



PUBLISHED RESERVE: \$68,500

LAST ASKING: First Time Offered

SIZE: 50± Acres

ELEVATION: 120± to 160± Feet

ZONING: TC -- Timber Conservation

PROPERTY INSPECTION: At Any Time. Please see Supplemental Information Package for access directions

FINANCING: None – All Cash

DESCRIPTION: This 50± acre tract has 1,100± feet of Siletz River frontage, with well-stocked 5-year-old Douglas-fir reproduction on 42 acres of the property. There is a Northwest Natural Gas pipeline easement along the eastern section of the tract. The balance of the tract is the riparian area along the Siletz River. The property is midway between the two popular coastal towns of Lincoln City and Newport, Oregon. This area of the Siletz River is popular for its chinook, coho, steelhead and cutthroat trout fishing. Mowrey Landing is just south of the property, and Morgan Landing is about 1.5 miles upstream, providing opportunity to easily access the property by boat. There is access through lands managed by Hancock Timber Resource Group to the northwest section of the tract. The Douglas-fir site index is II.

LOCATION: Township 9 South, Range 11 West, Section 1, Tax Lots 799 and 700