



PUBLISHED RESERVE: \$338,500 / \$2,730 per acre

LAST ASKING: First Time Offered

SIZE: 124± Acres

ELEVATION: 800± to 1,600± Feet

ZONING: FG - Forestry Grazing

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

FINANCING: None – All Cash

DESCRIPTION: 124± acre Bear Trap Timber Tract with estimated 1 million board feet of 57 year-old Douglas-fir is located along Oregon's South Coast, four miles southeast of Humbug State Park and within 90 minutes of South Coast Lumber's manufacturing complex in Brookings.

There is access from Highway 101 at mile post 309.6 via BLM Road 34-14-6.1 and then via private logging road through (Rogue Resources LLC) South Coast Lumber, and an additional private ownership. Access permit or easement will be required from these private owners.

BLM is the adjoining owner to the east, southeast and north. South Coast Lumber is the adjoining owner to the southeast and west.

Brush Creek bisects tract, which has steep north-facing slopes south of Brush Creek, and south-facing slopes north of Brush Creek. RMA is 24± acres and Site Index is 108.

Cable logging will be required as well as extension of logging road from Rogue Resources ownership 1,500 feet west of Auction Property 113.

LOCATION: Township 34 South, Range 14 West, Sections 4 and 9, Tax Lot 300, Parcel ID R16247, Curry County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2024