



PUBLISHED RESERVE: \$155,500

LAST ASKING: First Time Offered

SIZE: 55± Acres

ELEVATION: 650± to 700± Feet

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: Locked Gate. Please call Auction Information Office

FINANCING: None -- All Cash

DESCRIPTION: This 55± acre timber tract is located 18 miles northwest of Corvallis, in the foothills of the Oregon Coastal Range, along Maxfield Creek Road between Kings Valley and McDonald-Dunn Research Forest. The property has a Douglas-fir site class of I, with well-stocked 8-year-old Douglas-fir reproduction located on 43± acres. The tract has gentle northeast-facing topography and Fuller Creek bisects the eastern section of the property.

The Airlie Winery and Estate Vineyard, established in 1986, is located about one mile northeast of the property.

The timber tract has potential for up to 25 acres of vineyards, based on a May 2014 Precision Soil Map and Vineyard Soil Interpretations Report, by Red Hill Soils. Please see report in Supplemental Information Package.

