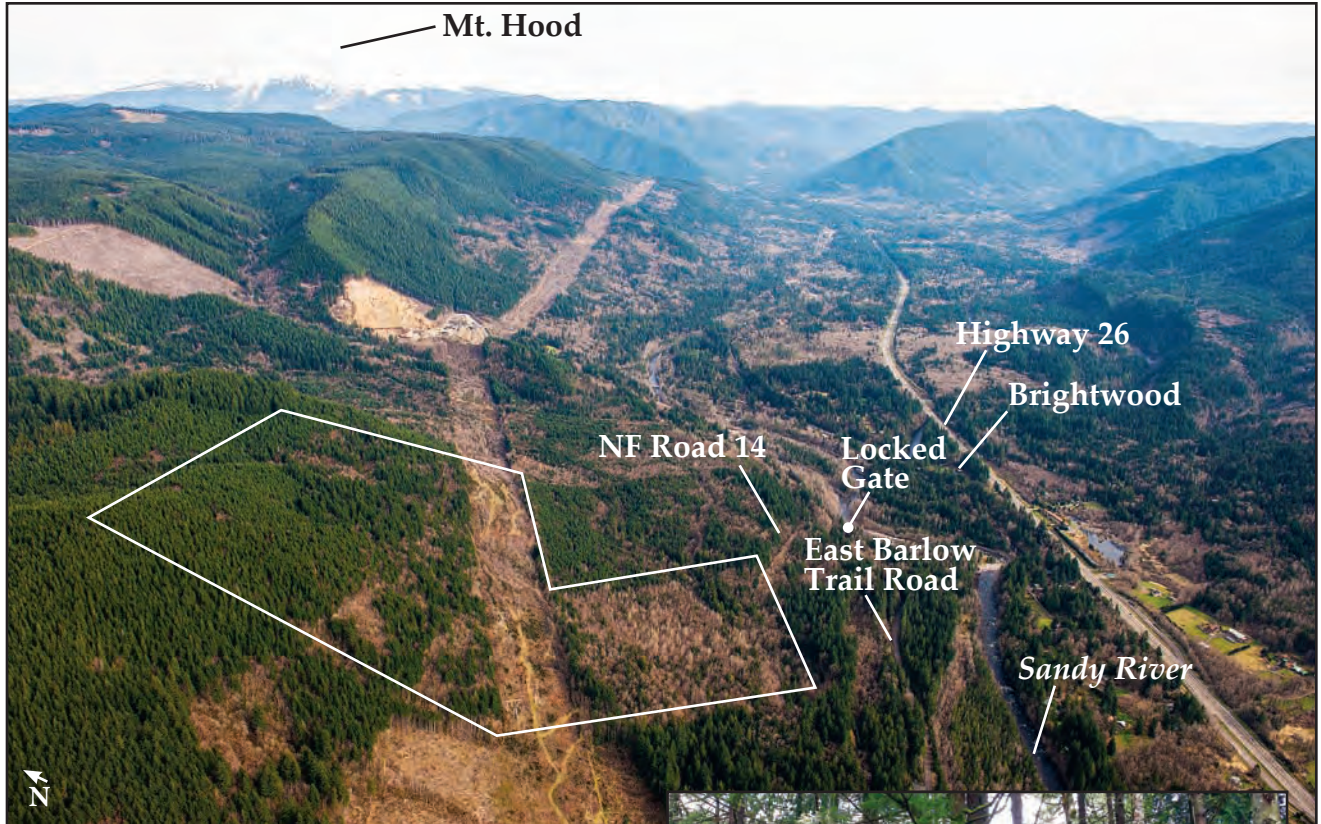


120± Acre Brightwood Timber Tract near Mt. Hood National Forest Clackamas County, Oregon



PUBLISHED RESERVE: \$585,000
 LAST ASKING: First Time Offered
 SIZE: 120± Acres
 ELEVATION: 600± to 1,000± Feet
 ZONING: TBR -- Timber District
 PROPERTY INSPECTION: Locked Gate -- Please call Auction Information Office
 FINANCING: None – All Cash

DESCRIPTION: This 120± acre timber tract is located along the Sandy River Valley, near Brightwood, Oregon, and next to the Mt. Hood National Forest. There is access from East Barlow Trail Road to the southeast corner from a BLM / USFS road. A road-use permit will be required from the BLM.

There is an estimated 1,376 MBF of merch timber located on 66± acres based on an April 2014 cruise by Lofthus Forestry Service. An estimated 76% of the volume, or 1,045± MBF, is Douglas-fir, with the majority of the Douglas-fir volume being of export quality. The balance of the volume is a mix of hemlock, western red cedar, and alder and maple saw logs. A copy of the 2014 cruise is in the Supplemental Information Package.

The balance of the property has well-stocked 20± year-old conifer and hardwood reproduction. A BPA power line R.O.W. bisects the tract.

Mt. Hood National Forest is located along the northern boundary, and Bureau of Land Management is to both the east and west.

LOCATION: Township 2 South, Range 6 East, Section 23, Tax Lots 100, 101, 102, 103, 104, 105, 106, 107 and 108. Clackamas County, Oregon