



PUBLISHED RESERVE: \$4,195,000

LAST ASKING: First Time Offered

SIZE: 604± Acres with Two Homes, Large Shop, Barns and Reservoir

ELEVATION: 100± Feet to 400± Feet

ZONING: F - Forest Zone; EFU - Exclusive Farm Use; RR-2 - Rural Residential

PROPERTY INSPECTION: Locked Gate - Please call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: The 604± acre Kurzet Ranch is a secluded coastal ranch and one of the largest private landholdings located near the Bandon Dunes Golf Resort, North Bend Airport, South Slough National Estuarine Research Reserve and the resort community of Bandon by the Sea. It has a combination of timber, recreation and conservation opportunities, which have both near-term cash flow, and long-term asset growth,

The property is being offered for the first time to the general public, and includes two homes, shop that can accommodate a helicopter, four barns, and an estimated 11.6 million board feet of 50- to 60-year old Sitka spruce, Douglas-fir, hemlock, and red alder. There are also 142± acres of high-quality bottomland with water rights for irrigation, and a reservoir.