



**PUBLISHED RESERVE:** \$397,000 / \$1,240 per acre

**LAST ASKING:** First Time Offered

**SIZE:** 320± Acres

**ELEVATION:** 1,800± to 2,800± Feet

**ZONING:** T (Timber)

**PROPERTY INSPECTION:** At Any Time

**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:** 320± acre Fritsche Recreation and Timber Tract is one of the few private inholdings within Rogue River – Siskiyou National Forest. It is south of Rogue River and near Wildhorse Prairie, a popular area for camping with focus on horse-related activities. Its a one hour drive from coastal resort community of Gold Beach, with access from Jerry's Flat Road by Lobster Creek Bridge. See Supplemental Information Package for map with directions.

The property contains an estimated 2,381 MBF of primarily 44 to 49 year-old Douglas-fir, providing significant near-term cash flow. It has a meadow in the northeast corner. The property was homesteaded around 1915 by Moritz Fritsche, a German immigrant, who had a cabin in the northwest section near a spring. Location of cabin is marked on a tree.

Assess comes off the Agness County road on USFS Road 3318. Follow 3318 to USFS Road 304 (Cabin Road). Road 304 is rocky to the property but most interior roads are currently overgrown.

Topography is mostly steep southwest-facing slopes and will require some road construction to harvest the timber. Harvesting will be a combination of cable logging and ground-based systems. An estimated 72% of the productive growing ground is Site Class 90 to 119.

Combination of the 2,381± MBF and location by Wildhorse Prairie have added benefit of providing both near-term cash flow, and spectacular setting along Southern Oregon's coastal region, in proximity to Rogue River.

**LOCATION:** Township 36 South, Range 13 West, Sections 13 and 24, Tax Lot 3400, Parcel No R20681, Curry County, Oregon

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

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