



PUBLISHED RESERVE: \$93,500

LAST ASKING: First Time Offered

SIZE: 48± Acres

ELEVATION: 600± to 700± Feet

ZONING: FF (Farm Forest)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Combination

FINANCING: None – All Cash

DESCRIPTION: This 48± acre tract is located along the South Santiam River Valley, with access from Pleasant Valley Road, and is within a 15-minute drive of the community of Sweet Home. Auction Property #119 is located five miles east of the property.

The tract has well-stocked 18-year-old Douglas-fir, and gentle to moderate southwest-facing slopes. The site class is III+. There is an easement to the tract from Pleasant Valley Road.

It is projected that within twenty years, the property will contain an estimated 1,704 MBF. (Please see Supplemental Information Package for growth projection.) There is good access to domestic log markets, with mills operated by Weyerhaeuser in nearby Sweet Home and Lebanon. A right-of-way bisects the northeast section of the property.

LOCATION: Township 13 South, Range 1 West, Sections 23 and 24, Tax Lot 301. From Sweet Home, take Pleasant Valley Road 3.4 miles to the locked gate on the right side of the road.