

BPO Detail

AVOID	41041Hb1006
AVO Name	Beaver Flats - AVO
State	OR
County	Lincoln
Sale Acres	55.8263

BPO-U Detail

Changes to Property Characteristics

Summary of Marketing Efforts

Summary of Past Activity

BPO Type

BPO

Target Completion Date

11/20/2022

Enhancement Opportunity

☐ No ☒ Yes

Sale Acres

55.8263

Property Overview

Ok timber investment with good recreational attributes. Great soils for growing timber but planted with Hemlock which of course isn't as valuable as other species but not bad! According to lessee it's great bear hunting and ok deer. The elk randomly pass through but don't stick around. Nice base camp for accessing the ocean and Alsea River. Highest & best use appears to be its current use of growing timber & recreation. However, it would also be well-suited for a rural residence if you could get county approval.

Enhancement Comment

Dirt road, not drivable during rainy seasons. You can't even pull off the county road and park on the driveway approach without 4wd. Obviously rocking the entire road would be great but at the very least rocking the approach so people can park without getting stuck, would be awesome. There's light trash scattered throughout that would be nice to clean up but with the recreation lessee in there, it's probably pointless if they're the ones leaving the trash. Nothing too bad though and it's mostly towards the back of the property. The gate could use some paint for curb appeal, although it's not your typical WY industrial nice gate. It's just an average farm gate, so probably a waste of time to put money into it

BPO Total

\$217,293.00

BPO Per Acre

\$3,892.31

Recommended List

\$217,000.00

Web Marketing Property Description

Located only 2 miles from the beach sits this ~55+ acre forest of well-stocked 24-year-old hemlock on site index 133 soils! Impressive tree growing ground with level to sloped topography. Easy access off of a paved county road. The internal road system runs the ridgeline full length from one end of the property to the other. The year-round stream and wetlands meadow is great for wildlife viewing, including deer, bear and elk. Of course, like most coastal properties, the foraging for mushrooms & other wild edibles is exceptional! The TC zoning provides potential for a single-family dwelling if you can pass the Lincoln County requirements. Buyer to do due diligence if interested in residential use.

Map Link

<https://mapright.com/ranching/maps/82fc4940e0a93eb63f9f28c7cd17d7cb/share/unbranded>
(<https://mapright.com/ranching/maps/82fc4940e0a93eb63f9f28c7cd17d7cb/share/unbranded>)

Recommended List Per Acre

\$3,887.06

Video Link

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Other Link

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Physical Access

Paved County

Road Frontage (in feet)

400

Legal Access

All Lawful Purposes

Internal Road Quality

Poor

Reservation Needed

☒ No ☐ Yes

Access Comment Box

Internal dirt road including approach onto county road. Not drivable during rainy weather. Only 9' wide in several places. No ditches or overgrown with brush. Alders lining the entire road on the property look cool but aren't desirable from a management standpoint.

Adjacent Land Owner

Public Adjacent Ownership

Yes

Private Adjacent Ownership

Yes

Adjacent Ownership Comments

North-Private & State OR Parks & Recreation.

East-Private.

West & SW-State OR Parks & Rec.

South-Private.

Proximity to Amenities

Nearest Major Population Center

Newport

Distance to Major Population Center (miles)

11.0

Nearest Community

Seal Rock

Distance to Nearest Community (miles)

4.0

Amenities Comments

Also 9 miles to Waldport.
EUG airport is closest international airport at 91 miles.
Beach access 2 miles away (~4 minutes).
Newport population 10,496 (2021).

Topography

Usable %

66

Wet %

17

Steep %

17

Topography Percentage Total

Topography Comments

~10 Acres level ground of wetland and stream.
~10 Acres steep.
Mostly sloped to gentle slopes with little flats all throughout. Great for hiking.

Timber

Timber Discrepancy

Yes

Timber Comments

Timber stand map and spreadsheet show 55.8 acres of "conifer other", aka hemlock. From rough calculations using online mapping tools, it appears there is approximately 10 acres of wetland/bottom ground with some scattered hardwoods and wolf trees of little to no value.

