



One of four Elk Creek cabins

Auction Property # 118

Elk Creek Cabins

PUBLISHED RESERVE: \$157,500*

The Elk Creek Cabins are located on an 8.64± acres site, with a common entry drive along the McKenzie River Highway. There is a total of four small cabins which range from 384± square feet to 760± square feet, built from between 1948 to 1978. Two of the cabins, each with one bedroom and one bath, are currently rented for a total of \$1,000 per month. The other two cabins are in fair to poor condition, and are vacant. There is a shared well and septic system which serve the cabins.

The cabins are on a ridge above Elk Creek, and are not within the flood plain.

A new owner could have the opportunity to replace all four with new cabins, upon Lane County approval, which could be rented year-round, or used as vacation rentals.

Access to the 145± acre McKenzie River West property is along the northern boundary.



Existing trail system through Auction Property #119



Auction Property # 119

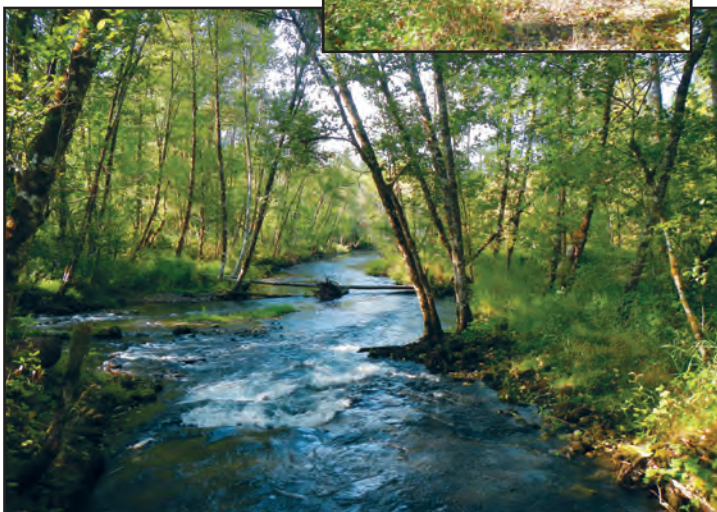
McKenzie River West with Rock Quarry, Timber, and Potential Entitlements for Three Dwellings

PUBLISHED RESERVE: \$1,135,000*

The 145± acre McKenzie River West property has access from the McKenzie Highway, by the Elk Creek cabins. The old road bed was used for seasonal crossing on Elk Creek, and was used by Rosboro for its tree farm property when it operated the rock quarry. A new owner will need to develop year-round access with a bridge over Elk Creek to serve the three potential home and / or cabin sites.

There is an estimated 9,200 feet of McKenzie River frontage, and 3,280± MBF of timber, including Douglas-fir, white woods, red cedar, and hardwoods.

The property, with its unusual riverfront setting and seclusion, provides options for the development of three year-round private retreats. There is a walking trail around the property. Additionally, this property, in combination with the Elk Creek cabins, could provide an opportunity for seasonal or year-round rental income.



View of Elk Creek, from below four cabins