

357± acre Marion Creek Timber Tracts with Historic Gooch Falls, and Potential Conservation and Recreation Values by Mt. Jefferson Wilderness - Linn County, Oregon

#106 – #109 – Marion Creek Timberland Summary

Auction #	Tract	Size	Merch Acres	Volume by Species				Total MBF / BF Acre	Published Reserve
				DF	WW	R. Cedar	Alder		
106	Lower Marion Creek	40	40	392	178	153		723 / 18,075	\$375,000 / \$9,375*
107	Gooch Falls	40	33	571	162	153	3	889 / 28,400	\$395,000 / \$9,875*
108	Marion Creek Road	117	102	1,693	506	293	23	2,515 / 24,700	\$1,195,000 / \$10,214*
109	Upper Marion Creek	160	137	2,342	373	59		2,775 / 20,255	\$1,330,000 / \$8,313*
TOTAL		357	312	4,998	1,219	658	26	6,902 / 22,121	\$3,295,000

**Individual sales of Auction Properties #106 - #109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000*

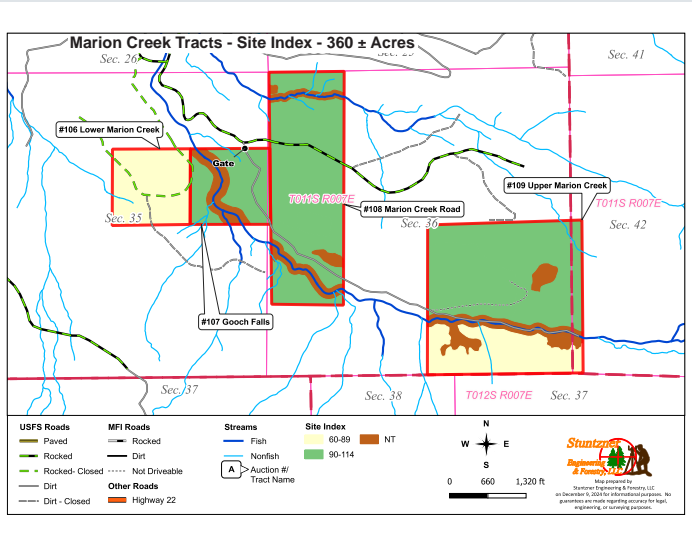
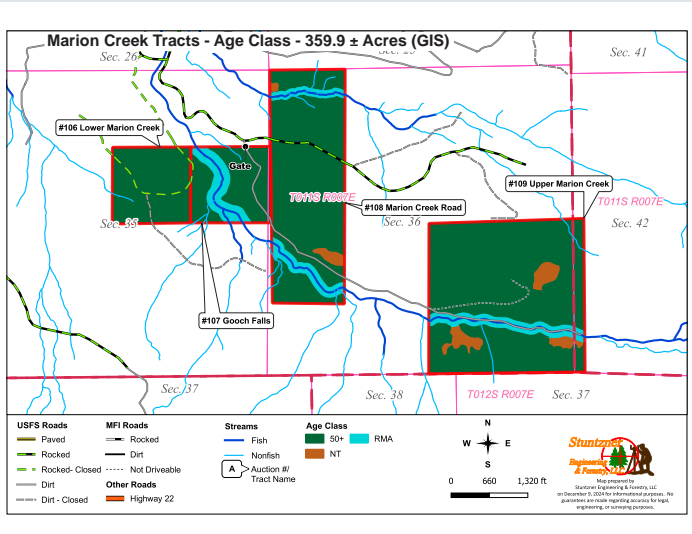
These four tracts total 357± acres, with 6,902 MBF. They are the only private inholdings within Willamette National Forest from Mt. Jefferson Wilderness along Marion Creek to Marion Forks, at Highway 22. Auction Properties #106 through #109 were not impacted by the 2020 Lionshead Wildfire. Over one mile of Marion Creek runs through three of the four Tracts. There is access to all four Tracts from Highway 22, using Marion Creek Road (USFS Road 2255). There are private cabins on USFS leases along lower part of Marion Creek Road. Camping sites can be found along Marion Creek Road and on campground at Marion Forks Fish Hatchery.

