



*Artist sketch of Finn Rock Logging Camp*



*View of rock quarry pond on Auction Property #119*



*Finn Rock Boat Launch on Auction Property #120*

feet of river frontage, that includes the former Finn Rock Logging Camp which, in the 1940s, contained twenty homes, a church, and a company store which remained until 1980.

The Finn Rock Boat Launch is part of the McKenzie River camp property, and is used by the public as access to the popular rafting stretch between Finn Rock, and Helfrich Boat Landing. It could be used by the owner as a private boat launch, or leased to a private outfitter.

The portfolio also includes a four cabin complex on 8.64± acres along the McKenzie Highway, near the community of Blue River, and overlooks Elk Creek. The cabins provide the option for their replacement with new cabins that could be used for rentals.

Adjacent to the Elk Creek Cabins is the 145± acre McKenzie River West property that has potential entitlements for three riverfront home or cabin sites. In addition, the property has a rock quarry permitted for private use with a pond which could easily be incorporated into a recreation use that could include potential camp sites, fishing pond and system of hiking and jogging trails. Acquisition of the Elk Creek cabins by the same Owner would enhance rental potential, giving access to over 9,200± feet of river frontage.

There is an estimated 5,500 MBF of mature conifer and hardwoods, including Douglas-fir, white woods, red cedar and hardwoods on Auction Properties #119 and #120 (see Supplemental Information Package for inventory) which could provide some near term cash flow from logging, as part of the development of portions of the property.

The McKenzie River West Portfolio also has a significant conservation opportunity in the donation, or sale, of a conservation or Working Forest Easement in order to control any future development of potential home sites, or replacement of the four cabins, potential timber harvest, and additional quarry operations. The McKenzie River Land Trust has been very active in obtaining Conservation Easements, and in acquiring properties that have significant conservation value.

Acquisition of the entire Portfolio will provide opportunity to develop seasonal, or year-round, residential and recreation uses. Sale of the three individual properties is subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$3,000,000.