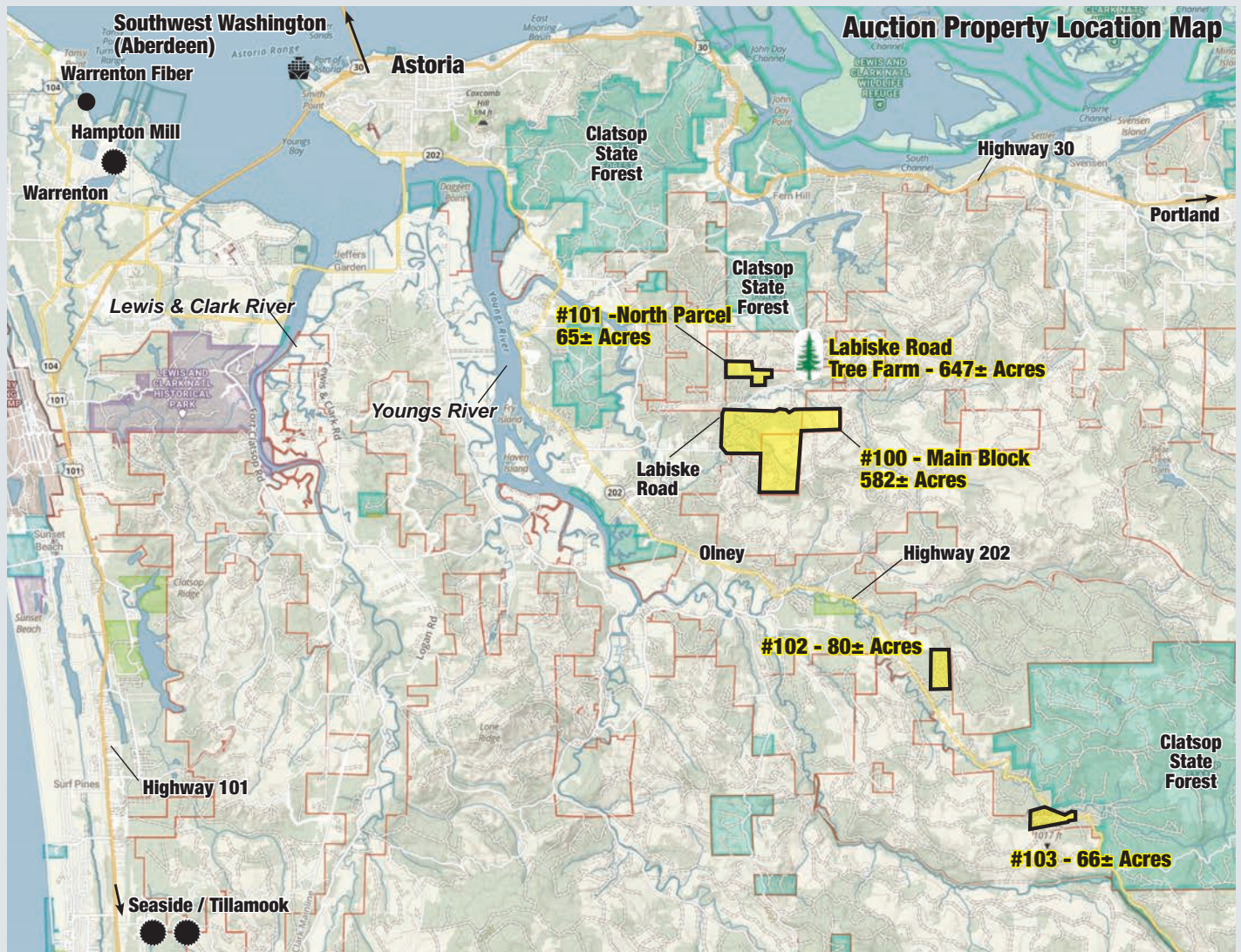


Highway 202 North Timber Tracts with 4,289± MBF near Astoria Clatsop County, Oregon



	102	103
PUBLISHED RESERVE:	\$690,000*	\$695,000*
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	80± Acres	66± Acres
ELEVATION:	240± to 400± Feet	400± to 780± Feet
ZONING:	F-80	AF

