



**PUBLISHED RESERVE:** \$435,000\* / \$1,347 per acre

**LAST ASKING:** First Time Offered

**SIZE:** 323± Acres

**ELEVATION:** 2,330 to 3,360 Feet

**ZONING:** FCM (Forest Conservation and Management) – Linn County  
TC (Timber Conservation) – Marion County

**PROPERTY INSPECTION:** Entry Permit Required – Contact Auction Information Office at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 800-845-3524

**FINANCING:** None – All Cash

**DESCRIPTION:** The 323± acre Whitewater Creek Tract is located 4.5 miles east of Idanha, and one mile northeast of Highway 22, from USFS Road 2243 (Whitewater Creek Road) to the southwest corner, and extends through the property to two Mt. Jefferson Wilderness trailheads.

All merch was impacted by the 2020 wildfire. The property was replanted in 2021-2023 and is medium stocked, with an average of 172 trees per acre, based on 2024 stocking survey.

There are 252± acres of productive forestland, all of it entirely Site III. 74% of roads are rocked.

Whitewater Creek, with its headwaters in Mt. Jefferson Wilderness, is major tributary to North Santiam River. Almost one mile of frontage runs from east to southwest portion of Tract. Trailheads to Mt. Jefferson Wilderness are located three-quarters of a mile north, and 4.5 miles northeast, at end of Whitewater Creek Road.

There may be potential for using the area along Whitewater Creek as a base camp or RV site.

Adjoining owner to the west and north is Freres Timber, and balance is Willamette National Forest.

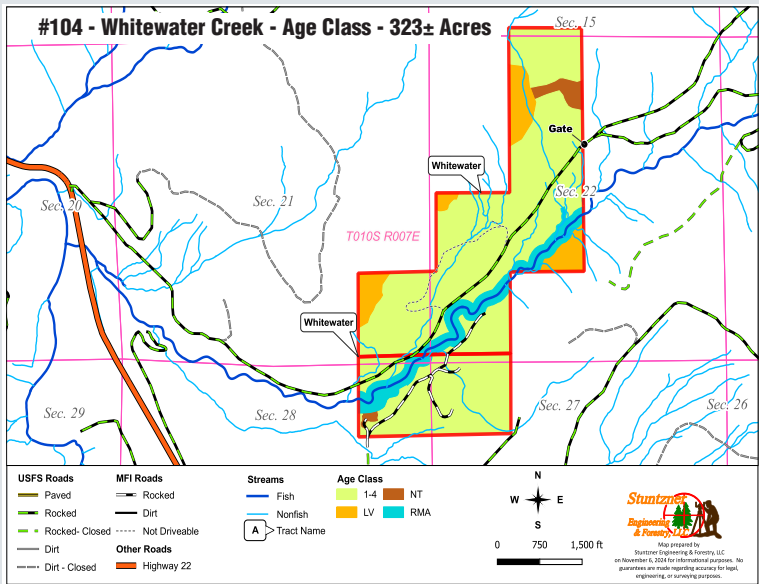
Published Reserve Price of \$435,000, or \$1,347 per acre, is the lowest-priced small timber tract within MFI Portfolio.



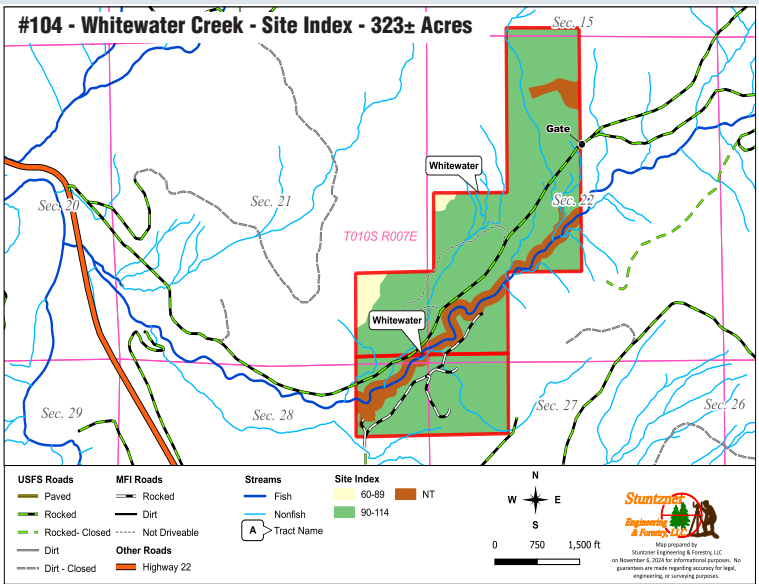
Excellent access from Highway 22



One mile of Whitewater Creek frontage



252± acres replanted in 2022



98% Site III



Trailhead to Mt. Jefferson Wilderness is located nearby

**LOCATION:** T10S, R7E, Sections 27, 28, Tax Lot 500, Parcel 26621, Linn County, Oregon and T10S, R7E, Sections 21, 22, Tax Lots 2400, 2500, 2600, Parcels 542492, 542497, 542498, Marion County, Oregon

\* Individual sales of Auction Properties #100 through #109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000

**SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2025**

or E-MAIL [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com)