

Shoreview Tree Farm

Forest and Timber Land Sales in Oregon

Property Details

Price: \$1,095,000

State: Oregon

County: Lane

Nearest Community: Cottage Grove,
OR

Total Acres: 273 m/l

Forest Acres: 273 m/l

Timber Volume: Pre-merch (see stand
map for ages)

Property Zoning: F2 (impacted forest)
& F1 (non-impacted forest)

Listing Broker: Fred Sperry

Phone: (541) 868-6567



Property Description

273 acres of excellent Douglas-fir reprod aged 9-22 years old. Very well-managed tree farm with all-weather rock roads. Adjacent to Dorena Reservoir. Buildable!

This well-managed tree farm is a high-quality forest investment property. 162 acres of F2 zoning qualifies it for a large tract dwelling permit per Lane County land use code. There are several potential home sites with outstanding views of Dorena Lake and its beautiful surroundings. Flat to gentle slopes permit you to locate your dream home with easy access to the paved county road. Only 9 miles east of Hwy I-5 at Cottage Grove. It lies across the road from Dorena Reservoir which is a great lake for recreation.

The major roads are rocked for year-round logging and provide an excellent base for a driveway. The Douglas-fir reprod is primarily 9-22 years old. 111 ac 9-10 year-old and 89 ac 15 year-old. There are also 40 acres of 37 year-old Douglas-fir on which the Seller intends to retain a timber deed. Seller to reserve mineral rights.



