

Umpqua Highway 99 Timber Tract with Conditional Use Permit for Homesite Approval. Near I-5 Exit 163. 35 Minute Drive to Eugene



PUBLISHED RESERVE:	\$315,000 / \$7,325 per acre
LAST ASKING:	\$389,900
SIZE:	43± Acres
ELEVATION:	440± to 720± Feet
ZONING:	FF (Farm Forest)
PROPERTY INSPECTION:	Locked Gate. Contact Auction Information Office for Combination - info@rmnw-auctions.com or 800-845-3524
FINANCING:	None – all cash. AgWest Farm Credit is preferred lender and financing may be available. Contact Tara Stevenson at 503-354-7338 or tara.stevenson@agwestfc.com for more information

DESCRIPTION: 43± acre Umpqua Highway 99 Timber Tract is rare opportunity to acquire a small tree farm with well-stocked 31 year old Douglas-fir, providing significant asset growth within ten years, and homesite within commuting distance of Eugene, Cottage Grove, and Roseburg. The property is located one mile west of I-5 Exit 163 at Curtin, along Umpqua Highway 99, a major travel route west to the Oregon Coast. Eugene, home to University of Oregon, is 35 minutes from the property.

The Tract has been managed as a small tree farm, and has 36± acres of 31 year-old timber with 413± MBF. It is projected to grow to 800± MBF by age 45 years, providing near-term cash flow. It has proximity to competitive log markets north to Cottage Grove and Springfield, and south to Roseburg, Dillard, and Riddle. The Tract has productive Douglas-fir growing site of 120, and moderate south-facing slopes, with gated and rocked logging road from Umpqua Highway, which also provides access via an easement to Sierra Pacific Industries timberland to the north. Timber can be harvested using a ground-based system.

A Conditional Use Permit (#R19647) has been granted by Douglas County and expires June 2026. The permit has a homesite located in the southeast corner near the entry, but the homesite could be relocated to southern section of Tract. Access from Highway 99 must use the existing entry. On-site septic and well will be required.

The property is classified as forest land. 2024-2025 taxes are \$191.

Supplemental Information Package with Bid Documents includes updated timber inventory, projected annual growth of 5.5%, zoning, and Conditional Use Permit.

LOCATION: 5208 Umpqua Highway 99, Drain, Oregon
Township 21 South, Range 5 West, Section 25, Tax Lot 800, Parcel No R19647, Douglas County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 25, 2025