



PUBLISHED RESERVE: \$99,500

LAST ASKING: First Time Offered

ELEVATION: 800± Feet to 1,000± Feet

SIZE: 57± Acres

ZONING: EFC -- Exclusive Forest and Conservation District

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 57± acre timber tract is located in the foothills of Oregon's coastal range, midway between Highway 26, and the town of Vernonia, on Highway 47. The tract contains two parcels. There is a 16± acre parcel on the westside of Highway 47 that contains well-stocked 8-year-old Douglas-fir reproduction. There is a small out-parcel which contains a residence. There is a 41± acre parcel east of the Highway, along the R.O.W. for the Vernonia Trail that links Banks to Vernonia, Oregon, that contains well-stocked 10-year-old Douglas-fir reproduction.

A Temporary Road-Use Agreement was obtained from the adjoining owner to the east when the Seller logged the property.

Both parcels have moderate- to steep-slopes. The Douglas-fir site class for both parcels is II.

LOCATION: Township 3 North, Range 4 West, Tax Lots 700 and 900

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015