



PUBLISHED RESERVE: \$1,270,000

LAST ASKING: No Prior Sale

SIZE: 235± Acres

ELEVATION: 150± to 475± Feet

ZONING: F (Forest), F-1 (Farm), SFW-20 (Small Farm Woodlot)

PROPERTY INSPECTION: At Any Time – Walk-In Only. No Vehicles Due to Bridge Condition

FINANCING: None – All Cash

DESCRIPTION: The 235± acre East Beaver Creek Road Timber Tract is located 12± miles south of Tillamook. There is an easement limited to forest management use from Highway 101, to a bridge over Beaver Creek to the southwest portion of the tract. The existing wooden bridge will need to be replaced for logging operations.

This highly productive coastal timber tract has Douglas-fir Site Index that ranges from 120 to 125. There are 200± acres of 23 to 36 year-old stands of primarily Douglas-fir and western hemlock, with the balance 35± acres of Sitka spruce and red alder. There are 35± acres of RMA along Beaver Creek and East Beaver Creek, along the southern and northern portions of the property.

Topography is primarily rolling to moderate north-facing slopes. An existing logging road system provides access to most of the tract, except the northwest section, which will require improvement to the logging road. It is estimated that over 60% of the property could accommodate ground-based logging.

A power line R.O.W. is located in the northeast section of the tract.

There is an estimated 1.8 million board feet of primarily western hemlock and Douglas-fir, with the balance in red alder and Sitka spruce. It is projected that within ten years there could be a total of 2.8 million board feet, based on an annual growth rate of 3.5%. Please see Supplemental Information Package for 2021 inventory.

Adjoining uses to the north are farms and ranches, to the east is forestland, and to the south is a mix of





residences, RV park, and commercial. Ninety-one acres in the western section of the property is zoned Small Farm Woodlot, with balance zoned F-1 Farm, and F-Forest.

The property has strategic location to log markets north in Tillamook and Warrenton.

LOCATION: Township 3 South, Range 9 West, Section 18, Tax Lots 600 and 2200

Township 3 South, Range 9 West, Section 20, Tax Lots 2902, 3000 and 500
Tillamook County, Oregon



Preferred Lender



SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022

or E-MAIL info@rmnw-auctions.com