



PUBLISHED RESERVE: \$399,500

LAST ASKING: First Time Offered

SIZE: 146± Acres

ELEVATION: 550± to 800± Feet

ZONING: FF (Farm Forest)

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

FINANCING: None – All Cash

DESCRIPTION: This 146± acre tract is located between the city of Sweet Home and Foster Reservoir, along the north bank of the Middle Santiam River in the foothills of the Cascade Mountains. There is excellent access west to Lebanon and I-5, and east to central Oregon's resorts. The property has access from North River Drive and provides opportunity for having a highly productive tree farm with up to two home sites. The tract has two legal lots and conditional approval from Linn County for two home sites. (See Supplemental Information Package for conditions for approval). On-site well and septic are required. Power is available from North River Road.

The property is well-stocked with 23-year-old Douglas-fir that has a significant growth projected over the next 15 to 20 years due to a combination of age class and the property's productive Douglas-fir site class of II. It is estimated that within the next 15 years the tree farm will have up to 4,207± MBF available to harvest. There is also near-term opportunity for a new owner to undertake some pre-commercial thinning, which will add productivity to the property. (Please see Supplemental Information Package for projections.)

