



**PUBLISHED RESERVE:** \$82,500 / \$2,062 per acre

**LAST ASKING:** First Time Offered

**SIZE:** 40± Acres

**ELEVATION:** 1,900± Feet to 2,300± Feet

**ZONING:** FC (Forest Commercial)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** The 40± acre Red Mountain Timber Tract is located 8 miles north of Grants Pass, along north-facing slopes. It has access from Jumpoff Joe Creek and Winona Roads, via BLM Walker Mountain Road 35-5-9 to the southwest corner of the property. Tract was owned by state of Oregon until 2012. Estimated volume in 2012 was 176± MBF with 54% Douglas-fir, 21% incense cedar, and balance pine and hardwoods. Bulk of the timber is over 90 years old. Seller has not undertaken any harvest. There are log markets nearby in Glendale, Grants Pass, Rogue City, and Medford. Please see Supplemental Information Package for 2012 inventory.

Red Mountain Tract has both moderate and steep slopes, with a Douglas-fir Site Class IV. It is estimated that 50% is shovel logging, and 50% cable. Adjoining owners to both the north and east are private, and Josephine County is adjoining owner to both the west and south.

**LOCATION:** Township 35 South, Range 5 West, Section 6, Tax Lot 2400, Account No. R302103

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