Views

No

Water Feature

Yes

Improvements

No

Special Attributes Comment

Views of neighboring pastureland may exist as trees get taller or if some tree removal was done but as of now, no views other than surrounding trees.
Small stream & possible seasonal pond. Maps show pond area but didn't notice when visiting the property.

Views

☐ Mountain

- ☐ **Water**
- ☐ **Territorial, Long Distance**
- ☐ **Other Views**

—

Water Features

- ☐ **River**
- ☐ **Lake**
- ☐ **Pond**
- ☐ **Creek**
- ☐ **Seasonal**
- ☒ **Other Water Feature**

Small stream.

Utilities

Electric

Feasible to Extend

Sewer

Not Feasible to Extend

Public Water

Not Feasible to Extend

High Speed Internet

Not Feasible to Extend

Cell Service

Average

Utilities Comments

No utilities on site.

Other Attributes

- ☐ Cell Tower
- ☐ Cemetery
- ☐ Gas Pipeline
- ☐ Power Transmission Line
- ☐ Railroad
- ☐ Storage Tanks
- ☐ Well Sites
- ☒ Other

Other Attributes Comments

Neighbor has buried water line going from a spring on subject parcel to their property.

Hunt Club Comments

N/A

Surrounding Area Land Uses

- ☒ **Agriculture / Livestock**
- ☐ **Commercial**
- ☐ **Industrial**
- ☐ **Mini-Farm**
- ☐ **Mitigation**
- ☒ **Recreation**
- ☒ **Residential**
- ☒ **Timber / Investment**
- ☐ **Other Surrounding Area Land Uses**

Surrounding Area Land Uses Comments

North: Timberland. Agriculture. Residential. Wetlands.

East: Timberland. Agriculture. Residential. Wetlands.

South: Timberland. Residential.

West: Timberland.

Potential Uses

- ☐ **Agriculture / Livestock**
- ☐ **Commercial Development**

- ☒ **House Site**
- ☐ **Industrial Development**
- ☐ **Mini-Farm**
- ☐ **Mitigation**
- ☒ **Recreation**
- ☒ **Residential Development**
- ☒ **Timber / Investment**
- ☐ **Other Potential Uses**

Potential Use Comments

Zoned TC which has the potential for a single-family residence by either the template dwelling or large tract non-contiguous dwelling process. Judging from county maps and looking over contiguous tax lots, it appears to possibly pass the template test. Might be difficult to find an easy location to excavate for a home site but it's feasible.

Overall Market Health

Declining

Market Analysis Comments

Market has been steadily declining along with property values since fall of last year. Really started to notice a difference in November. Still not a dramatic decrease in values though. Lots of properties are still priced very strong but they are not selling or taking longer to sell and for less than list price.

Values

Decreasing

Inventory

Neutral

Average DOM

Increasing

Comparable Listings

Seller	NICKOLOS H BARKER REVOCABLE LIVING TRUST
List Date	6/10/2022
Acres	64.00
List Price Per Acre	\$4,671.88
List Price	\$299,000.00
Link to Comp Listing	https://www.zillow.com/homes/0-Coos-River-Hwy-Coos-Bay,-OR-97420_rb/2079231127_zpid/ (https://www.zillow.com/homes/0-Coos-River-Hwy-Coos-Bay,-OR-97420_rb/2079231127_zpid/)
Seller	BLASER, HELEN J
List Date	6/13/2022
Acres	34.97
List Price Per Acre	\$5,004.29
List Price	\$175,000.00
Link to Comp Listing	https://www.zillow.com/homes/Weber-Rd-.num.1-Tillamook,-OR-97141_rb/2062741363_zpid/ (https://www.zillow.com/homes/Weber-Rd-.num.1-Tillamook,-OR-97141_rb/2062741363_zpid/)
Seller	Wright Family Trust
List Date	7/6/2022
Acres	39.95
List Price Per Acre	\$10,137.67
List Price	\$405,000.00
Link to Comp Listing	https://www.zillow.com/homes/0-Whiting-Ln-Bandon,-OR-97411_rb/2104795639_zpid/ (https://www.zillow.com/homes/0-Whiting-Ln-Bandon,-OR-97411_rb/2104795639_zpid/)

