

## Hungry Hill Tree Farm

### Forest and Timber Land Sales in Oregon

#### Property Details

**Price:** \$2,399,000

**State:** Oregon

**County:** Linn

**Nearest Community:** Albany/Scio

**Total Acres:** 336

**Forest Acres:** 308

**Timber Volume:** 2300 MBF m/l

**Property Zoning:** F/F Farm Forest

**Listing Broker:** Fred Sperry

**Phone:** (541) 868-6567



#### Property Description

330-acres of well managed tree farm with merch and near-merch timber. Near Scio and Lebanon, OR. Double-wide mobile home. An additional home site is allowed.

This beautiful, well-managed tree farm offers tremendous and exciting possibilities: investment, hunting/recreation, rural home site development and more. The property is close in. Only 9 miles to I-5 at Albany, OR. 10 miles to Lebanon and 8 miles to Scio, OR. Just 33 miles to Salem. It is well-located for access to log markets.

A spring 2017 timber cruise estimated the volume in stands 31 and older to be 2,095 MBF (see cruise report summary). Adjusting this volume for 2017 and 2018 growth, timber volume is estimated to be 2,300 MBF m/l. 206 acres are in stands 41 years and older. 78 acres are in stands 31 years old. The next 5-10 years will produce dramatic volume and value growth.

This is a large tract where you can enjoy nature, escape the rat race and be as private as you want to be. Peace, quiet and serenity abound. Recreation opportunities are abundant! Horseback riding, ATV riding, hunting and hiking are just a few of the possibilities.

If future revenue from timber harvest is not a priority, it is already a wonderful nature preserve. Harvest as little or much as you like to manage it for the purposes you choose. Already a great property for wildlife there are many opportunities to enhance wildlife habitat. The great thing about forest land is that these and other objectives are not mutually exclusive!

There are 2 ponds and registered water rights for livestock and fire protection. Selling carbon credits is already a possibility and it appears the carbon market place could be expanding in the future.

There is 24' x 60' mobile home ('96 Fleetwood) that is being rented. *Please do not disturb the tenant.* An additional home site is allowed based on the large tract dwelling provision of Linn County's F/F zoning. There are many beautiful home sites from which to choose!