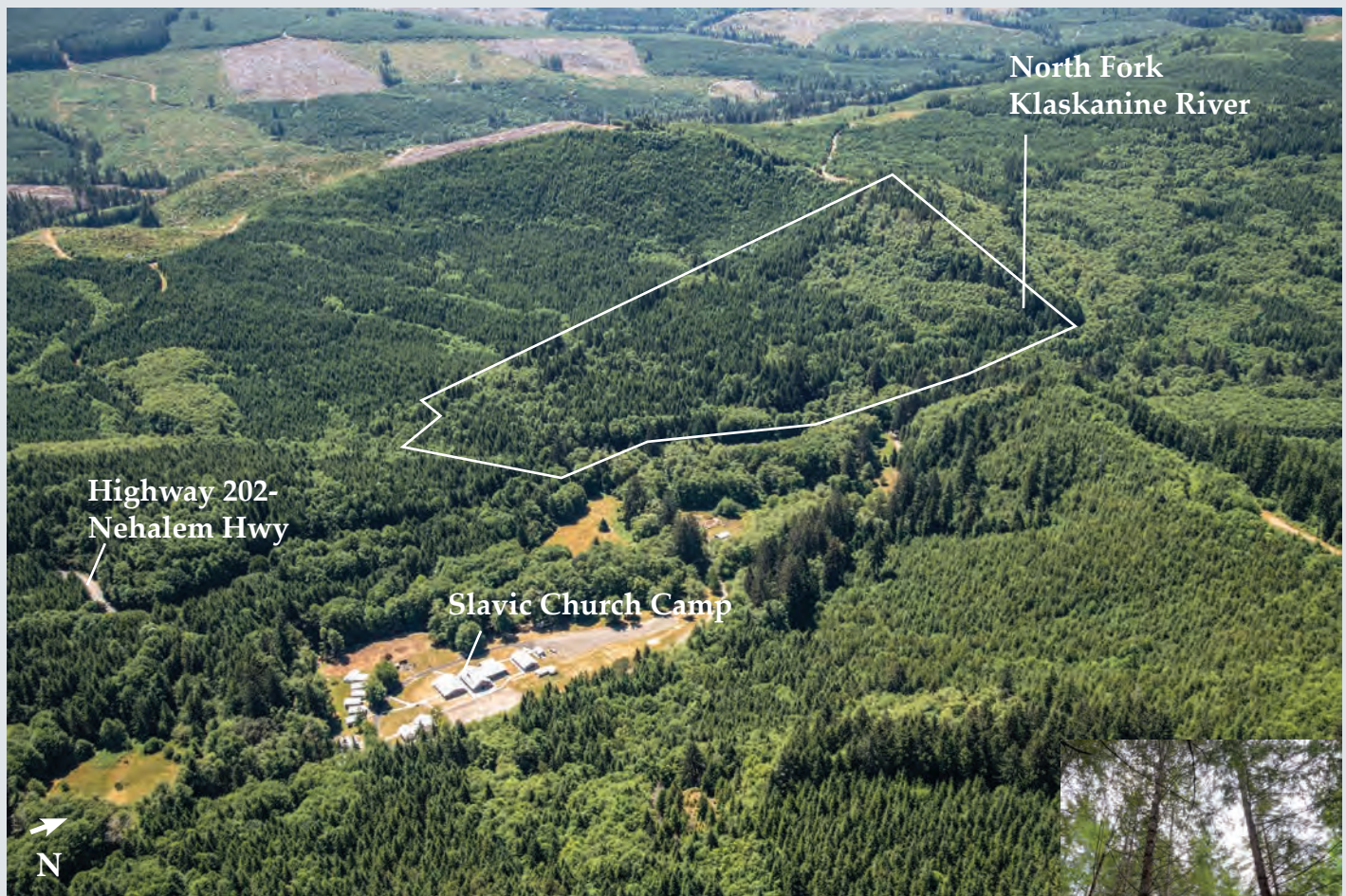
PROPERTY INSPECTION: Locked Gates. Contact Auction Information Office info@rmnw-auctions.com or 800-845-3524

FINANCING: None – all cash. AgWest Farm Credit is preferred lender and financing may be available. Contact Megan Cox, Relationship Manager, at 509-939-4471 or megan.cox@agwestfc.com for more information.

DESCRIPTION: These two small timber tracts are located south of the small community of Olney, along Highway 202, Nehalem Highway, a major route between Highway 26 and Astoria, and provides access to log markets in Astoria, Tillamook, Mist, and Forest Grove.

There is a total of 4,289± MBF on these two tracts, which are primarily 35 to 40 year-old Douglas-fir, western hemlock, and red alder. 49% or 2,098± MBF is Douglas-fir; 28% or 1,187± MBF is western hemlock; balance is mainly red alder, with a nominal amount of Sitka spruce.

Both properties are Site Index II, and can be purchased together, or individually.



The 66± acre tract contains an estimated 2,503 MBF, and is located two miles south of Auction Property 102, with frontage on the west side of Highway 202 near Slavic Church Camp. North Fork Klaskanine River bisects the northeast corner of the property. There is gated entry road from Highway 202 North.

Timber ranges from 35 to 50 years-old, with 1,931 MBF of primarily Douglas-fir and western hemlock, and 576± MBF of red alder.

This irregular-shape tract has an estimated 10 acres of RMA, and north-facing, moderate slopes with a logging road running east to west.

Lewis & Clark Tree Farms is adjoining owner to the south and west, with Slavic Church Camp to the east, and private owner to the northwest corner. Lewis & Clark Tree Farms has a spur road and landing in the southwest corner.

*Individual sales of Auction Properties 100 through 103 are subject to total bids to equal, or exceed, the bulk published reserve price of \$8,815,000

LOCATION: T7N, R8W, Sec 34, Tax Lot 300, Parcel No 14962, Clatsop County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2024