



PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 375± to 688± Feet

ZONING: F -- Forest

PROPERTY INSPECTION: Please call Auction Information Office. See Supplemental Information Package for Map and Directions.

FINANCING: None – All Cash

DESCRIPTION: This 80± acre tract is located next to Cape Arago State Park, along Oregon's south coast near North Bend and Coos Bay. Auction Property #123, owned by the same Seller, is located a mile east of the property.

The property has an estimated 1,760 MBF of primarily 50-year-old Sitka spruce, based on an updated timber inventory by Stuntzner Engineering and Forestry.

The topography is primarily moderate west-facing slopes. There is physical access to the tract to the southeast section from lands managed by Campbell Global, and from Weyerhaeuser Land to the south. The Douglas-fir site class is III+.

The new owner will need to obtain a road-use agreement from either Campbell Global or Weyerhaeuser.

LOCATION: Township 26 South, Range 14W, Section 20, Tax Lots 900, 1000 and 1400