

Eagle Creek Forestland Tract

120 acres in section 28, T3S-R5E

Clackamas county, Oregon

Tax Account #: 00962097

Price: \$499,000

Descriptive Narrative

The Property:

This forestland tract is located near George, Oregon, 15 minutes from Estacada. This is a very nice setting, neighbors are dominated by woodland owners, Christmas tree growers, industrial forestry companies, and to the south by the BLM and the Eagle Creek drainage.

This is an excellent property which has been managed by a forestry/logging family for the last 12 years. They are from Washington and are looking for something closer to home. The property has had PCT, vegetation control, interplanting, extensive road improvement, and some pruning.

The mainline road through the property is rocked, all weather. A 4x4 is suggested only so you don't try to take a low clearance passenger vehicle.

Timber site is primarily Site II with some Site III on the south end. Very important, there are 3 distinct age classes allowing for intermittent cash flows. Ages of the stands are 32, 14, and 4 years old.

Use and Dwelling Potential:

The property is zoned TBR which requires 160 acres or a template test for dwelling eligibility. There is another avenue to making it buildable. In Clackamas County, it is possible to accumulate 200 acres of TBR zoned land-these do not have to be adjacent tracts. One can be made buildable by applying a conservation easement on the remainder. With an additional 80 acres, this parcel could be eligible for a dwelling.

Attributes:

As well as a top quality forestland, this property offers opportunities for off the grid habitation, wildlife of all kinds, interesting rock formations, and Eagle Creek is 300' away over land owned by the BLM. There is seclusion and at the same time near Estacada. There is a year around stream for enjoyment.

Neighbors are public and forest industry lands.

Evaluation:

The property is being offered at **forestland values**. The evaluation variables are a 5% real rate of return (on the reproduction) and \$500/MBF stumpage value at harvest.

Domestic and Export log markets are readily available.

Directions & Access:

Approximately 15 minutes east from Estacada, use the Location Map on the website or set your GPS for Matthew Road, George, Oregon. Go south on Matthew Road from SE George Road for 1000'. There will be a gate on your right that starts at the easement for the Subject Property. There is a lock, so contact us before inspecting the property. Mark Willhite Mark.Willhite@juno.com 503-695-6419. Follow the access road westerly for 850' to the north property line (just after you cross the creek) of the Subject Property. You can find yourself on the aerial photos available on the website.

The lock on the gate to use is the gold one. Be sure to lock up the way you found it.

Other:

A survey of the property perimeter is available on the website.

All information presented here and on the website is done so in good faith and believed to be accurate, but no guarantees or warranties of any kind are made by the broker, owners, or service providers.

Please direct questions and inquiries to Mark Willhite, Mark.Willhite@juno.com. 503-695-6419