

PUBLISHED RESERVE: \$187,500* / \$7,211 per acre

LAST ASKING: First Time Offered

SIZE: 26± Acres

ELEVATION: 255 to 420 Feet

ZONING: F (Forest)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 26± acre Old Coos Bay Road Tract is the smallest tract within Umpqua Coquille ownership, and has the highest growing Site II+, or a Douglas-fir site index of 129.

It has well-stocked 26 year-old Douglas-fir ready for harvest in 15 years. The projected growth by 2030 is expected to exceed 25 MBF/Acre.

The 26± acre tract provides rare opportunity for a small timberland investment with combination of significant near-term asset growth and cash flow within 15 years.

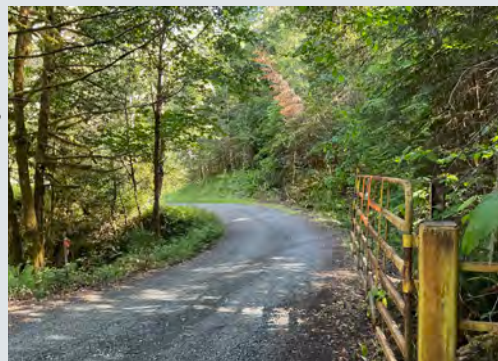
Adjoining owner to the north is private, and the balance Manulife.

Old Coos Bay Road connects west to Baker Creek Road, with access over South Fork Coquille River to Highway 524, southeast three miles to the community of Powers. There is an easement on this private road. Highway 524 provides access northwest to Highway 42, the major coastal route from Roseburg to North Bend.

**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: T31S, R12W, Section 10, Tax Lot 500, Parcel 1418600, Coos County, Oregon

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



Old Coos Bay Road

