



*Three bedroom, two bath main residence*



*2,640± square foot shop*



*Big Creek located along bottomland*

There is a system of logging roads that will need some improvement, and provide access throughout most of the property. The majority of the property can accommodate ground-based logging system. The steeper slopes are along the Big Creek Drainage, which will require some cable logging. The Douglas-fir site class is III+, and the annual growth rate from 2011 to 2015 has been 4%.

The property has a strategic location and good proximity to wood product manufacturing facilities on the southern coast, and along the I-5 corridor, from Eugene to Medford, Oregon, providing opportunity to merchandise logs to a number of customers. Export log yards are located in nearby North Bend / Coos Bay.

### **Ranch Improvements**

There is a main residence with large shop and caretaker home, plus four barns from the property's prior use as a dairy farm.

The 1,539± square foot three bedroom, two bath main residence is located on a ridge with views toward the southwest of the Ranch. The one-story manufactured main residence is thirty years old, and in good condition. There is a woodstove in the living room, a large deck, and a covered carport. Heat is electric, and water is provided by a spring. There is on-site septic.

A large 1 1/2 story, 2,640± square foot shop building was initially built as a helicopter hangar, and has large bi-fold door at the front of the building. The building is now used as a shop, and has a concrete floor with wood furnace for heat.

The caretaker home is located near the main entry gate, and is a 1,688± square foot two bedroom, two bath home which was built in the 1930s and is in fair condition.

There are four barns located below the main residence along the bottomland which were originally used for dairy operations and storage for hay. The barns are open, and currently used for storage of equipment. They range from 6,240± to 10,000± square feet, and are all in need of repair.

There are above-ground gas and diesel storage tanks, located by the barn. The gas tank is 1,000 gallons; the diesel tank is 5,000 gallons. Additionally, there is a small reservoir that was constructed at the southeast end of the property, and has both a dam, and a spillway. It is used for both fishing, and to provide water for irrigation. It was constructed in the 1990s.

Existing Ranch equipment and rolling stock is available for purchase by the high bidder. Please see Supplemental Information Package for itemized inventory list.