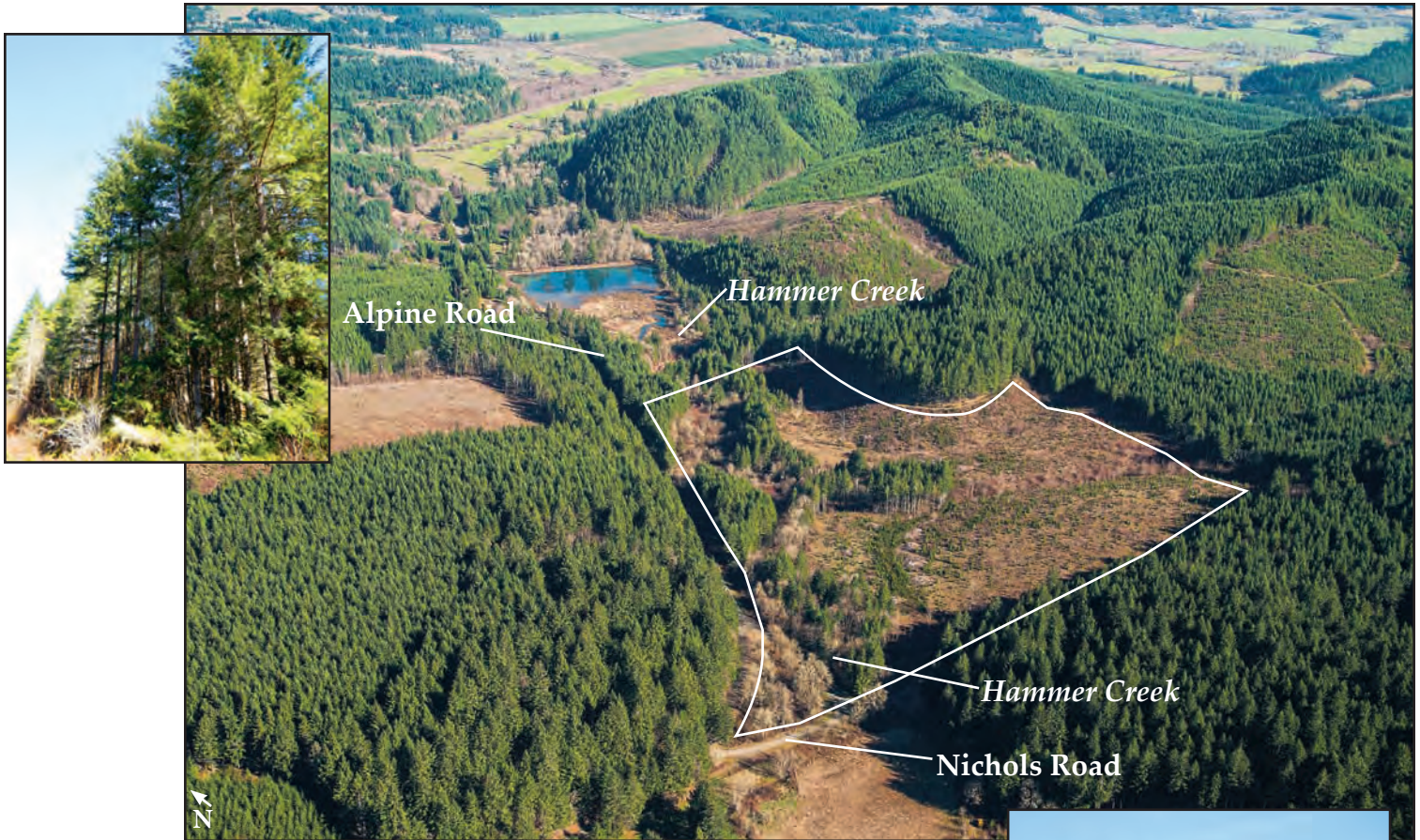


9

40± Acre Alpine Timber Tract, near Corvallis and Eugene Benton County, Oregon



PUBLISHED RESERVE: \$118,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 400± to 500± Feet

ZONING: FC (Forest Conservation)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located in the foothills of the Oregon Coastal Range, 8 miles west of both the Willamette Valley community of Monroe, and Highway 99W, with frontage along Alpine Road. Both Eugene and Corvallis are within a 35-minute drive. The small community of Glenbrook is two miles east of the property.

There is an estimated 130 MBF of 36- to 90-year-old Douglas-fir, located on 5± acres along the western section of the tract. 29± acres of the tract have well-stocked 8-year-old Douglas-fir reproduction, with the balance of the property a riparian area along Hammer Creek, which bisects the tract.

The Douglas-fir site class is II, and the topography is gentle west-facing slopes.

Access to the property is from Nichols Road in the southwest section of the property.

LOCATION: Township 14 South, Range 6 West, Section 33, Tax Lot 502, Benton County, Oregon