



PUBLISHED RESERVE: \$320,000

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 30± to 600± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: Locked gate - Please contact auction information office at 1-800-845-3524 or info@rmnw-auctions.com

FINANCING: None – All Cash

DESCRIPTION: This 160± acre productive low-elevation timber tract is adjacent to the City of Toledo Urban Growth Boundary, and has 67± acres of well-stocked coastal 30 year-old Douglas-fir in its northern and eastern portions. The remaining 91± acres are improved with red alder seedlings, planted by Northwest Hardwoods in 1992. The entire property is Douglas-fir Site Class II, and will be ready for harvest within 10 years. There has been some damage to the alder due to freezing rain.

The tract is mostly moderate west-facing slopes. There is a ridgetop in the eastern section that contains a logging road, and a small creek that bisects the southwest section. There is a Reciprocal Road Use Agreement with Weyerhaeuser, providing access northwest to Pioneer Trail Road which connects to Highway 20. There is also an easement from the southwest section to NE Sturdevant Road, which has not been used by the Seller. Please see Preliminary Title Report in the Supplemental Information Package.

Tax lot 800 – 40 acres in the southwest corner – is within the City of Toledo Urban Growth Boundary and could provide a new owner with future opportunity for annexation and rezoning. The easement to NE Sturdevant Road is from this tax lot.

Toledo Junior/Senior High School adjoins the northwest section. Weyerhaeuser ownership is to the north and west.

Annual taxes are less than \$450.



Acquisition of the 160± acre Toledo Timber Tract provides near-term asset growth from cash flow from harvest within ten years, with proximity to both coastal and Willamette Valley log markets.

LOCATION: Township 11 South, Range 10 West, Section 9, Tax Lots 300 and 800, Lincoln County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 8, 2022

