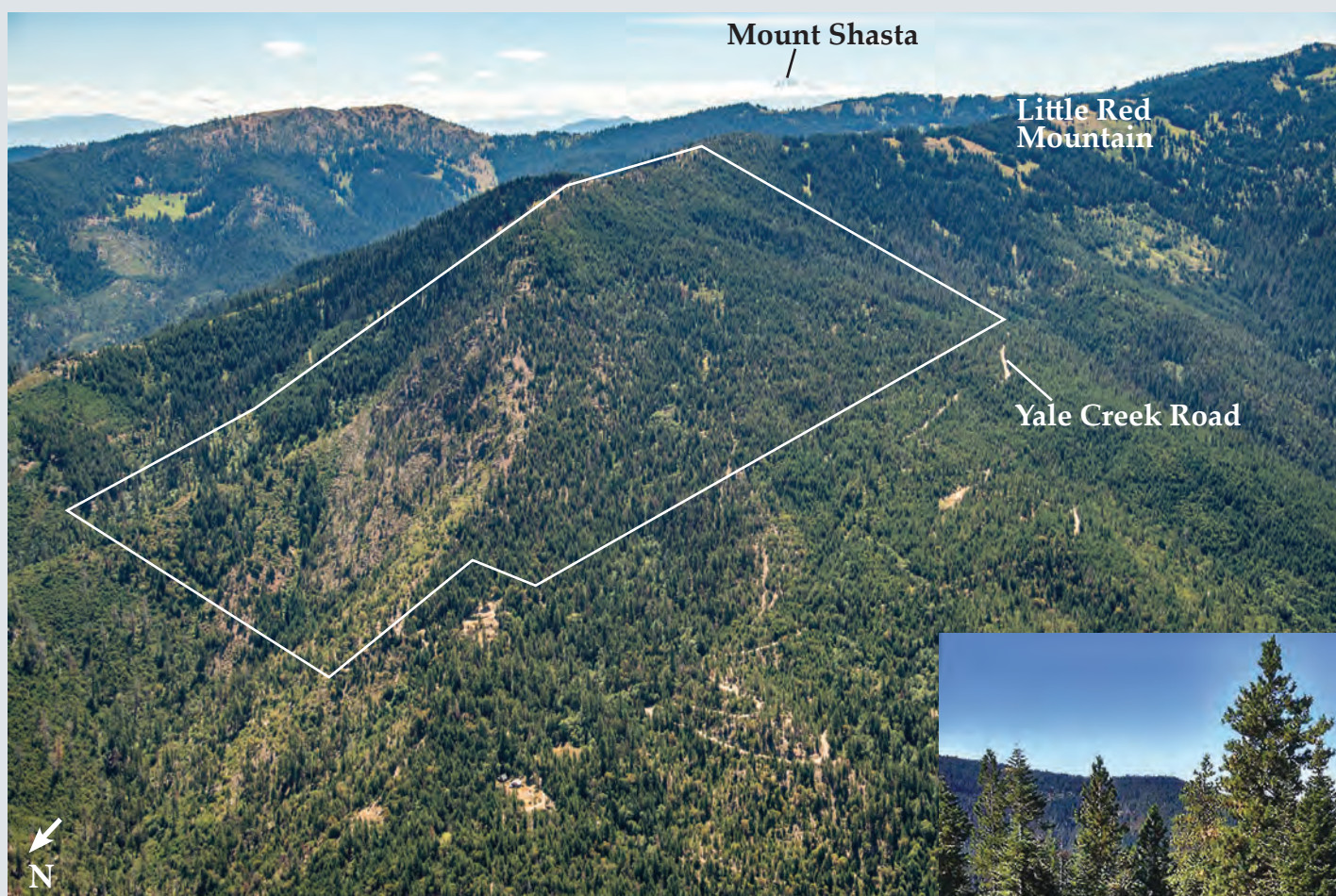




PUBLISHED RESERVE: \$200,000 / \$643 per Acre

LAST ASKING: First Time Offered

SIZE: 311± Acres

ELEVATION: 4,400± to 6,100± Feet

ZONING: FR (Forest Resource)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 311± acre timber tract is located 15 miles southwest of Ashland, on the north-facing slopes of Little Red Mountain. There is an estimated 750 MBF of Douglas-fir, white woods, and some cedar on a portion of the Tract, with the balance in conifer reproduction. There is access to southwest corner from Yale Creek Road -- NF Road 1099 -- which connects to Applegate River Valley north at County Road 859.

Topography is fairly steep, with logging roads located in the north and southwest sections of Tract.

Adjoining owners are Oregon Department of State Lands to the southwest, private parties to the northwest. The balance is U.S. Forest Service.

Acquisition of Little Red Mountain Timber and Recreation Tract provides option for a secluded base camp in proximity to Applegate River Valley, with near-term harvest income.

LOCATION: Township 40 South, Range 2 West, Section 24, Tax Lot 3300, Parcel 1-048152-6, Jackson County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 12, 2025



Yale Creek Road provides access to southwest section of Auction Property

