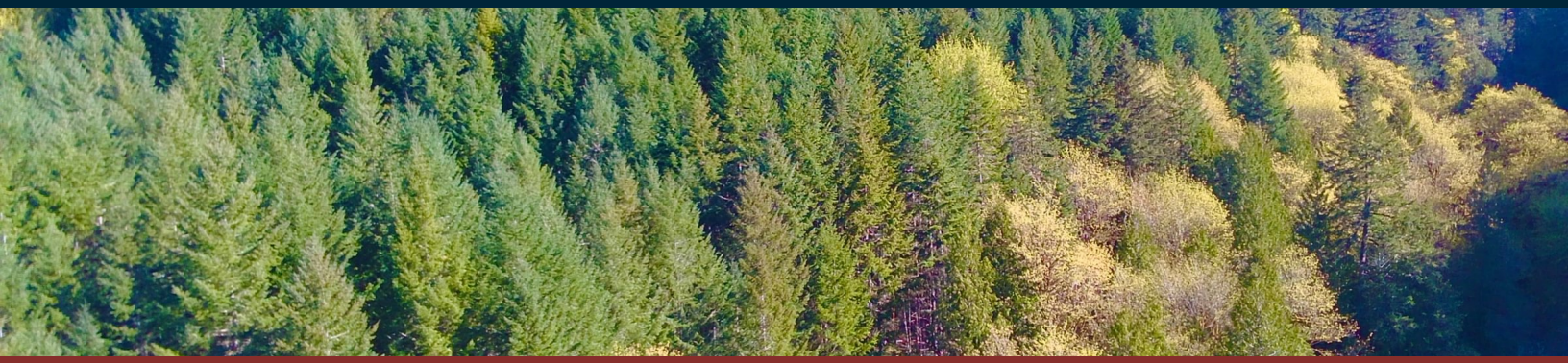


ACTIVE · SET PRICE

South Fork

± 40 Acres | Benton County | Oregon | Near Alsea

Camp and enjoy this piece or let the timber grow for a solid investment!

PRICE	PRICE / ACRE	ACREAGE
$609,000	—	± 40

PROPERTY OVERVIEW

Located in the heart of the Alsea River corridor, this exceptional 40-acre timberland tract offers a rare combination of investment potential, recreation, and natural beauty. Situated just off South Fork Road near the well-known Alsea Falls and Green Peak Falls recreation areas, the property provides a quiet and private setting surrounded by some of western Oregon's most scenic landscapes. The property features approximately 1,188 MBF of merchantable timber (buyer to verify) with an estimated age of around 45 years, offering immediate and long-term value for timber investors. The well-stocked stand represents a solid asset with near-term harvest potential while continuing to appreciate biologically over time. Access is excellent via a paved BLM road, providing reliable year-round entry. Th...

PROPERTY DETAILS

TYPE
Recreation (Large Game Hunting)

ACCESS
Gravel Road · Paved Road

WATER FEATURES
River Front · River Access

VIEWS
Timber · River

COUNTY TAX PARCEL IDS
210744

DOCUMENTS INCLUDED
S.-Fork-Aerial.pdf · S.-Fork-Location.pdf · S.-Fork-Soil-min.pdf · S.-Fork-Stand-List.pdf · S.-Fork-Stand-Map.pdf

LOCATION



Benton County, Oregon



Colton Jacobson
Pacific Northwest Real Estate Manager
O: 541.510.1670 C: 541.510.1670
Colton.Jacobson@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW

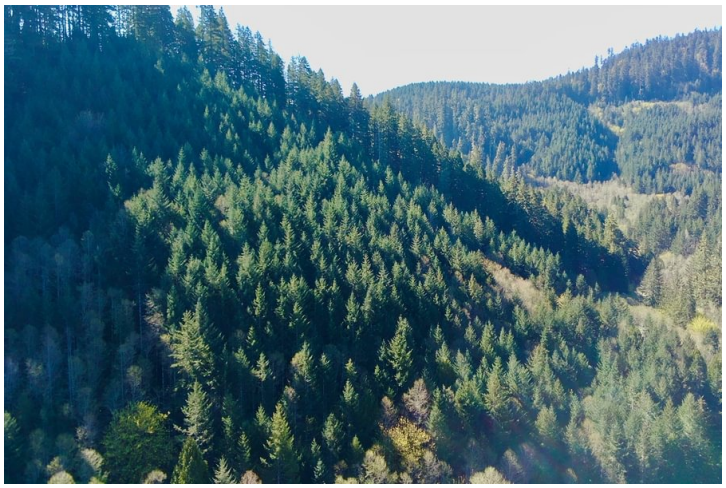
Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 28, 2026 · https://www.afmrealestate.com/properties/39.55-acres-land-for-sale-in-benton-county-oregon/south-fork