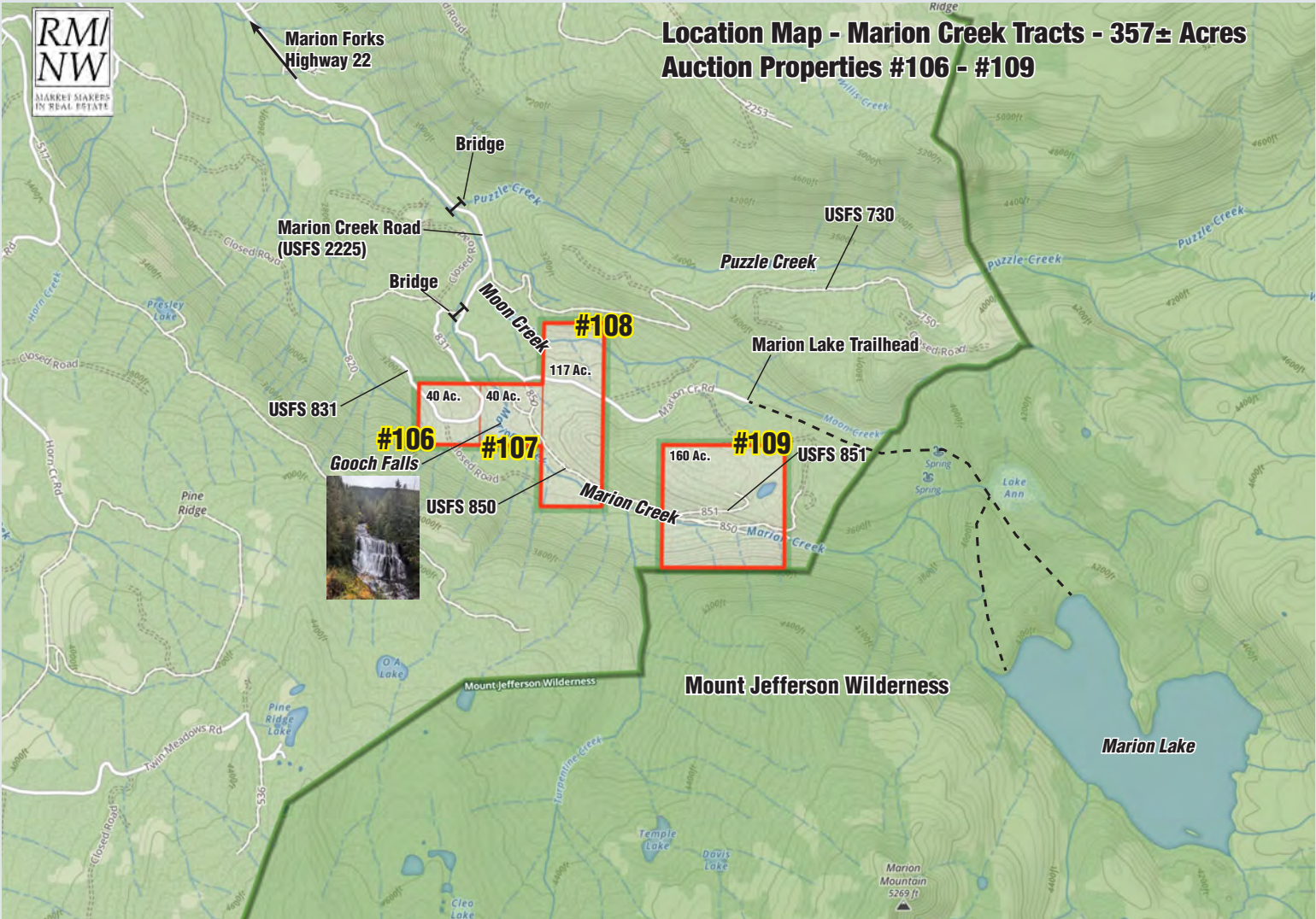
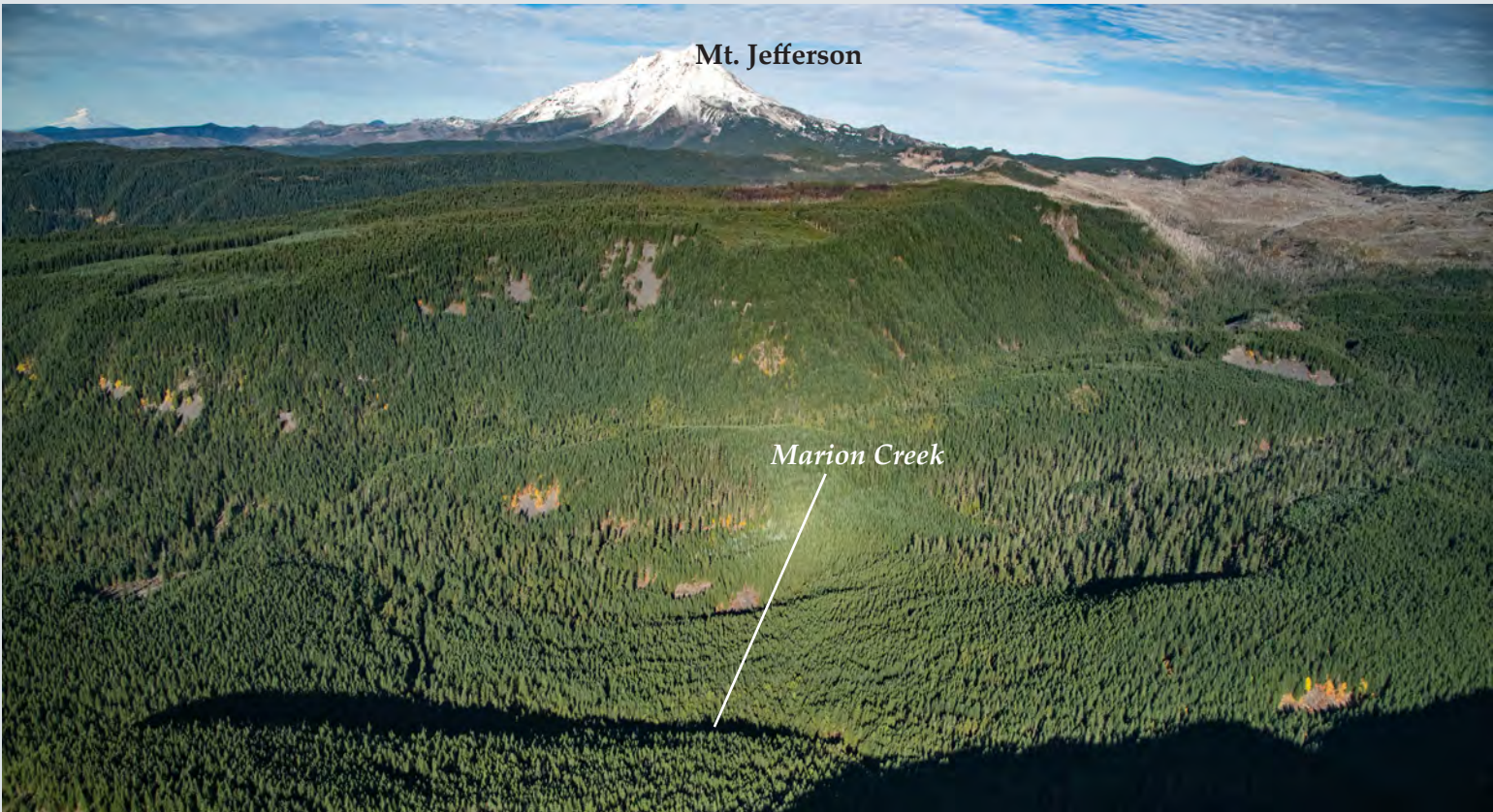
Auction Properties #106 through #108 are a contiguous block of 197± acres. Auction Property #107, containing historic Gooch Falls, was discovered by John Minto in 1874. In the early 1880s, Nathan Gooch took a squatter claim to land adjacent to the waterfalls. Gooch Falls is one of the most impressive waterfalls within Upper North Santiam Drainage. Marion Creek crashes eighty feet over a one hundred foot wide wall.

