



PUBLISHED RESERVE: \$104,500 / \$726 per acre

LAST ASKING: First Time Offered

SIZE: 144± Acres

ELEVATION: 840± to 1,440± Feet

ZONING: TR (Timberland Resource)

PROPERTY INSPECTION: At Any Time

FINANCING: None – all cash

DESCRIPTION: This 144± acre recreation and timber tract is located along Cow Creek Back Country Byway (Cow Creek Road) with excellent access to I-5 Exit 101 at Riddle. There is an estimated 900 feet of accessible Cow Creek frontage in northwest section of Tract, providing opportunity for a seasonal camping site for fall fishing for salmon, steelhead, and cutthroat trout.

The 45-mile long Cow Creek Back Country Byway parallels Cow Creek from the towns of Riddle to Glendale. Cow Creek is a historical landmark of Southern Oregon, and is tributary to South Umpqua River. It was known for gold mining. BLM has a Cow Creek Gold Panning Recreation Area five miles south of Auction Property.

The Tract is located along west and east sides of Cow Creek. It was impacted by Horse Prairie Fire in 2017, and was re-planted in Douglas-fir in 2018. The railroad along the property's western portion is still active, and follows the original Oregon and California Railroad Company grade built in 1869.

Tract has steep north-, east- and west-facing slopes. There is physical access to northeast section of property from lands managed by Chinook Partners, and BLM to the west.

Acquisition of the 144± acre Cow Creek Recreation and Timber Tract is a rare buying opportunity at a price of less than \$730 per acre, with young Douglas-fir reproduction, and added benefit of access to Cow Creek for fishing and gold panning.

LOCATION: Township 31 South, Range 7 West, Section 8, Tax Lot 400, Parcel R48798, Douglas County, Oregon

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