



PUBLISHED RESERVE: \$700,000 / \$3,608 per acre

LAST ASKING: First Time Offered

SIZE: 194± Acres

ELEVATION: 1,000± to 2,000± 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: The 194± acre Tiller Trail Tree Farm is located in Southwest Oregon, along foothills of Southern Cascades in South Umpqua River Valley, 35 minutes from Canyonville and I-5. It provides opportunity to acquire a tree farm with near-term cash flow from 347± MBF of 50 to 60 year-old Douglas-fir and 79± acres of well-stocked 35 year-old Douglas-fir. There is excellent access to nearby competitive log markets in Riddle, Dillard, and Roseburg, and south to Glendale. Mason, Bruce & Girard prepared a timber report in December 2024 that is available in the Supplemental Information Package with Bid Documents.

In addition to the timber component, the Tree Farm has a setting above South Umpqua River with gated access from Tiller Trail Highway to a large meadow that has homesite potential, based on Douglas County zoning. There is an old homestead with small barn, and spring with 500 gallon tank that can provide water for livestock. Power is available to the property.

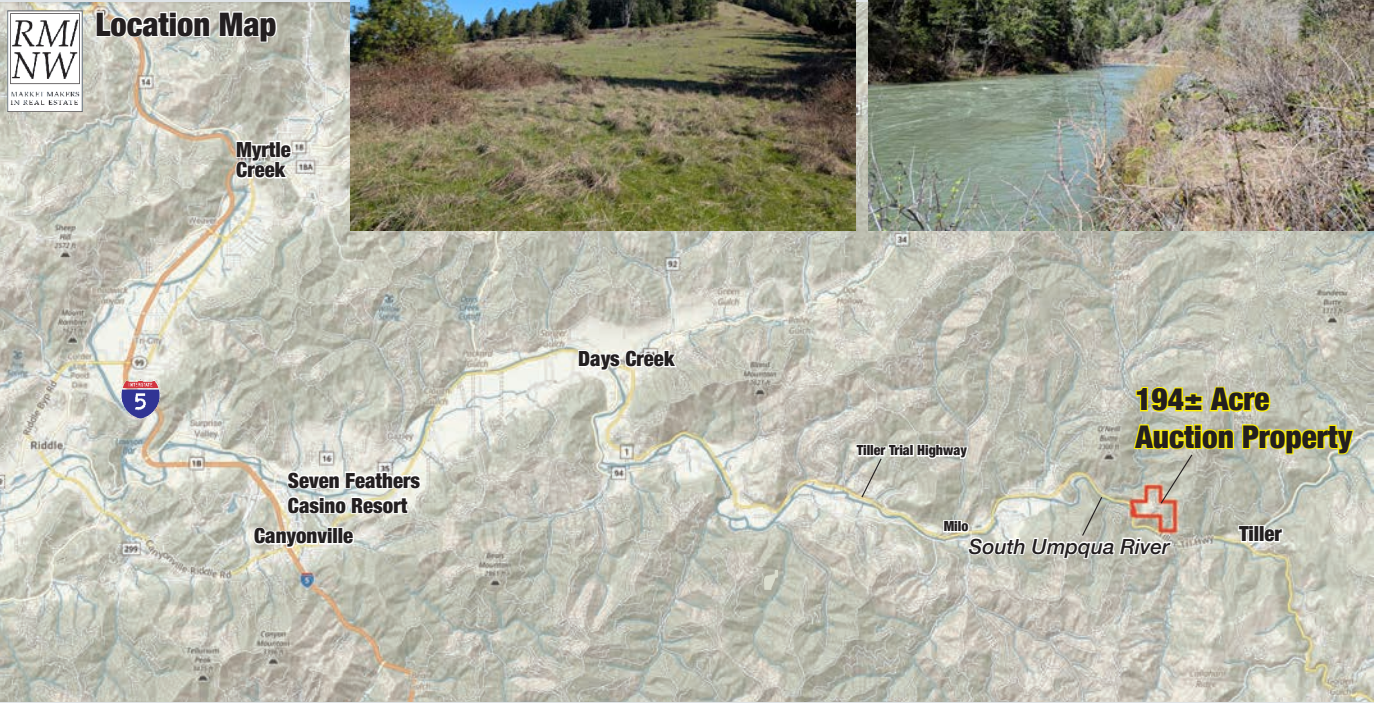
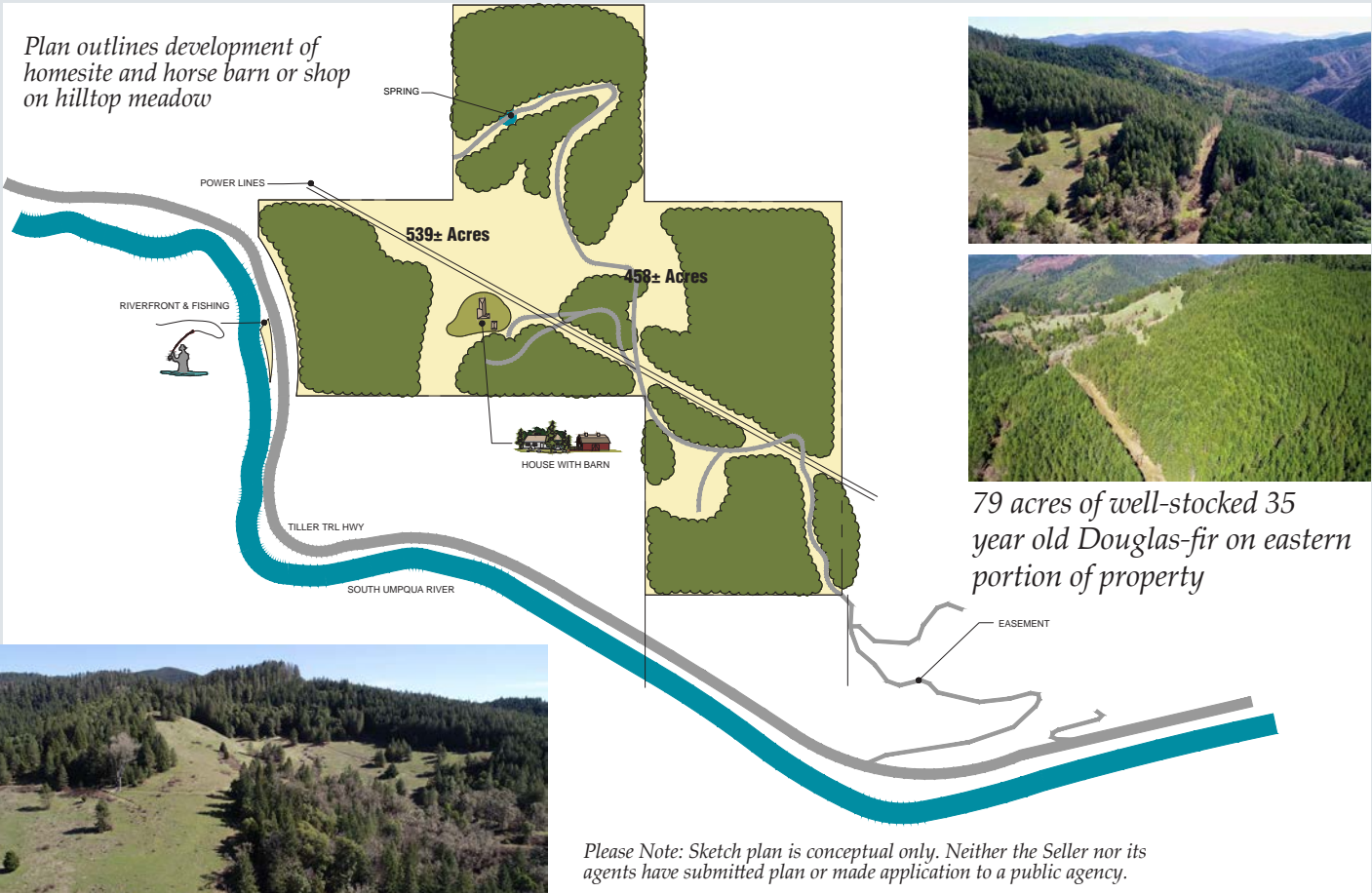
30± acres containing merch volume is in western section of property, and well-stocked pre-merch is in southeast section. Topography is moderate to steep southwest facing slopes. Site Class is a III+. Harvesting will require a combination of ground-based and cable logging.

An estimated one-third acre of low bank South Umpqua River frontage is non-contiguous to the property, and has frontage on Tiller Highway, providing access to fishing and rafting. This section of South Umpqua is well known for winter fishing – steelhead, small mouth bass, trout, and chinook salmon.

194± acre Tiller Trail Tree Farm provides an excellent opportunity to acquire timberland property with combination of near-term cash flow, homesite potential, and South Umpqua River frontage, with



Concept Plan



excellent year-round access to I-5 in 35 minutes, at a price of less than \$3,700 per acre.

The property is classified as forest land. 2024-2025 taxes are \$902.

LOCATION: 2365 Tiller Trail Highway, Days Creek, Oregon 97471
Township 30 South, Range 2 West, Sections 29 and 30, Tax Lots 200 and 1000, Parcel No R17706 and R17738, Douglas County, Oregon

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