

PUBLISHED RESERVE: \$1,545,000 / \$4,828 per acre

LAST ASKING: First Time Offered

SIZE: 320± Acres

ELEVATION: 2,200± to 4,300± Feet

ZONING: FC (Forest Commercial)

PROPERTY INSPECTION: Munger Creek Tract - At Any Time. Use ATV or walk in.

Cedar Flat Tract - Locked Gate. Contact Auction Information Office for Combination - info@rmnw-auctions.com or 800-845-3524

FINANCING: None – All Cash

DESCRIPTION: Contiguous Munger Creek and Cedar Flat Tracts, each containing 160± acres, are located three miles west of Willams, and are being offered as a two-tract package with an estimated 3,399 MBF, or 11,700 BF/AC. 2,925± MBF is of Douglas-fir with balance of cedar, white fir, and pine. The two tracts were cruised in 2018 and 2021. Cedar Flat Tract was thinned in 2019 with a regeneration harvest and removal of 1,485± MBF. The 30 acre clearcut was replanted in 2021/2022. All these activities have improved productivity.

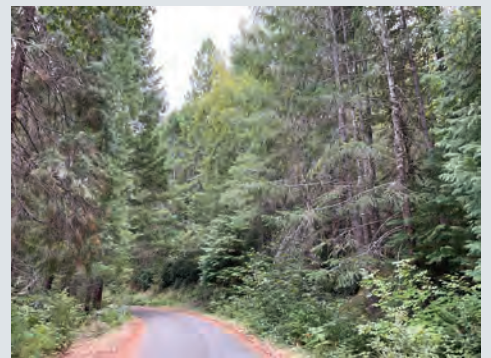
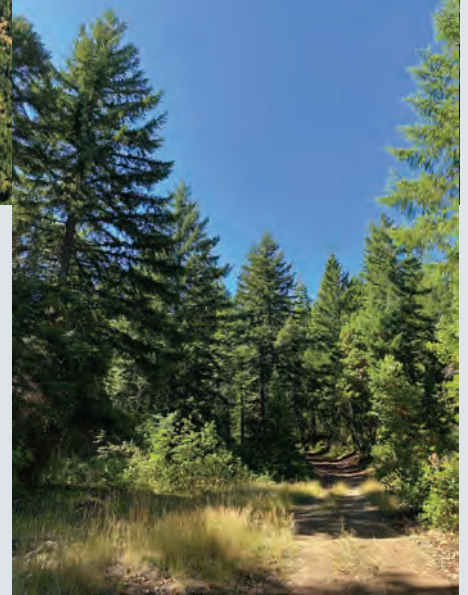
Majority of the land is Site Class II, with mostly moderate north- and west-facing slopes. Only an estimated 15% will require cable logging.

There is physical access to the southeast portion of Munger Creek Tract from Munger Creek Road, BLM Road 39-5-6.1. Existing logging road system will require improvement. Cedar Flat Tract has access from BLM Road 39-5-6 via a spur to the eastern section, used recently when property was logged. Swamp Creek, tributary to Munger Creek, bisects the northern portion of the Tract.

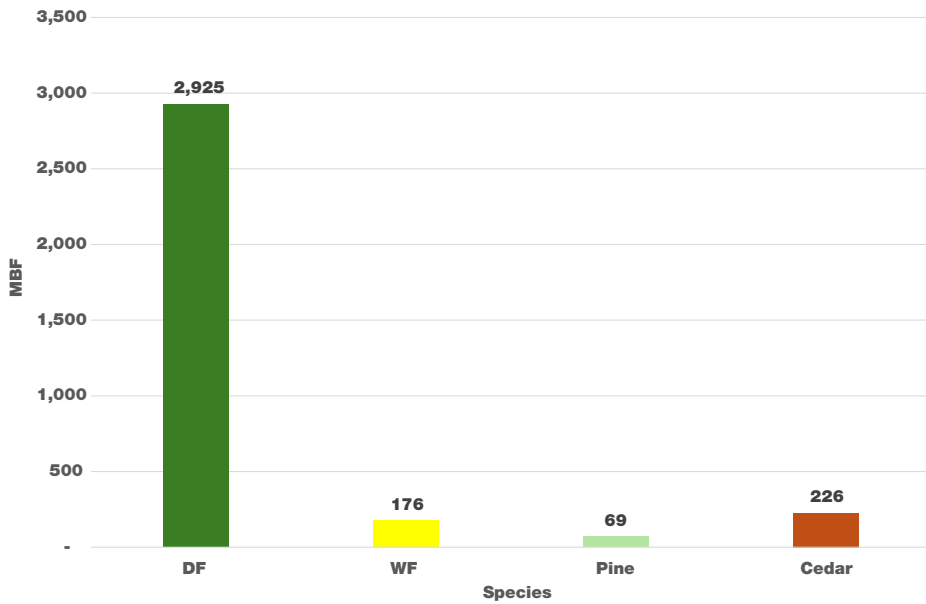
Murphy Timber is adjoining owner west of Cedar Flat Tract, with other private owners north and east of Munger Creek Tract. BLM is adjoining owner east and south of Munger Creek Tract.

LOCATION: Munger Creek Tract: Township 38 South, Range 6 West, Section 36, Tax Lot 500, Parcel No R326905 Cedar Flat Tract: Township 39 South, Range 6 West, Section 2, Tax Lot 200, Parcel No R328732, Josephine County, Oregon

SEALED BIDS DUE NO LATER THAN 4:00 PM, NOVEMBER 13, 2024



Munger Creek and Cedar Flat Volume by Species



#105 - Tract Volume by Species

Tract	Size	Volume by Species				Total
		DF	WF	Pine	Cedar	
Munger Creek	160	1,569	3	197	25	1,794
Cedar Flats	160	1,356	176	29	44	1,605
Total	320	2,925	176	226	64	3,399