



Southworth

Waldport, OR 166+- 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

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

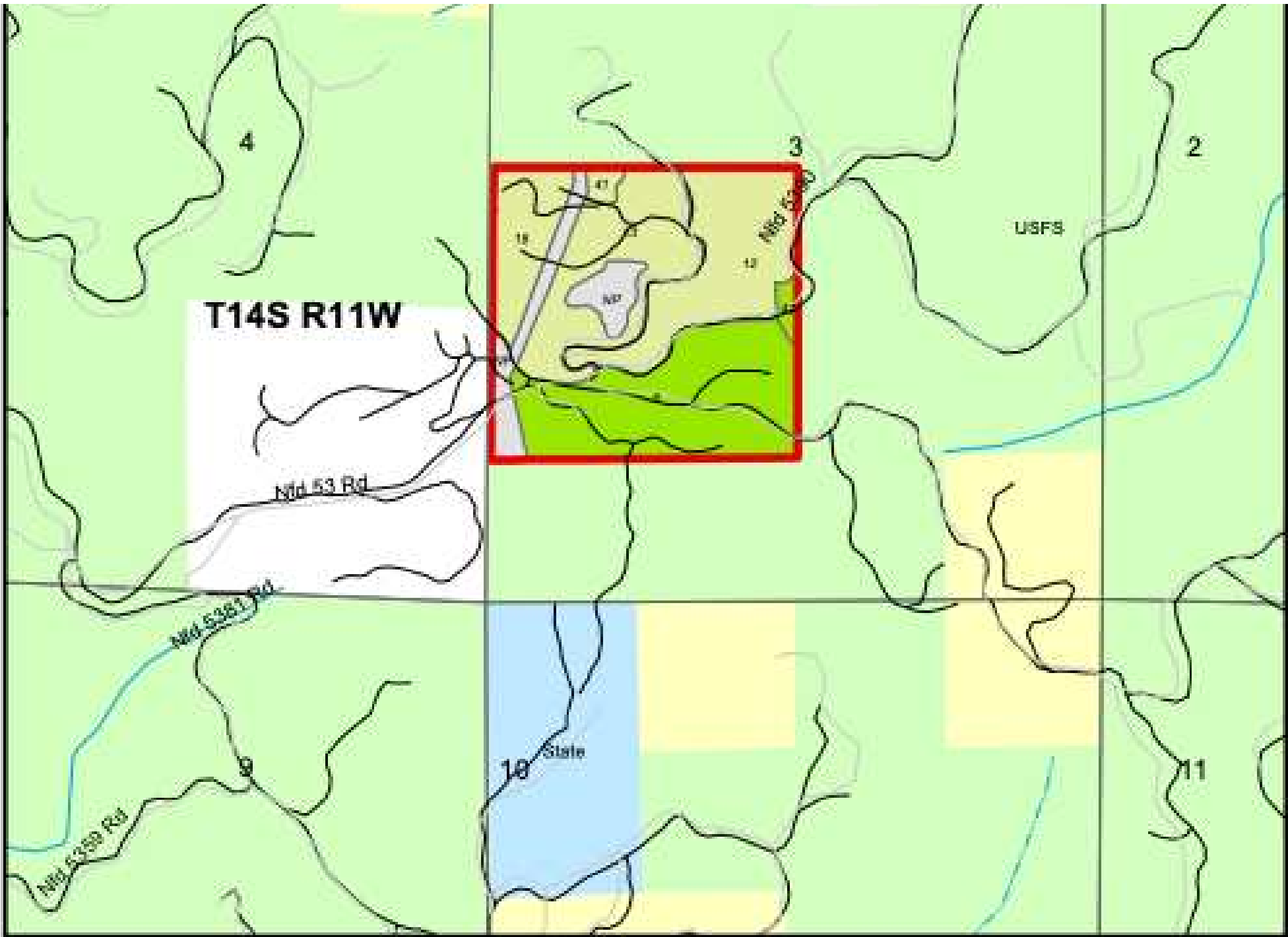
Growing site (131,132,133) with approx. 50+- acre 24 yr. old Hemlock, 50+- acres of 16-17 yr old Douglas Fir, 38+- acres of Larch with a few acres of 87+- yr old Hemlock.

