



PUBLISHED RESERVE: \$730,000

LAST ASKING: First Time Offered

SIZE: 50± Acres

ELEVATION: 500± to 900± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time – Please See Supplemental Information Package Access Route via Harlan from Burnt Woods to Gopher Creek and 1000 Line Road

FINANCING: None – All Cash

DESCRIPTION: The 50± acre Drift Creek Timber Tract with 1.6± million board feet of primarily 60 year-old Douglas-fir is located near the Siuslaw National Forest, 18 miles southwest of the community of Burnt Woods on Highway 20, and one hour from log markets in Philomath.

This highly productive coastal timber tract is a Douglas-fir Site Class I. There is an estimated 1.1 million board feet of Douglas-fir, 455 MBF of red alder, and 141 MBF of western hemlock, based on a February 2022 cruise by Northwest Forestry Resources, Inc. Overall volume is 42± MBF per acre. Please see Supplemental Information Package for timber cruise. The timber is located on 39.5± acres.

Drift Creek bisects the northern section of the tract with RMA of 6± acres.

The tract adjoins industrial and Forest Service timberlands. Topography is generally north-facing, with steeper slopes to the north and southern one-third.

There is access via an easement to both the southern section from the 1000 Line Road and northern portion from Gopher Creek County Road.

There are several options for harvesting the timber, according to the Seller. A long-span yarder of sufficient size could fly the area north of Drift Creek. Another option is for a summertime harvest using historic stream fords that would access significant ground-based terrain in the center of the property. ODF permits were obtained for either harvest approach by the Seller. See Supplemental Information Package for detail.

There are haul routes both northwest to Toledo, and east to the community of Harlan, using a combination of Lincoln County, Forest Service, and private roads by permit. See Supplemental Information Package for detail.

Property corners and boundaries are identified. Annual taxes are less than \$150. Seedlings are available at cost if desired.

Acquisition of Drift Creek Timber Tract provides a combination of near-term cash flow to take advantage of log markets and ownership of a highly-productive coastal growing site.

LOCATION: Township 12 South, Range 9 West, Section 19, Tax Lot 4400, Lincoln County, Oregon

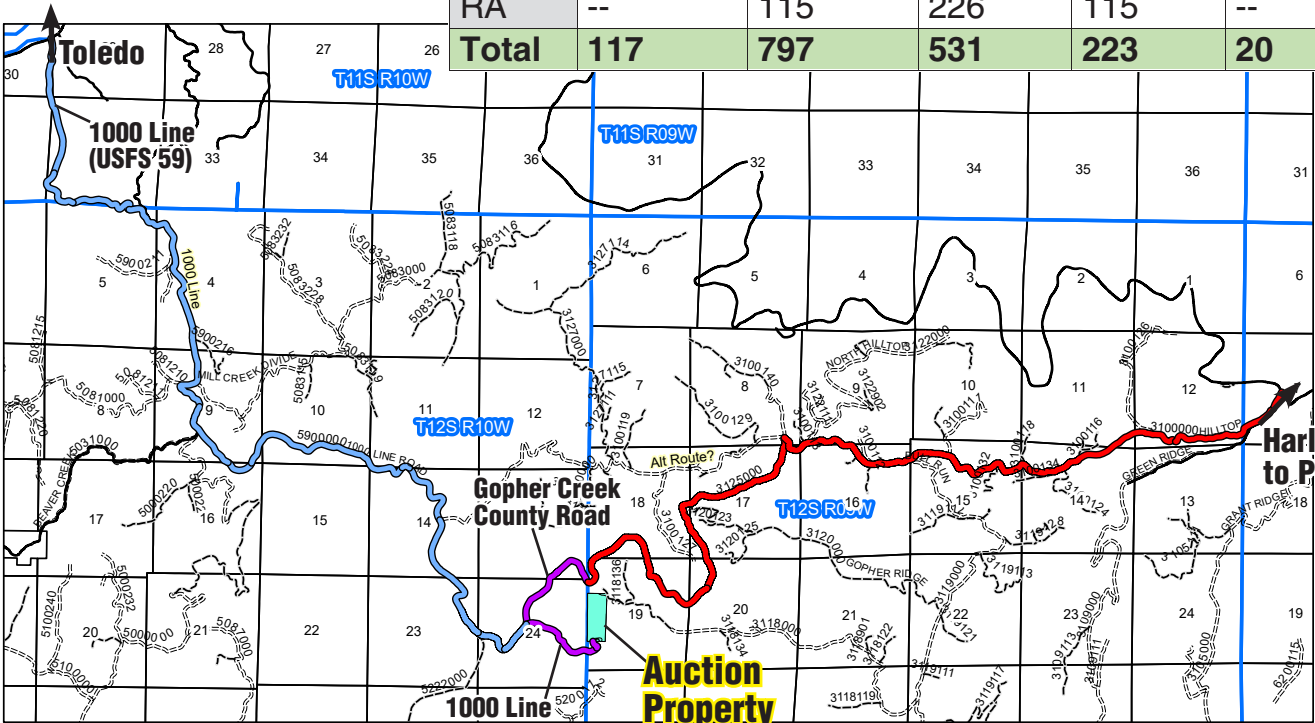
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 8, 2022



CRUISE SUMMARY – LOG SORT BY SPECIES (Net MBF)

	Oversize	12" + 2S	8" - 11"	5" – 7"	3S – 12"+	Total
DF	65	632	289	100	4	1,090
WH	52	50	16	8	16	142
RA	--	115	226	115	--	456
Total	117	797	531	223	20	1,688

Haul Route Map



Harlan / Highway 20 to Philomath

1 inch equals 1 miles

- Drift Creek Tract
- Lincoln County Rds
- Haul Route(s)
- Both Directions
- East Route
- West Route



Map Center: 123°49'38"W 44°32'41"N