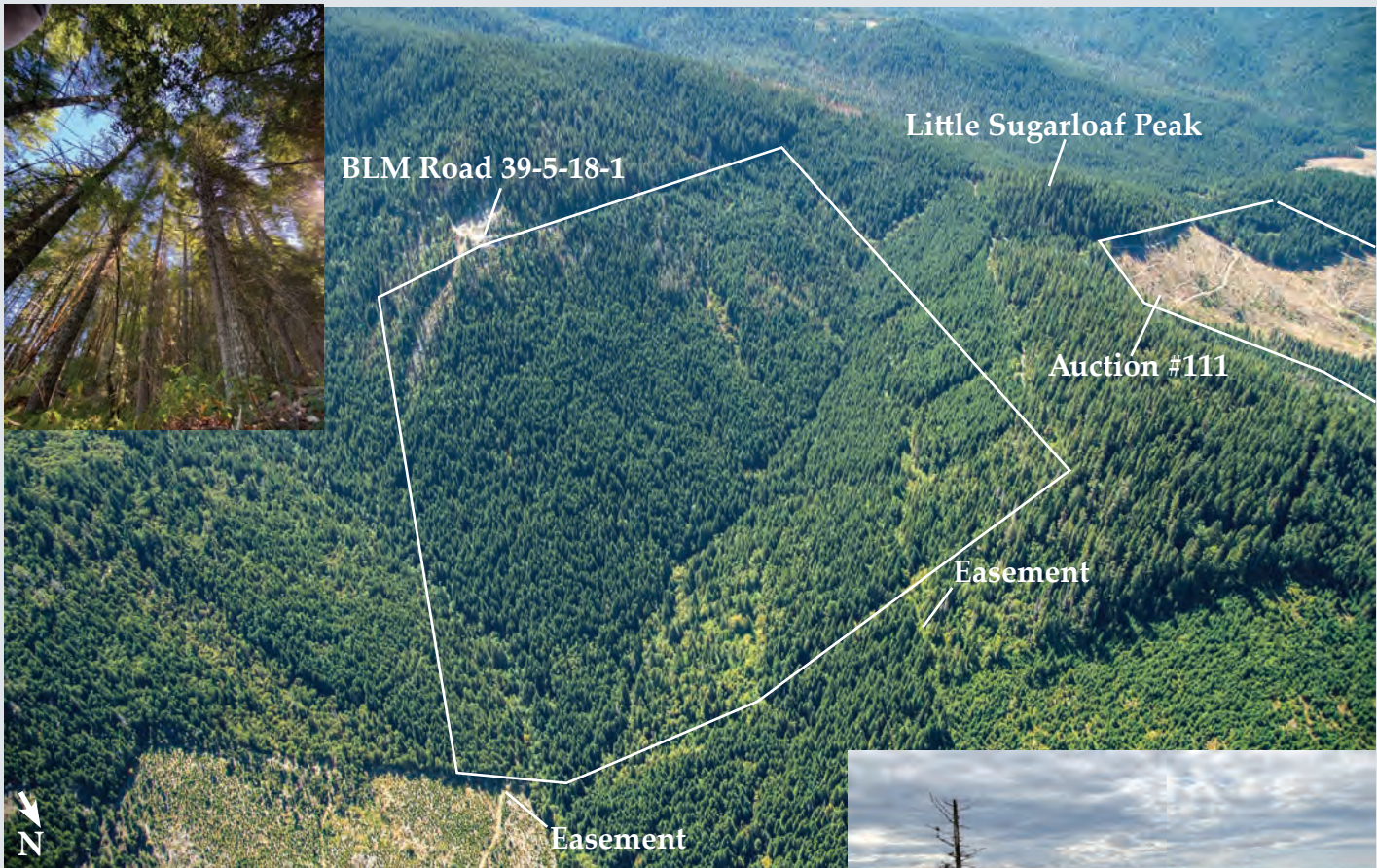


109

Little Sugarloaf Timber Tract with 3,865± MBF
Josephine County, Oregon [County Property Number 24c-16]



PUBLISHED RESERVE: \$1,235,000 / \$7,719 per acre
LAST ASKING: First Time Offered
SIZE: 160± Acres
ELEVATION: 3,100± to 4,300± Feet
ZONING: FC (Forest Commercial)
PROPERTY INSPECTION: Locked Gate at southern boundary, walk in only. Contact Auction Information Office for combination - info@rmnw-auctions.com or 800-845-3524
FINANCING: None – All Cash

DESCRIPTION: Little Sugarloaf Timber Tract is located six miles southwest of Williams near both Auction Properties 110 and 111, along east-facing slope of Little Sugarloaf Peak. There is an estimated 3,865 MBF with 71%, or 2,740± MBF, of Douglas-fir and the balance white fir with some cedar. It has 24,150± BF/AC, the highest volume level of all Josephine County Auction Properties. BLM Road 39-6-36 provides access to the southeast corner, and to Auction Property 111, one-eighth mile to the west. There is an easement from BTG Pactual, adjoining owner to the north, via spur road to northeast and northwest corners, which connects to BLM Mainline 39-5-18-1 to Cedar Flat Road. Topography is steep north-facing slopes. Cable logging will be required to harvest 90% of the volume. Existing roads along western section will need some improvement.

Little Sugarloaf Tract has an estimated 50 Site Class I acres, with balance primarily Site Class III. Portions of Tract were thinned in 1997 which removed 747± MBF. It was cruised in 2021.

Acquisition of both Little Sugarloaf and Low Divide Tracts will provide a total of 320± acres with a total of 4,400± MBF available for near-term cash flow and 112± acres of young reproduction, providing long-term asset growth.

LOCATION: Township 39 South, Range 5 West, Section 30, Tax Lot 3100, Parcel No R328236, Josephine County, Oregon

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