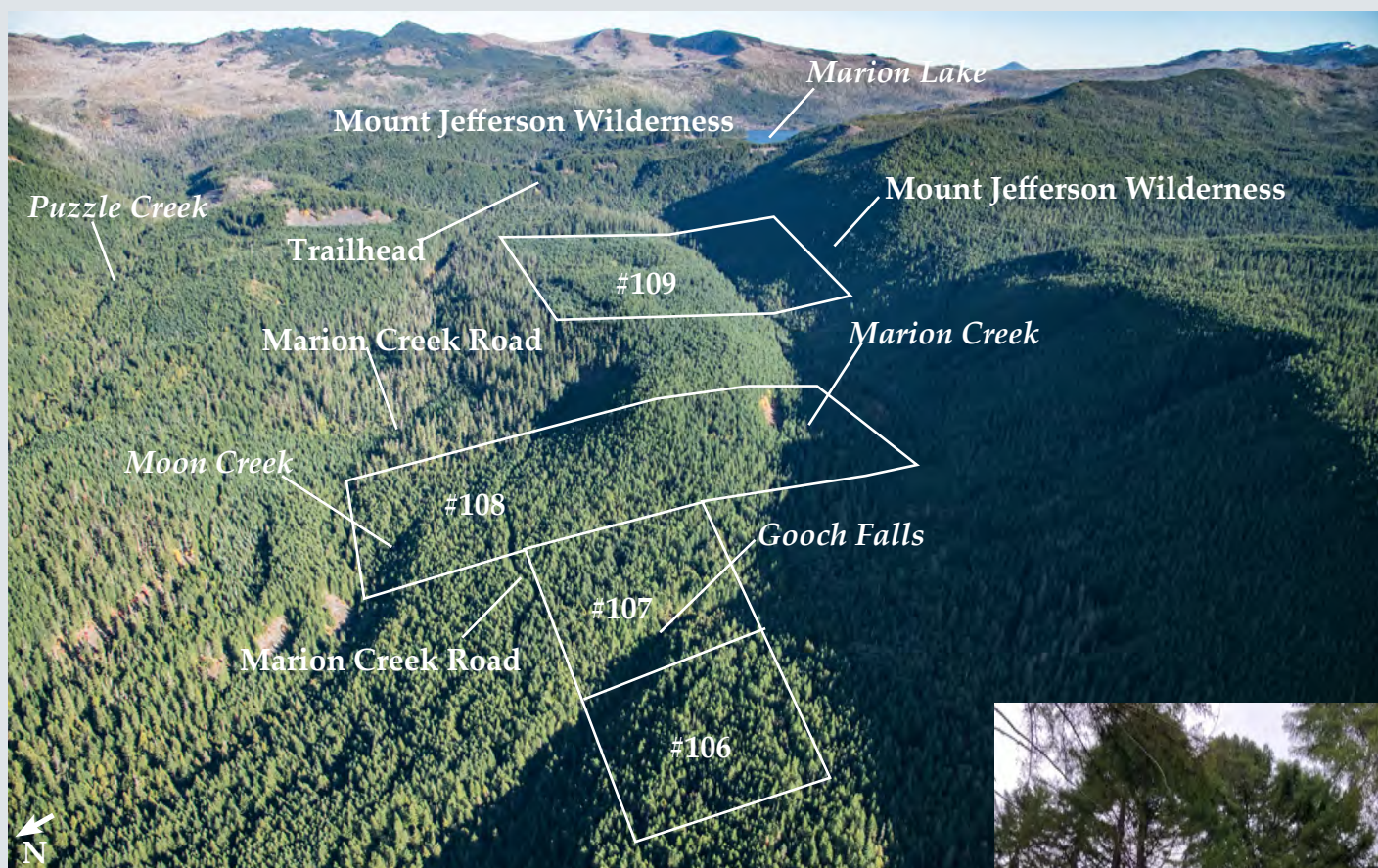
Trailhead to Mt. Jefferson Wilderness and Marion Lake is located at the end of Marion Creek Road, one-eighth mile north of 160± acre Auction Property #109, which adjoins Mt. Jefferson Wilderness along southern boundary.

