

118  
thru  
120

*McKenzie River Frontage Recreation, Conservation, Timber and Development Portfolio, within 50-Minute Drive of Eugene, Oregon*



	#118	#119	#120
PUBLISHED RESERVE:	\$157,500*	\$1,135,000*	\$1,707,500*
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered
SIZE:	8.64± acres with four cabins	145± acres	106± acres

\* Sales of Auction Properties #118, #119 and #120 are subject to sealed bids in the aggregate to equal, or exceed, \$3,000,000

ELEVATION: 1,000± Feet to 1,400± Feet

ZONING: F1 -- Impacted Forestry

PROPERTY INSPECTION: Do Not Disturb Tenants in Cabins

FINANCING: None – All Cash

**DESCRIPTION:** This portfolio of 260± acres, located along the McKenzie River Valley, has 3± miles of McKenzie River frontage, within one of the most popular stretches of the river for rafting, kayaking and fishing. The properties are located between the McKenzie River communities of Blue River and Nimrod, with proximity to Tokatee Golf Course, and are within an hour’s drive of central Oregon resorts. This Sealed Bid Offering by Rosboro -- one of Oregon’s largest private forest product companies -- provides the opportunity to acquire all three properties in bulk, individually, or in combinations.

In addition to the rare opportunity to acquire and control 1.5± miles along both sides of the McKenzie River, this portfolio has potential entitlements for up to six riverfront home or cabin sites. Three of the potential entitlements are located on the 106± acre McKenzie River camp property, with over 9,000±