



PUBLISHED RESERVE: \$650,000* / \$4,062 per Acre

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 1,260 to 1,605 Feet

ZONING: FF (Farm Forest)

PROPERTY INSPECTION: Locked Gate. Contact Auction Information Office for Combination – info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash

DESCRIPTION: The 160± acre Camas Mountain Tract is located 15 miles west of Winston and I-5, along Highway 42, the Coos Bay-Roseburg Highway, and is the only property within Umpqua Coquille's ownership having merch timber ready for harvest. There is an estimated 1.1 million board feet of primarily 45 to 59 year-old grand fir and Douglas-fir timber, with small amount of incense cedar and white fir, based on an April 2024 cruise by Stuntzner Forestry and Engineering. Please see Supplemental Information Package for cruise report.

There is excellent access east to log markets in nearby Dillard and Riddle, with mills operated by Roseburg and DR Johnson and northeast to Swanson Group Mill in Roseburg. Other log markets are located west in Coquille and North Bend, with mills operated by Roseburg and Southport. There is also a log export dock in Coos Bay.

The Camas Mountain tract has, in addition to 70± acres of mature timber, 24± acres of 26 to 35 year-old pre-merch with majority ready for harvest within 5 to 15 years. There are 33 acres of 21 to 25 year-old, and 21 acres of young 10 to 15 year-old timber. There is a wood cutting permit that expires in December 2024.

BLM spur roads to the east and northeast connect to Camas Wayside and Highway 42.

Logging roads throughout the tract are rocked, and topography is moderate northwest and southwest facing slopes. Ground-based logging can be accommodated throughout.

Camas Mountain Tract was originally a Christmas Tree Farm. Eighteen acres contain 23 year-old Grand Fir Christmas Trees.

Adjoining owners to the south and west is Roseburg; BLM adjoins to the east and north. Other nearby industrial timberland owners are Sierra Pacific Industries, Cow Creek Umpqua Tribe, Moore Mill, Silver Butte, Lone Rock, Manulife, and DR Johnson.

Douglas-fir Site Index is III. There is an estimated 20.1 acres of RMA and 11.6 road acres.

**Individual sales of Auction Properties 100, 101, 102, and 103 are subject to total bids to equal, or exceed, the bulk Published Reserve Price of \$3,220,000*

LOCATION: T29S, R8W, Section 8, Tax Lot 100, Parcel R10234, Douglas County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 21, 2024

