

**PUBLISHED RESERVE:**

\$2,360,000 / \$7,375 per acre

**LAST ASKING:** First Time Offered

**SIZE:** 320± Acres

**ELEVATION:** 2,000± to 3,100± Feet

**ZONING:** FC (Forest Commercial)

**PROPERTY INSPECTION:** At Any Time  
– ATV Required

**FINANCING:** None – All Cash

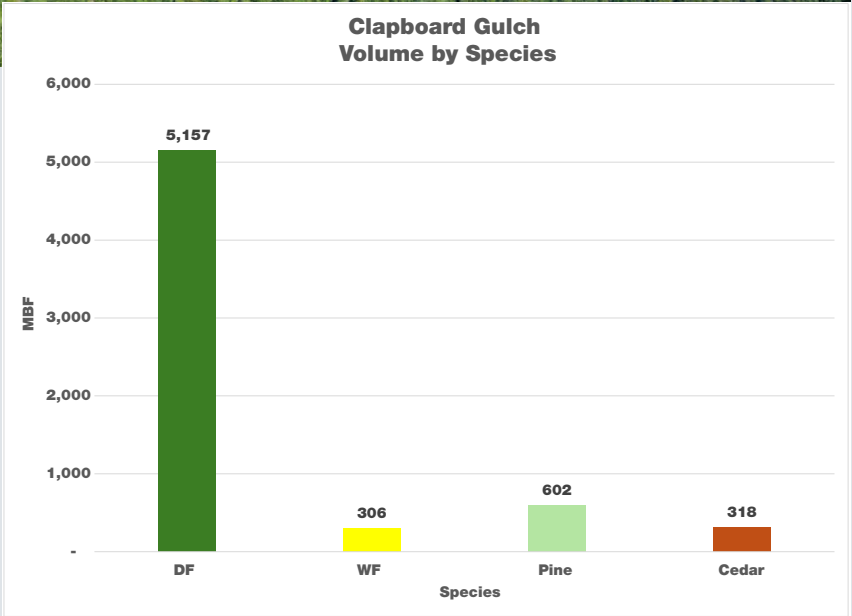
**DESCRIPTION:** The 320± acre Clapboard Gulch Tract is located .5 mile southeast of Auction Property 106, and 2.5 miles south of Williams. There is an estimated 6,383 MBF, or over 19,900 BF/ AC with 82% Douglas-fir and the balance a mix of white fir, sugar pine, and incense cedar. Tract was cruised in 2017. Small diameter pole thinning was undertaken in 2020. Cable logging required for 71% of volume.

Majority of Tract is Site Class III, with steep north-, east-, and west-facing slopes.

BLM Road 39-5-15 provides access to the northwest corner and connects to East Fork Road. Existing road system will require improvement prior to logging. An ATV is needed to use the roads.

Riggs Logging is adjoining owner to the west. BLM is adjoining owner to the north, east, and south.

**LOCATION:** Township 39 South, Range 5 West, Section 16, Tax Lot 400, Parcel No R328207, Josephine County, Oregon



SEALED BIDS DUE NO LATER THAN 4:00 PM, NOVEMBER 13, 2024