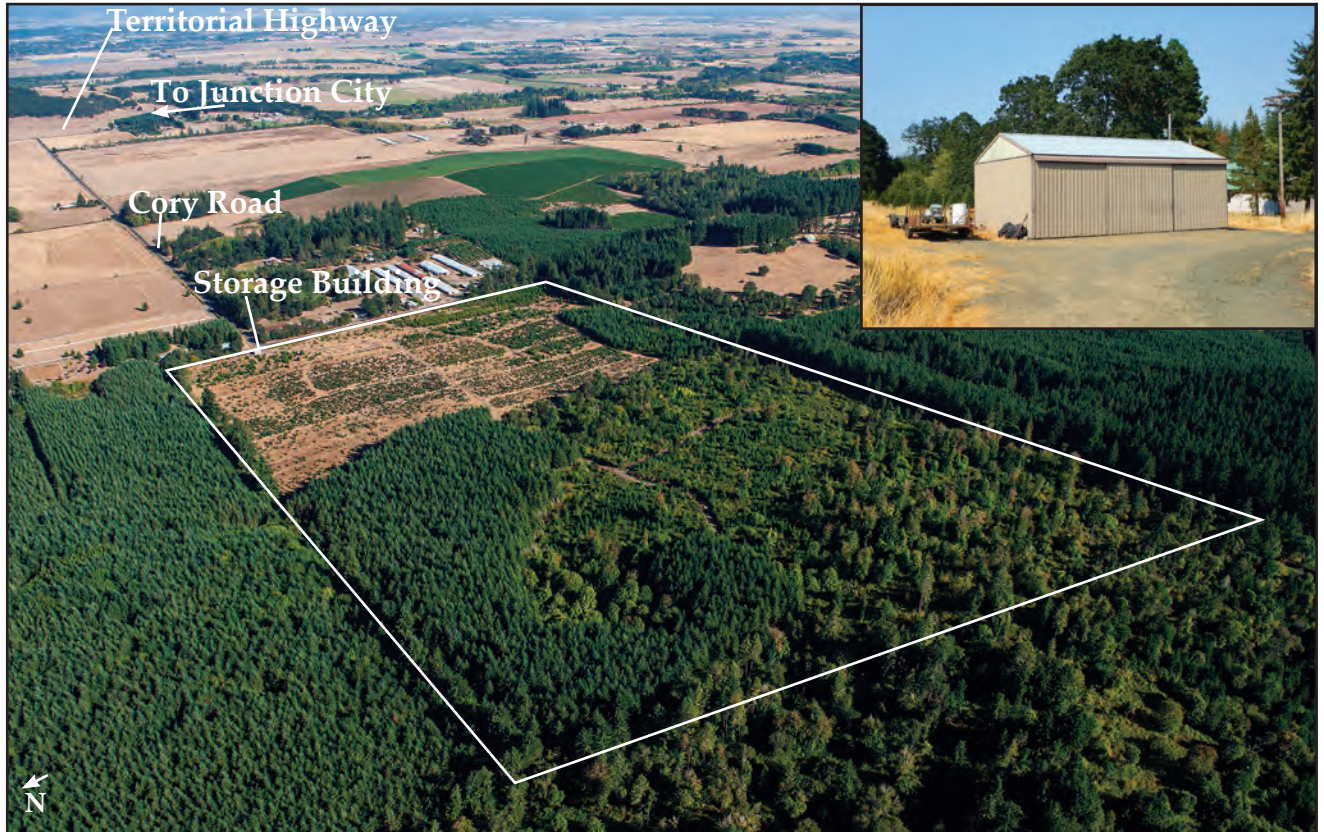


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*Cory Road Timber Tract near Junction City and Territorial Highway
Lane County, Oregon*



PUBLISHED RESERVE: \$292,500
 LAST ASKING: First Time Offered
 SIZE: 97± Acres
 ELEVATION: 500± Feet

ZONING: EFU -- Exclusive Farm Use
 PROPERTY INSPECTION: At Any Time
 FINANCING: None – All Cash

DESCRIPTION: This 97± acre tract is located at the foothills of the Coastal Range, 4± miles west of Junction City, Oregon, along Cory Road, just west of Territorial Highway. 42± acres in the eastern section of the property have been leased for Christmas trees. The Christmas trees that remain will be removed prior to close of escrow, at expiration of the lease. The leasee is interested in a new lease. The remaining 55± acres contain the following: an estimated 393 MBF of 37-year-old Douglas-fir, located in the northwest section on 14± acres, well-stocked 9-year-old Douglas-fir reproduction on 34± acres, and well-stocked 17-year-old Douglas-fir reproduction on 5± acres. Please see Supplemental Information Package for detail timber inventory, with type map.

The property is highly-productive timberland, with most of the land being Site I, providing a new owner with opportunity to replant the 42± acres that had been leased with Douglas-fir so that the entire property can be managed as a tree farm.

The Topography is gentle to rolling, east-facing. Adjoining uses include residences and farm along Cory Road, with forest land to the north, south, and west. Several vineyards are nearby, including High Pass Winery and Pfeiffer Vineyards.

Zoning may allow a farm-related dwelling under certain conditions. Please see Supplemental Information Package for details. On-site septic and well are required.

There is a small metal building on the property, near Cory Road, which can be used for storage.

LOCATION: Section 32, Township 15 South, Range 5 West, Tax Lots 400 and 500