



**PUBLISHED RESERVE:** \$175,000

**LAST ASKING:** First Time Offered

**SIZE:** 160± Acres

**ELEVATION:** 3,400± to 4,200± Feet

**ZONING:** TC -- Timber Conservation

**PROPERTY INSPECTION:** At Any Time – See Supplemental Information Package

**FINANCING:** None – All Cash

**DESCRIPTION:** This 160± acre timber tract is adjacent to both the Willamette National Forest Opal Creek Scenic Recreation Area to the north, and the Santiam State Forest to the east. It is located along the east-facing slopes of Mt. Horeb, and there is access to the southeast corner through the Santiam State Forest from a mainline logging road from Niagra and Highway 22. An estimated 1,200 feet of the existing logging road will require reconstruction. Please see Supplemental Information Package for details. There is an estimated 100 acres of 25- to 45-year-old Douglas-fir, hemlock, noble and silver fir, providing opportunity for pre-commercial thinning and some near-term income. There are 15± acres of residual Douglas and noble fir. The balance of the tract contains 29± acres of brush and residual alder, plus there are 16± acres classified as non-commercial forestland in the northwest section.

**LOCATION:** Township 9 South, Range 4 East, Northwest Quarter Section 16, Tax Lot 1800, Marion County, Oregon.