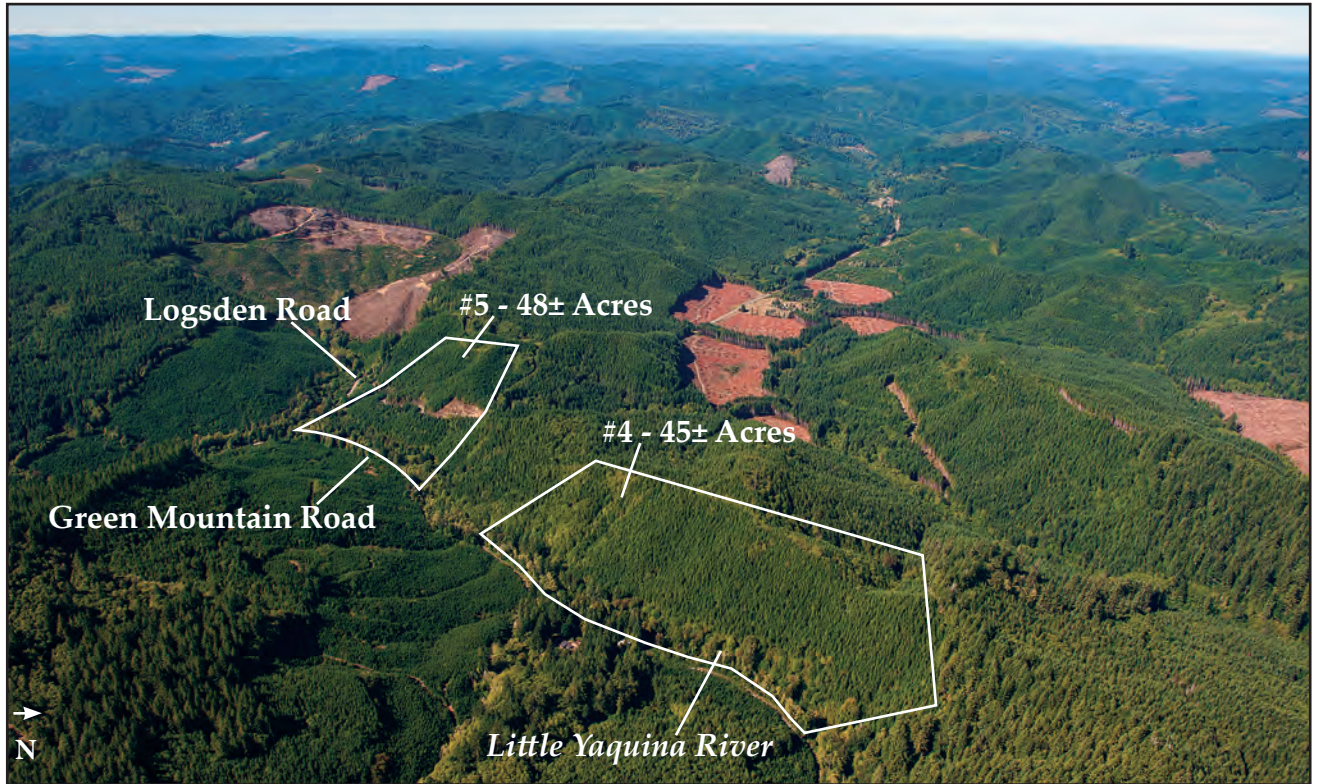


*Little Yaquina River Valley Timber Tracts, near Nashville  
Lincoln County, Oregon*



PUBLISHED RESERVE:	\$137,500	\$172,500
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	45± Acres	48± Acres

ELEVATION: 650± Feet to 950± Feet  
 ZONING: TC -- Timber Conservation  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash

**DESCRIPTION:** These two non-contiguous timber tracts are located in the heart of Oregon’s coastal range, 5± miles north of the Yaquina River community of Nashville. Both tracts have some frontage along Green Mt. Road. The Seller will complete pre-commercial thinning on both tracts prior to close of escrow.

**Auction Property #4**, the 45± acre tract, is well-stocked with 16-year-old Douglas-fir reproduction with some residual alder and Douglas-fir on 7± acres of the north-facing slope. Access into the property is from Green Mountain Road into the southwest corner. Logging roads are rocked and the topography has both north- and south-facing, moderate- to steep-slopes, that can accommodate yarder logging. The property is high site II.

**Auction Property #5**, the 48± acre tract, is located just south of Auction Property #4, and contains 42± acres of well-stocked 16-year-old Douglas-fir reproduction, and 6± acres of residual merch Douglas-fir, and alder. Logsdan Road bisects the tract, and a logging road from Logsdan Road into the northeast corner provides access to the western portion of the tract.

Topography is a mix of gentle to moderate, northwest- and southwest-facing slopes, which can accommodate ground-based logging. The property is a high-site II.

The Auction provides opportunity to acquire both tracts, with 85± acres of well-stocked 16-year-old Douglas-fir that has been commercially pre-thinned in order to enhance long-term growth and productivity of the high-site coastal timberland.

**LOCATION:** Township 10 South, Range 8 West, Sections 13 and 24, Tax Lot 301  
 Township 10 South, Range 8 West, Section 23, Tax Lot 30