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 +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	N/A	16.9
8	Douglas Fir	16	55.8
12	Conifer Other	17	38.7
13	Conifer Other	24	33.5
18	Conifer Other	24	17.5
41	Conifer Other	87	2.1
42	Douglas Fir	16	2.2























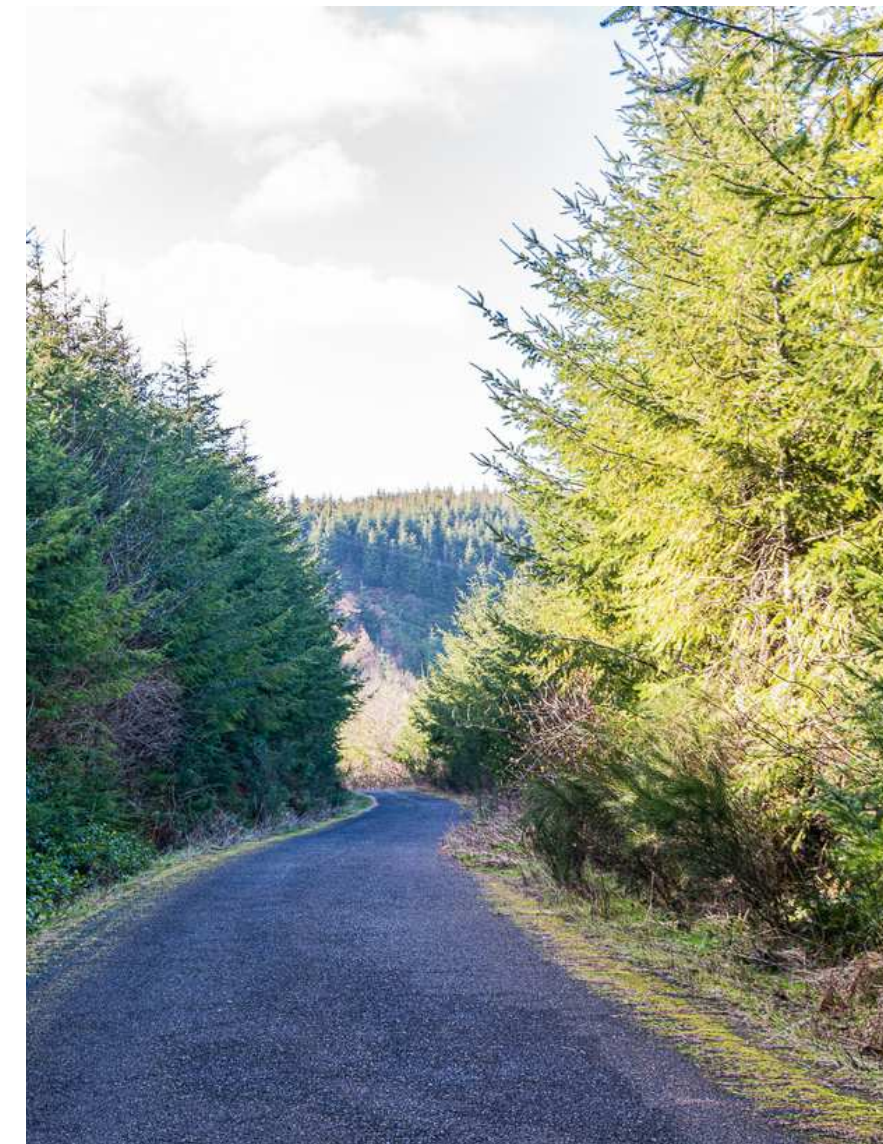






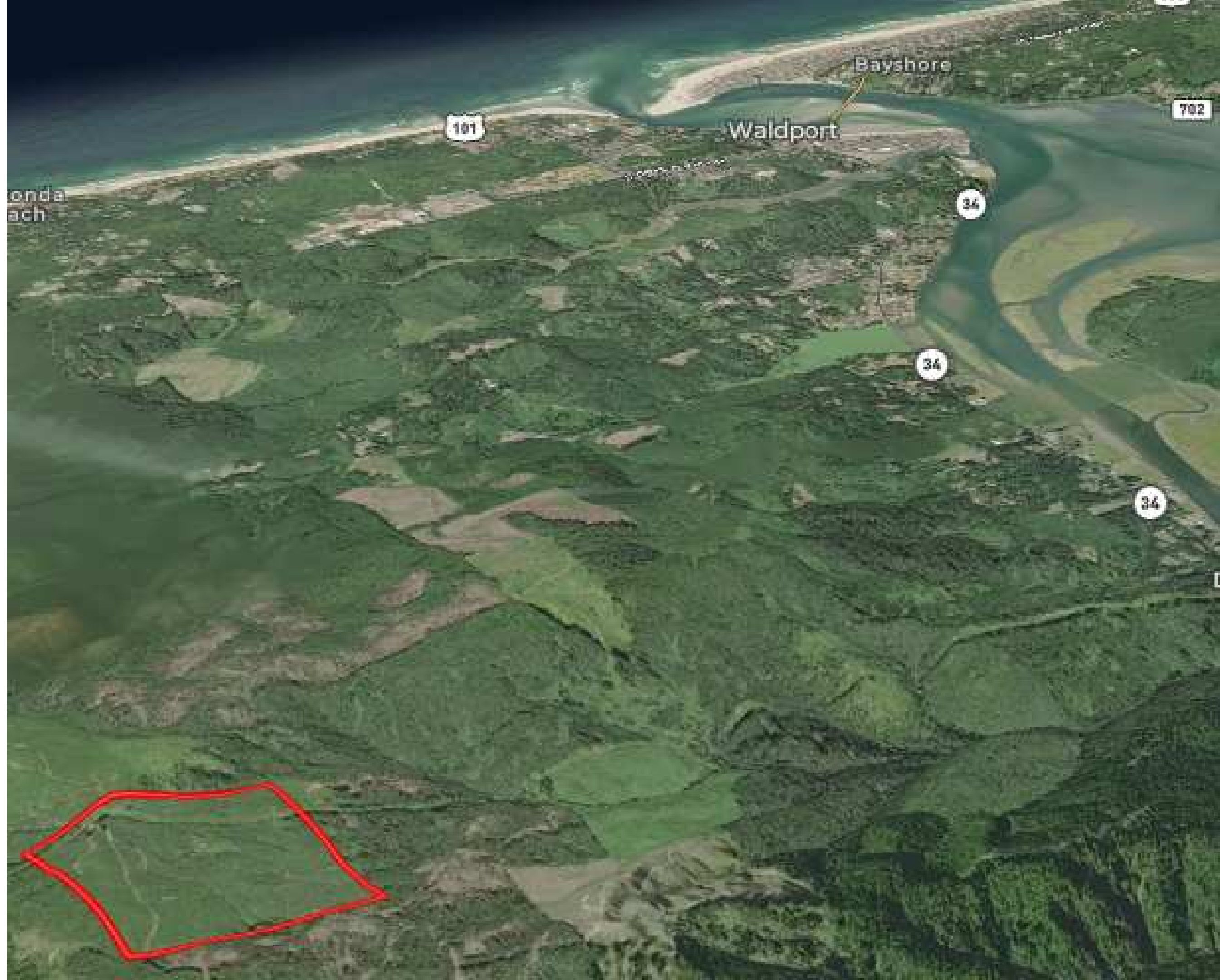
FEATURES

- 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

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