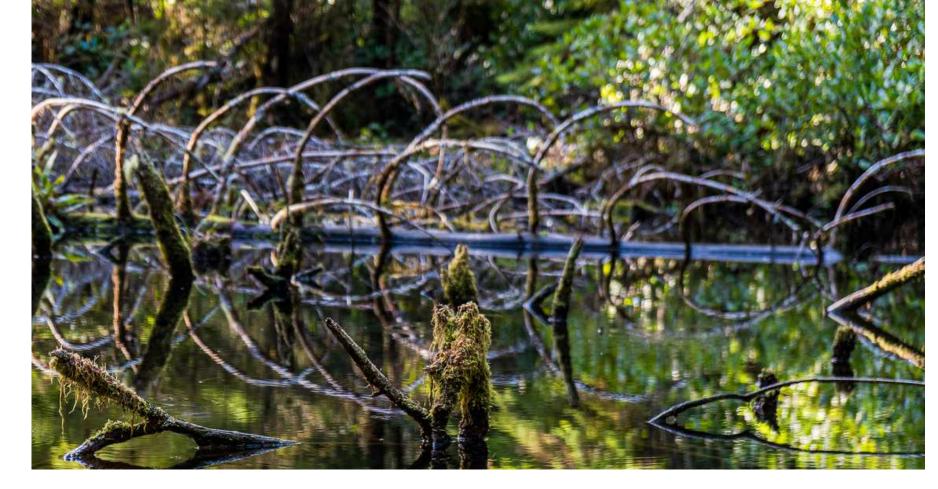


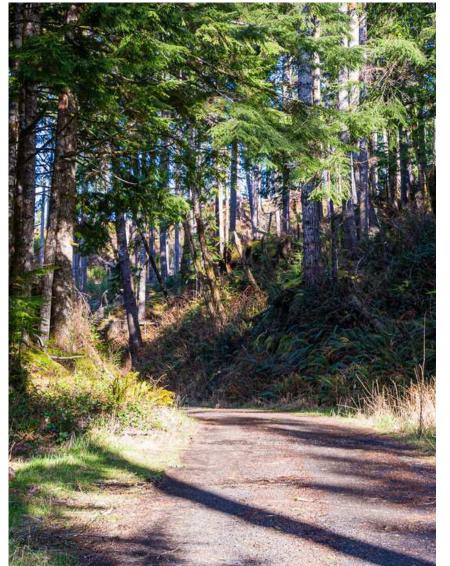


FEATURES

- 166+- acres
- Site (131,132,133)
- 50+- acre 24 yr. old Hemlock
- 60+- acres of 16-17 yr old Douglas Fir
- 38+- Acre of Larch
- 87+- yr old Hemlock
- Located just 30+- min from Waldport
- Gravel Access
- Internal Road System





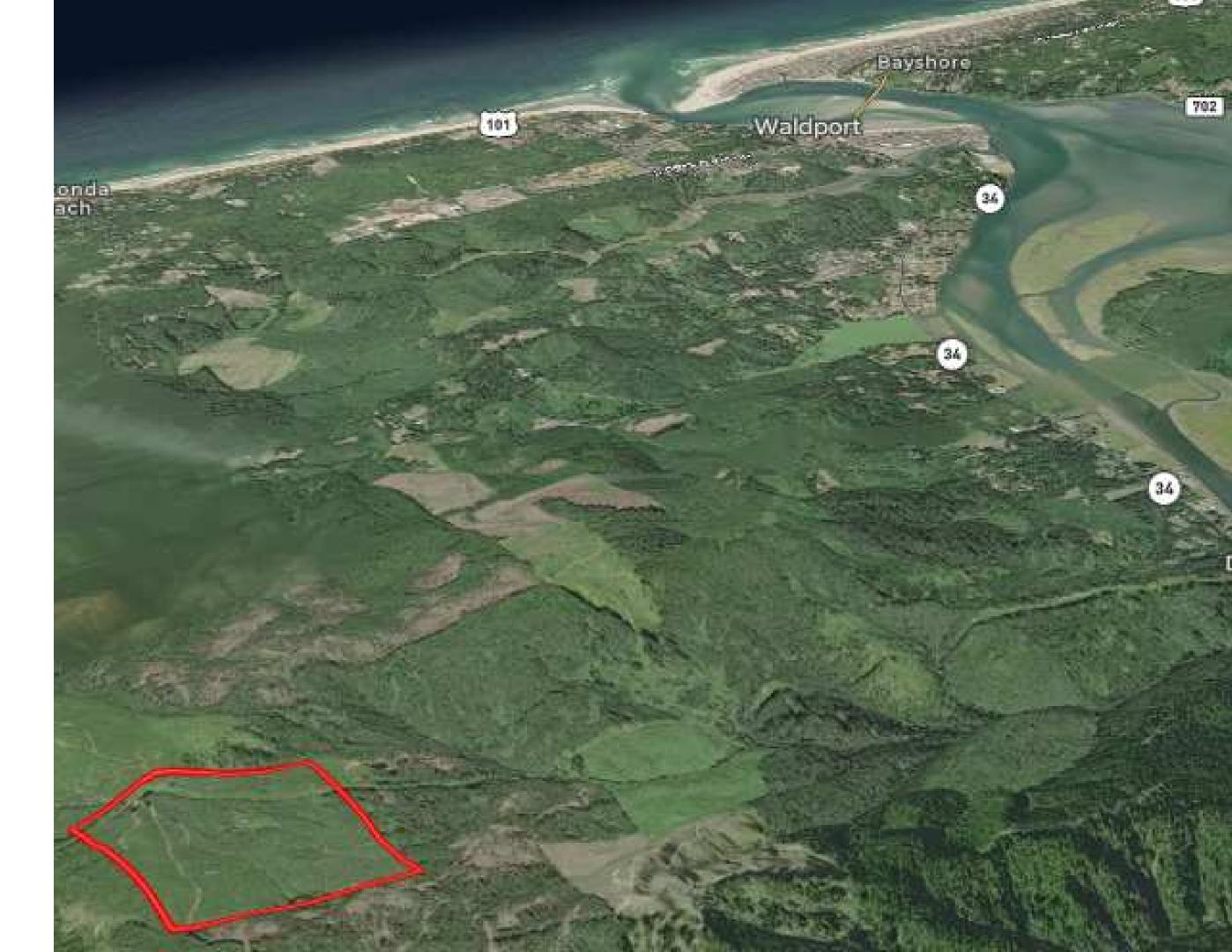




VICINITY

- 30 min from Waldport
- 30 min from beach
- 3 hrs. from PDX
- 2 hrs. from Eugene
- 1.5 hrs. to OSU
- Alsea Hunting Unit







THE LISTING

\$249,000

Parcel #: R169081

TRS: 14S / 11W / S3

Lat/Lon: 44.369299 / -123.996386

Zoning: FF

County: Lincoln

Terms: Cash, Land 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
503-437-4095/503-857-7780
dbrinkerjr@madeoutwestlandco.com
cspink@mowlandco.com



866-2-OUTWEST

info@madeoutwestlandco.com 17490 Brown Road Dallas, Oregon 97338

Licensed Real Estate Brokers in Oregon

WE GIVE BACK!

