

## Auction Property # 120

McKenzie River Camp with Finn Rock Boat Launch, and Potential Entitlements for Three Dwellings

**PUBLISHED RESERVE:** \$1,707,500\*

The 106± acre McKenzie River camp property has 9,100± feet of riverfront, with access from the McKenzie Highway. The Finn Rock Boat Launch, with small parking area, has been available for public access.

The southwest part of the property was the site of the historic Finn Rock Logging Camp. There is an all-weather road on the tract which served the logging camp, which in the 1950s contained twenty-two homes. Power is available, and there is an existing well on the property.

Rosboro has potential entitlements for up to three dwellings on the auction property which could be used for year-round homes or cabins with shared gated entry. The property is mostly level and could also accommodate a barn for each owner for horses or a shop.

The eastern boundary of the bulk of the property is along Powerline Road.

There is an estimated 2,280 MBF of timber, including Douglas-fir, white woods, and red cedar and hardwoods.

### LOCATION:

#118 - Township 16 South, Range 4 East, Sections 29 and 30, Tax Lot 700

#119 - Township 16 South, Range 4 East, Sections 29, 30, 31 and 32

#120 - Township 16 South, Range 4 East, Sections 29, 31 and 32

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



*Popular stretch for fishing*



*Riverfront by Finn Rock Boat Launch*



*Quartz Creek USFS bridge*