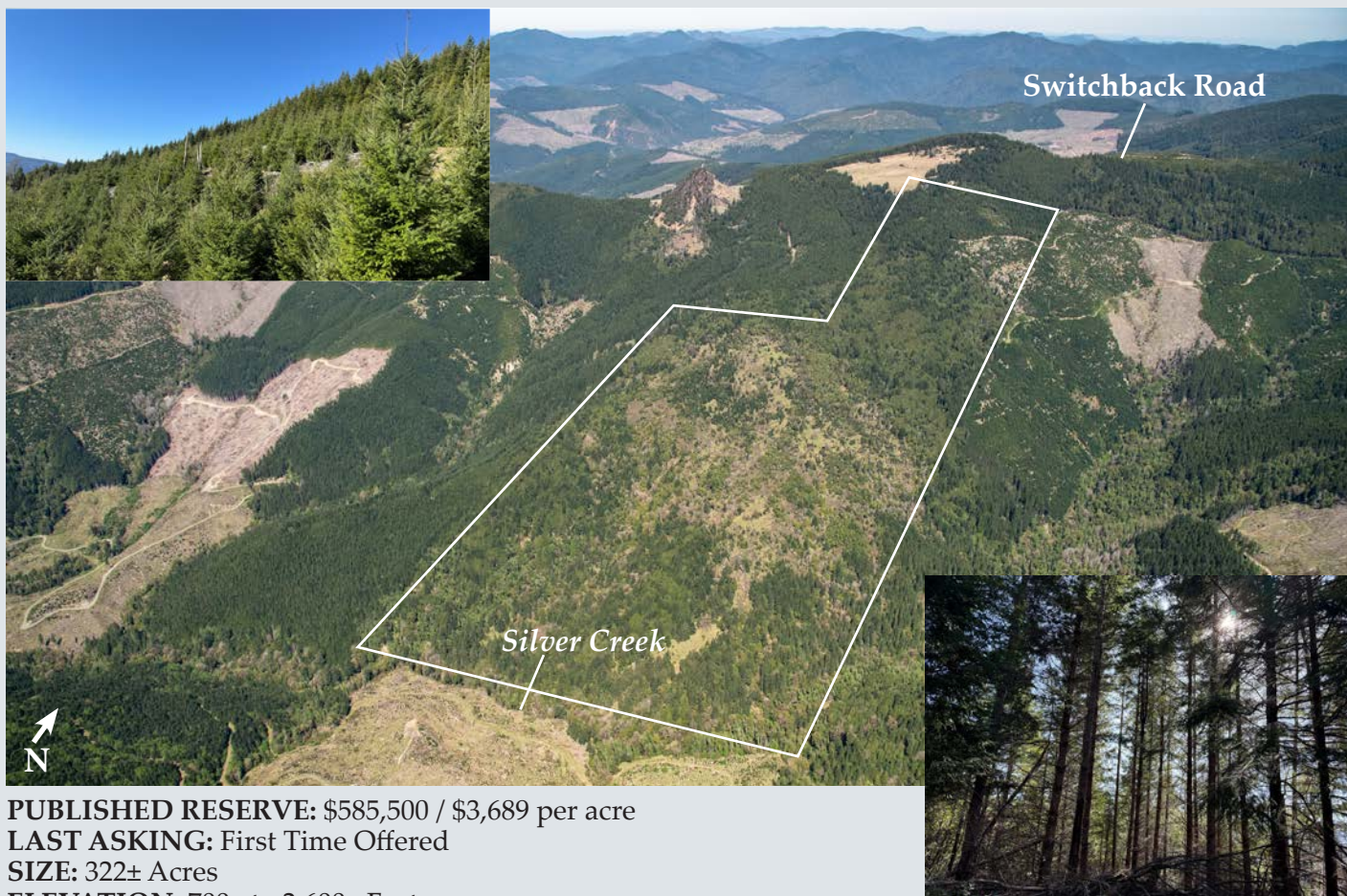


## Silver Creek Timber Tract with 2,240± MBF of Douglas-Fir Curry County, Oregon



**PUBLISHED RESERVE:** \$585,500 / \$3,689 per acre

**LAST ASKING:** First Time Offered

**SIZE:** 322± Acres

**ELEVATION:** 700± to 2,600± Feet

**ZONING:** T (Timber)

**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 322± acre Silver Creek Timber Tract is located within Manulife's Curry County Tree Farm, 12 miles northeast of Gold Beach and three miles north of Rogue River, in Oregon's Southern Coastal Range. It has good access from Lobster Creek Road and Highway 545 to Highway 101, and south to South Coast Lumber's manufacturing complex in Brookings – less than a 90 minute haul from the property.

The property contains an estimated 2,448 MBF based on updated inventory by Roseburg Resources, who has designated both this tract and Auction Property #8 surplus to ongoing timber operations. 90% is primarily 36 to 55 year-old Douglas-fir.

Acquisition of Silver Creek Timber Tract, with significant near-term cash flow from 2,440± MBF of Douglas-fir and in proximity to Southern Oregon log markets, at a price of less than \$3,700 per acre, provides an individual timberland investment opportunity, or can be in combination with Auction Property #8, Fritsche Recreation and Timber Tract by Wildhorse Prairie.

There is a rocky logging road to the northwest corner, and to the southeast corner from adjoining Manulife Tree Farm via a reciprocal easement. Manulife will be constructing an extension of the logging road from the northwest to its ownership in the northeast. BLM is adjoining owner to the southwest, and other private owners include Rogue Resources. Rogue River - Siskiyou National Forest is located two miles to the east.

Topography is moderate to steep south-facing slopes. Additional road construction may be necessary to access merch volume in the northern and southwest sections. Combination cable logging and ground base logging systems will be required.

Overall, 89% of Tract is a productive growing site. 60% is classified as Site Class 110 through 119, and 16% is Site Class 120 and higher.

Supplemental Information Package with Bid Documents includes updated timber inventory with type map, Manulife road construction layout, preliminary title report with exception documents, bid instructions, and bid documents.

**LOCATION:** Township 35 South, Range 13 West, Sections 14 and 23, Tax Lot 1400, Parcel R19649, Curry County, Oregon

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