



PUBLISHED RESERVE: \$495,000

LAST ASKING: \$650,000

SIZE: 156± Acres

ELEVATION: 1,600± to 2,160± Feet

ZONING: TC -- Timber Conservation

PROPERTY INSPECTION: At Any Time

FINANCING: None -- All Cash

DESCRIPTION: This 156± acre timber tract is located along the west-facing slopes of the Silverton Hills, ten miles southeast of Silverton, and near the northeast boundary of the 9,000± acre Silver Falls State Park. There is excellent access to Highway 214. Salem is within a thirty-minute drive and Portland is within a one-hour drive.

Silver Falls State Park is one of Oregon's most spectacular state parks, with ten waterfalls and twenty-five miles of trail, providing both day use and overnight camping to nearly one million annual visitors to the Park. This timber tract has frontage along Grade Road, 140± acres of well-stocked 15-year-old Douglas-fir reproduction, and an estimated 145 MBF of 45-year-old Douglas-fir north of Grade Road. Adjoining lands to the south are owned by the State of Oregon, and to the east by both the BLM and the State of Oregon. The tract has views south to both Silver Falls State Park, and to Waldo Hills towards Aumsville and west Salem. There are a number of residences northeast of the tract, along Grade Road.

The Douglas-fir site class is II+.

LOCATION: Township 8 South, Range 2 East, Section 7, Tax Lot 500. From Silverton, take Highway 214 to Drake Crossing at the intersection of Powers Creek Loop, Highway 214 and Grade Road. Proceed 3.1± miles on Grade Road to the property.

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