



PUBLISHED RESERVE: \$138,500

LAST ASKING: \$197,500

SIZE: 44± Acres

ELEVATION: 700± to 800± Feet

ZONING: F-2 -- Impacted Forest Lands

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This timber tract, located along a hillside overlooking Dexter Reservoir, is within a 25-minute drive of Eugene and I-5, and has a combination of 16- to 24-year-old well-stocked Douglas-fir, and conditional-use approval for two home sites. The property contains two tax lots of 13± and 31± acres, each with a conditional-use approval for a dwelling, dated August 2014 and valid for a period of four years, and with an initial extension of two years. Please see Supplemental Information Package for copies of Lane County Approvals.

There is access from Highway 58 in the northeast section with a road that also provides access to the western portion of the tract which contains the other home site. Both home sites will require on-site septic and well. Power is available from Highway 58.

There is an estimated 12 acres of 24-year old Douglas-fir, with the balance of the property containing 16-year-old Douglas-fir.

It is projected that within 20 years, the tract will contain an estimated 878 MBF, providing opportunity to have both long-term asset growth, with some near-term cash flow, from the harvesting of timber. Please see Supplemental Information Package for timber inventory and growth projection.

Topography is mostly moderate north-facing slopes, with a site index of III. The southern boundary of the tract is along Southern Pacific Railroad.

Dexter Reservoir is popular for boating, sailing and fishing. The Lowell State Recreation Site, with docks and a boat launch, is located nearby on the western edge of the Reservoir. The Lowell Covered Bridge Interpretive Center is also nearby. The community of Lowell is on the north side of the Reservoir, and I-5 is a 15-minute drive west along Highway 58.

LOCATION: Township 19 South, Range 1 West, Section 22, Tax Lots 300 and 400