Seller	OSUNA
List Date	9/26/2022
Acres	57.04
List Price Per Acre	\$3,506.31
List Price	\$200,000.00
Link to Comp Listing	https://www.zillow.com/homedetails/0-Sweet-Creek-Rd-301-Mapleton-OR-97453/2061357669_zpid/ (https://www.zillow.com/homedetails/0-Sweet-Creek-Rd-301-Mapleton-OR-97453/2061357669_zpid/)

Comparable Sales

Name	Gopher Creek - MLS 22131917
Seller	GAHLSDORF ALAN R COTTEE & GAHLSDORF REBECCA L COTT
County	Lincoln
State	OR
Sale Date	7/5/2022
Acres	50.01
Sale Price	\$755,000.00
Sale/a	\$15,096.98
Name	Gopher Valley - MLS 22566360
Seller	CHILTON INC
County	Yamhill
State	OR
Sale Date	11/18/2022
Acres	59.31
Sale Price	\$290,000.00
Sale/a	\$4,889.56
Name	N. Mercer Lake - MLS 22058992
Seller	MICHAEL J BRUER
County	Lane
State	OR
Sale Date	8/8/2022
Acres	51.00
Sale Price	\$303,000.00
Sale/a	\$5,941.18

Adjustments to Comp Sales

Proximity to Subject Property (Miles)	17.00
Comp Sale	Gopher Creek - MLS 22131917
Location	
Size	
Market Appreciation / Depreciation	
Access / Road Frontage	\$893.00
Timber Volume / Quality	(\$11,000.00)
Utilities	
Water Features	(\$893.00)
Other	
Description of Other	
Adjusted Comp	\$4,096.98
BPO is	\$204.67 Lower

Proximity to Subject Property (Miles)	83.00
Comp Sale	Gopher Valley - MLS 22566360
Location	(\$893.00)
Size	
Market Appreciation / Depreciation	
Access / Road Frontage	
Timber Volume / Quality	\$1,491.00
Utilities	
Water Features	(\$893.00)
Other	(\$893.00)
Description of Other	Topo: Subject is mostly sloped with ~10 acres of level wetlands. Comp has more useable gentle slopes with level ground next to the creek. -\$25,000 Views: Comp has great views of surrounding mountains and valley. -\$25,000
Adjusted Comp	\$3,701.56
BPO is	\$190.75 Higher

Proximity to Subject Property (Miles)	40.00
Comp Sale	N. Mercer Lake - MLS 22058992
Location	
Size	
Market Appreciation / Depreciation	
Access / Road Frontage	\$893.00
Timber Volume / Quality	(\$3,438.00)
Utilities	
Water Features	
Other	\$446.00
Description of Other	
Adjusted Comp	\$3,842.18
BPO is	\$50.13 Higher

Comparable Sales Comment

Not a lot of comps on the market that are primarily hemlock forests and close to this age range. Went through a list of about 15 sold comps and 10 active and then narrowed down the most relevant. Gopher Creek has potential for residential use but the other 2 do not. However, no longer adding a value for potential residential use unless there's reason to believe it's highly probable to get approval for such use. Buyers do not add the same value, if any at all, to the potential for a residence on properties similar to the subject parcel, like what they used to when I first started in real estate in 2017 because of how difficult the process has become and in the increasing overall expense to complete the



Submission Comments

Current BPO Status

Complete

Summary / Conclusion

AVOID	41041Hb1006
AVO Name	Beaver Flats - AVO
County	Lincoln
State	OR
Sale Acres	55.8263
Status Reason	Listed
List on Web	Yes
List/a (Active Pricing)	\$4,281.14
List (Active Pricing)	\$239,000.00
Sale/a (Transaction)	
Sale Price (Transaction)	
Status Reason (Active Pricing)	Approved