The 312± acres of merch contain 6,902 MBF of primarily 50 to 60 year old timber, with 73% of volume Douglas-fir, 18% white woods, and balance red cedar.

Santiam Junction is 16 miles south of Marion Forks, providing option for logs to go west to Foster and Lebanon on Highway 20, or southwest to Eugene on Highway 126. In addition, logs can go east on Highway 22 forty miles to wood product facilities in Mill City and Lyons.







PUBLISHED RESERVE: \$375,000* / \$9,375 per acre

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 3,015 to 3,270 Feet

ZONING: FCM (Forest Conservation and Management)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash

DESCRIPTION: The 40± acre Lower Marion Creek Tract is contiguous to Auction Property #107, Gooch Falls Tract. It can be acquired individually, or in combination with Auction Properties #107 and #108, providing a block of 197± acres having 4,127 MBF.

Marion Creek does not run through this property. Access is from Marion Creek Road (USFS 2255) and then USFS Road 2255-831 to the northeast corner of the Tract.

Lower Marion Creek Tract has 723 MBF of primarily 50 to 54 year-old timber. 54% is Douglas-fir, 25% white woods, and the balance red cedar, with 18,025 BF/Acre. 84% of the volume can be harvested using ground-based logging.

80% of roads are rocked. 100% of land is productive forestland, Site IV.

**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*

LOCATION: T11S, R7E, Section 35, Tax Lot 800, Parcel 55018, Linn County, Oregon

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



PUBLISHED RESERVE: \$395,000* / \$9,875 per acre

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 3,000 to 3,120 Feet

ZONING: FCM (Forest Conservation and Management)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash



DESCRIPTION: 40± acre Gooch Falls Recreation and Timber Tract is adjacent to both Auction Properties #106 and #108, providing option to acquire it individually, or in combination. There are 889 MBF of 65+ year-old timber located on 33± acres, with over 26,993 BF/AC. 64% of volume is Douglas-fir, and balance split between white woods and red cedar. Tract is Site III, and is mostly level except for Marion Creek Drainage.

Over one-quarter mile of Marion Creek runs through the middle of Gooch Falls Tract, including historic Gooch Falls. There is a popular viewpoint hikers have used to view Gooch Falls. Please use extreme caution on trail when viewing.

Remnants of a log cabin used by Nathan Gooch, who took a squatter claim, are located near the waterfall.

Access Gooch Falls Recreation and Timber Tract directly from Marion Creek Road (USFS 2255) to the property. USFS Road 2255-850 runs along eastern section, and provides access to both Auction Properties #108 and #109. USFS Road 2255-831 provides access to western section of the Gooch Falls Tract.

Potential conservation and recreation values might be obtained through sale or donation of an easement which would restrict logging and development of a base camp. Gooch Falls Tract has access via Marion Lake Trailhead to Mt Jefferson Wilderness, and popular one mile long Marion Lake.

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LOCATION: T11S, R7E, Section 35, Tax Lot 900, Parcel 55026, Linn County, Oregon

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



PUBLISHED RESERVE: \$1,195,000* / \$10,214 per acre

LAST ASKING: First Time Offered

SIZE: 117± Acres

ELEVATION: 2,915 to 3,415 Feet

ZONING: FCM (Forest Conservation and Management)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash

DESCRIPTION: 117± acre Marion Creek Road Tract is the second largest individual parcel along Marion Creek within the MFI Portfolio. It has access from both Marion Creek Road to the north, and USFS Road 2255-850 to the south. Tract extends south from Moon Creek to Marion Creek, which runs along 1,600 feet of the property.

There are 2,515 MBF of 50 to 54 year-old timber on 102± acres, with average volume of 24,656 BF/AC. 67% is Douglas-fir, 20% white woods, and the balance red cedar.

