



PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 192± Acres

ELEVATION: 600± to 1,000± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 192± acre timber and recreation tract is located 12 miles southwest of Dallas, Oregon, in the foothills of Oregon's coastal range, and is within a 40-minute drive of Salem. The Teal Creek Timber and Recreation Tract was originally part of the Camp Kilowan ownership which is now operated and owned by the LDS Church as a summer and year-round family camp.

The auction property contains one of the original cabins which could be re-used by a new owner, and a home that is in poor condition. Power and water are available to serve the cabin and other home site.

The property is a Douglas-fir site Class I and is well-stocked with primarily 9- to 18-year-old Douglas-fir reproduction on 117± acres, and with 71 acres to be harvest-ready within the next 20 years. There is an estimated 483± MBF of 35- to 75-year-old Douglas-fir which may provide near-term harvest income. 29± acres near the cabin were recently harvested and replanted with Douglas-fir.

It is projected that within twenty years, a total of 3,673± MBF will be available to harvest from the 71± acres of 18± year-old reprod. Please see Supplemental Information Package for growth projections.

