



PUBLISHED RESERVE: \$550,000

LAST ASKING: \$675,000

SIZE: 38± Acres

ELEVATION: 1,900± to 2,200± Feet

ZONING: FR -- Forest Resource

PROPERTY INSPECTION: Locked gate -- please call Auction Information Office

FINANCING: None – All Cash

**DESCRIPTION:** This quarry contains a large deposit of basalt bedrock, meets Oregon Department of Transportation specifications for road construction, and has produced 1/4", 3/4", 1 1/2", 4", and pit run, wall rock and decorative boulders. The quarry is located 24 miles north of Medford, and has access to Highway 62, Crater Lake Highway, and Highway 234, both of which provide good access to I-5.

A Geo-Technical Report was prepared by McLucas & Associates in 2014, showing an estimate of remaining basalt bedrock reserve of 6.6 million tons. Please see copy of report that is available in Supplemental Information Package.

The Cabin Canyon Quarry property has been operated since the 1980s. From between 2003 and 2011, a total of 233,982 tons of aggregate was extracted from the quarry, with prices per ton ranging from \$6.74 to \$8.92. The property has not been operated during the past three years, and the DOGAMI Surface Mining Permit #15-0192 is in the process of being renewed, and transferred to the Seller.

The proposed Pacific Connector Gas Pipeline Project, which is under review by the Federal Energy Regulatory Commission and other public agencies, if approved, will create demand for up to 240,000 tons of resource for construction of the pipeline which will be located near Trail, Oregon, and the Cabin Canyon Quarry property, according to the McLucas report.

An estimated 11 acres of the site has been mined, and a pond is located at the extraction area in the northeast section of the property. A mobile home is on the property. The balance of the tract is covered with residual timber, and has moderate southeast- and north-facing slopes.

There is access from Highway 62 west on Highway 277, to West Fork Trail Creek Road, and then via an easement over a BLM gravel road. There is a locked gate, and the quarry is located a mile from the gate. Additionally, three other private landowners have access to the easement. The Cabin Canyon Quarry owner is responsible for road maintenance.

LOCATION: Township 33 South, Range 1 West, Section 30, Tax Lot 5402

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

OR FAX FORM ON PAGE 115 TO 503-242-1814