



Waterfall across from Auction Property



Cabin with Sleeping Loft



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

The city of Falls City has a small reservoir located within the tract that is used for part of the city water supply. Teal Creek, tributary to the Little Luckiamute River, runs along the southwest and southeast sections of the property for 1/2 mile. A small waterfall along Teal Creek is on the adjoining property and can be viewed from the tract.

Teal Creek Road, which is a county road, provides access to the property. Adjoining owners to the north, west and south are Weyerhaeuser and the BLM. There is a private owner along the southwest corner who has an easement for access to his property.

The 192± acre property provides opportunity for ownership of a highly-productive tree farm, with both near-term cash flow and long-term growth, and the added benefit of potential development of a family retreat within a 40-minute drive of Salem.

LOCATION: Township 8 South, Range 6 West, Section 23, Tax Lots 105, 700, 601, 502 and 507. From Dallas, proceed south on OR 233/SW Fairview Avenue/S. Kings Valley Highway for six miles. Turn right at Bridgeport Road, proceed 1.4 miles and stay left on Bridgeport Road (unpaved) for 2.3 miles and turn left onto Frost Road for .2 mile. Proceed straight to Clark Road and after .1 mile take first left onto Teal Creek Road and proceed 1.3 miles. The entry to the property is on the right, after Camp Kilowan.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014



Teal Creek