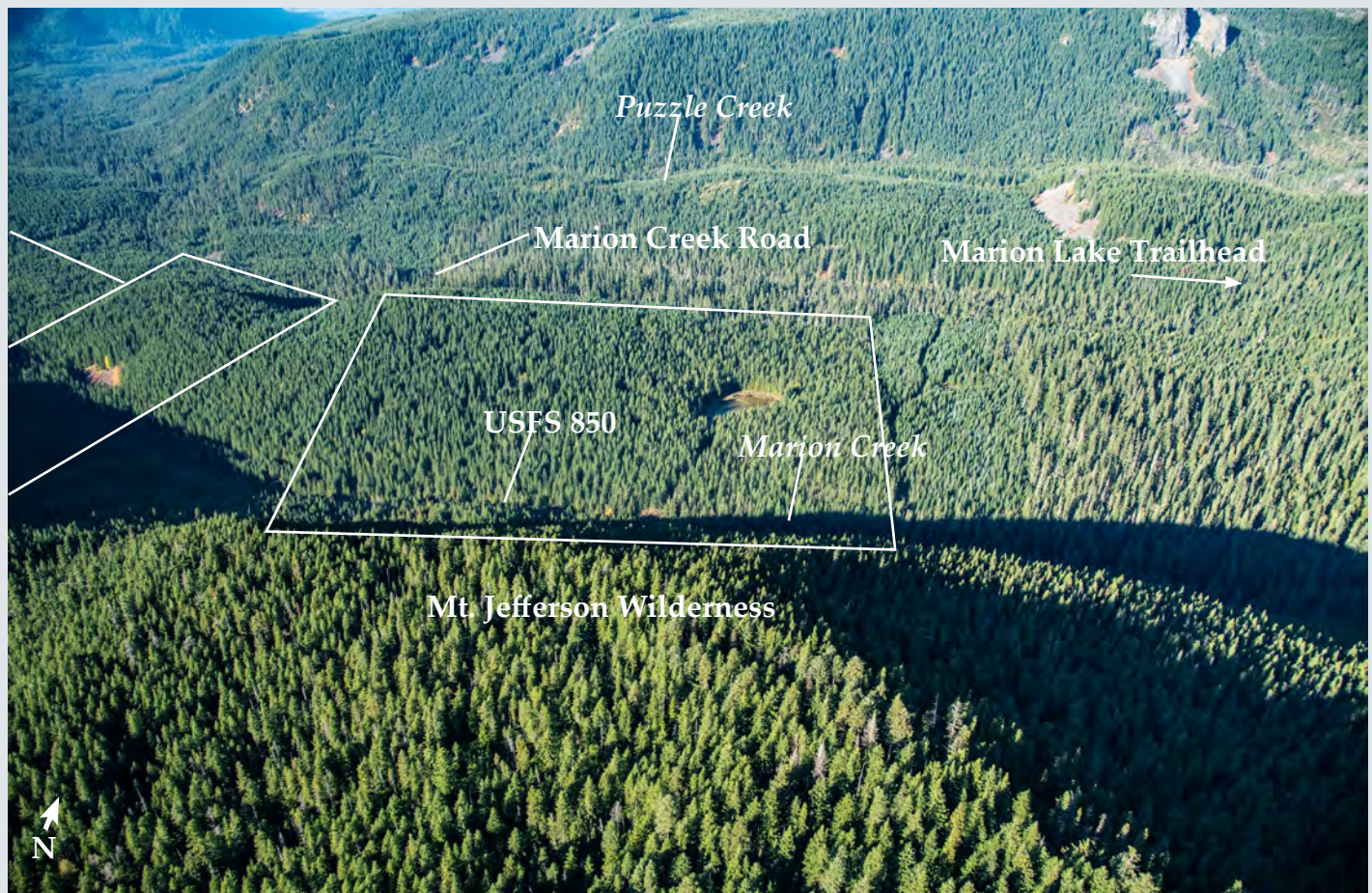
Topography is rolling to steep slopes. 30% of the merch requires cable logging. 87% of Tract is productive forestland. The entire Tract is Site Class III.

46% of roads are rocked. Auction Property #109 is located one-eighth mile east along USFS Road 2255-850.

**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*

LOCATION: T11S, R7E, Section 36, Tax Lot 1000, Parcel 55034, Linn County, Oregon

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



PUBLISHED RESERVE: \$1,330,000* / \$8,313 per acre

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 3,200 to 3,750 Feet

ZONING: FCM (Forest Conservation and Management)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash

DESCRIPTION: 160± acre Upper Marion Creek Tract is the largest tract with Mt. Jefferson Wilderness along its southern boundary. One-half mile of Marion Creek runs along the property. Access is from USFS Road 2255-850 adjacent to USFS Road 2255 (Marion Creek Road) by Auction Property #107. Marion Lake is located 1.5 miles southeast of the property, and Marion Lake Trailhead is just north of the property, at the end of Marion Creek Road. It is one of the most popular hiking trails into the southwest section of Mt. Jefferson Wilderness.

There are 2,775 MBF of 50 to 60-year-old timber on 137 acres, with 85% Douglas-fir, 13% white woods, and balance red cedar. Average volume is 20,255 BF/Acre.

Topography is steep in area south of Marion Creek and in northwest section. 39% of the merch requires cable logging. 138± acres are productive forestland, with 72% Site III and balance Site IV.

There may be potential interest from USFS or a conservation organization for acquisition of Auction Properties #106 through #109 as part of a program to purchase inholdings near or adjacent to wilderness areas.

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LOCATION: T11S, R7E, Section 36, Tax Lot 1100, Parcel 55042, Linn County, Oregon

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