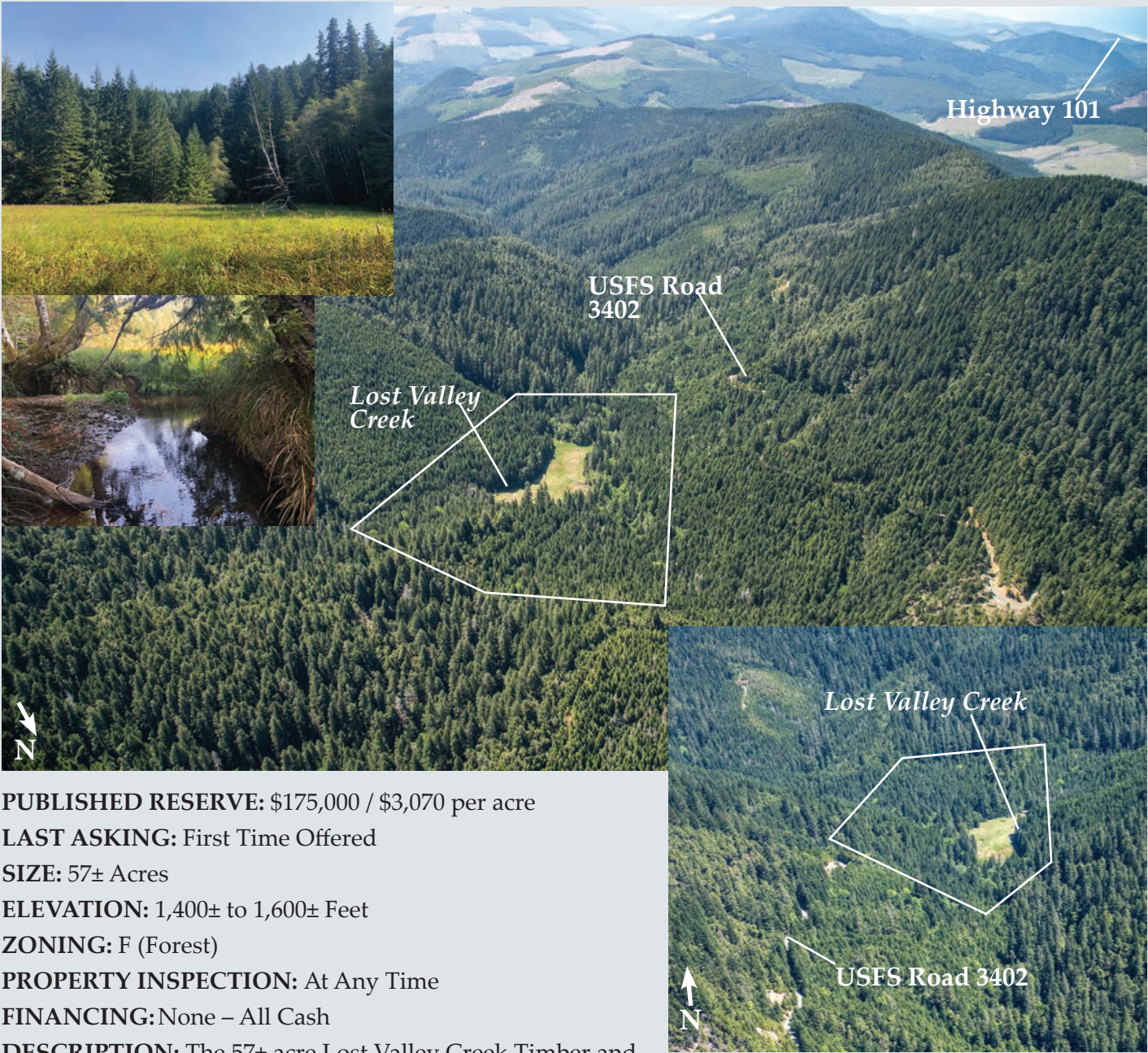


Lost Valley Creek Timber and Recreation Tract located between Grassy Knob Wilderness and Rogue River - Curry County, Oregon



PUBLISHED RESERVE: \$175,000 / \$3,070 per acre
LAST ASKING: First Time Offered
SIZE: 57± Acres
ELEVATION: 1,400± to 1,600± Feet
ZONING: F (Forest)
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: The 57± acre Lost Valley Creek Timber and Recreation Tract is an inholding within the Rogue-Siskiyou National Forest. It is 8± miles northeast of Highway 101 and the community of Ophir.

There is access from USFS Road #3402 to the southwest section of the tract. USFS Road #3402 connects to County Road 505 and Highway 101.

Lost Valley Creek, tributary to Lobster Creek, runs through the center of the property. An estimated six acres of meadow is along the creek, and there are a number of locations for a cabin or camping site.

There is an estimated 637 MBF of primarily 59 year-old Douglas-fir, providing option for near-term cash flow. The tract is Site Class II, a highly productive growing site.

South Coast Lumber Company wood products facility in Brookings is within a 90 minute haul from the property. Acquisition of the 57± acre Lost Valley Creek Tract provides rare opportunity for a combination of small tree farm with secluded base camp located in the heart of Southern Oregon’s Coastal Range, with access to Highway 101.

LOCATION: Township 34 North, Range 13 East, Tax Lot 200, Account No. R20171

SEALED BIDS DUE NO LATER THAN 5:00 PM, November 15, 2023