Property Photos

South Fork · Benton County · Oregon · Near Alsea











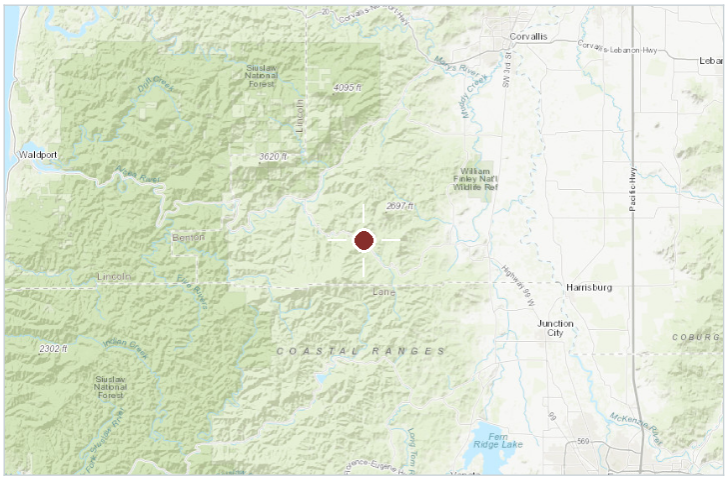


Location & Access

South Fork · Benton County · Oregon · Near Alsea



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Benton County, Oregon

NEAREST CITY

Alsea

APPROXIMATE CENTRE

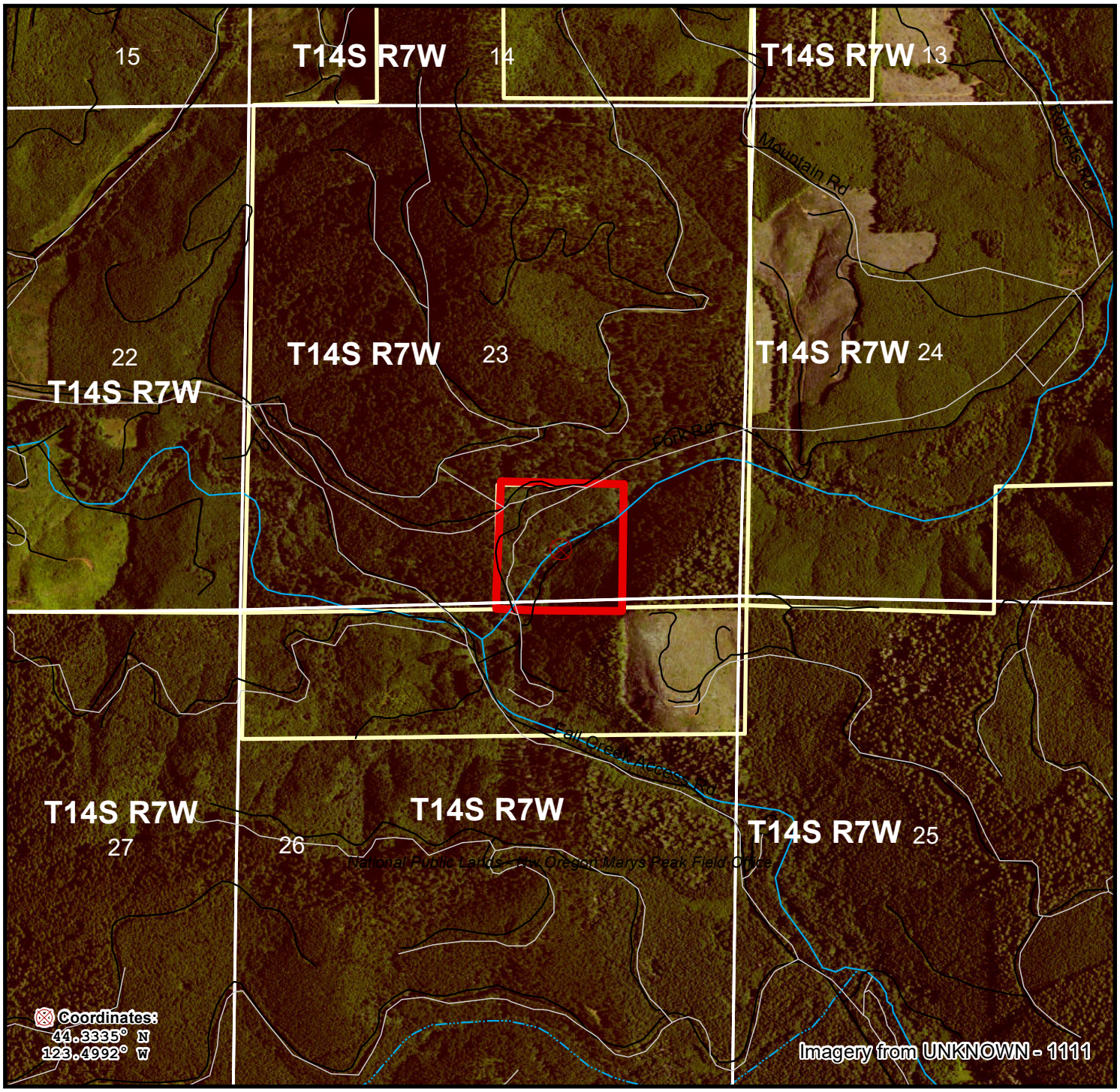
44.33303, -123.50273

COUNTY TAX PARCEL IDS

210744

INTERACTIVE MAP

https://id.land/maps/420660c95a55ae2364b72d730adb6dac/share



South Fork Road - Photo Map
Parcel # 41003Hb1006
Benton County, OR - approx. 40.0 acres +/-

- Property Listing
- County
- Lake/Reservoir
- Perennial River/Stream
- Intermittent Stream
- Interstate
- Primary Highway
- Secondary Highway
- Other Road (ESRI)
- Other Road (WY)
- Railroad
- USFS
- NPS
- FWS
- BLM
- Tribal
- Other Federal
- County/Local
- NGO/Private
- State
- Unknown

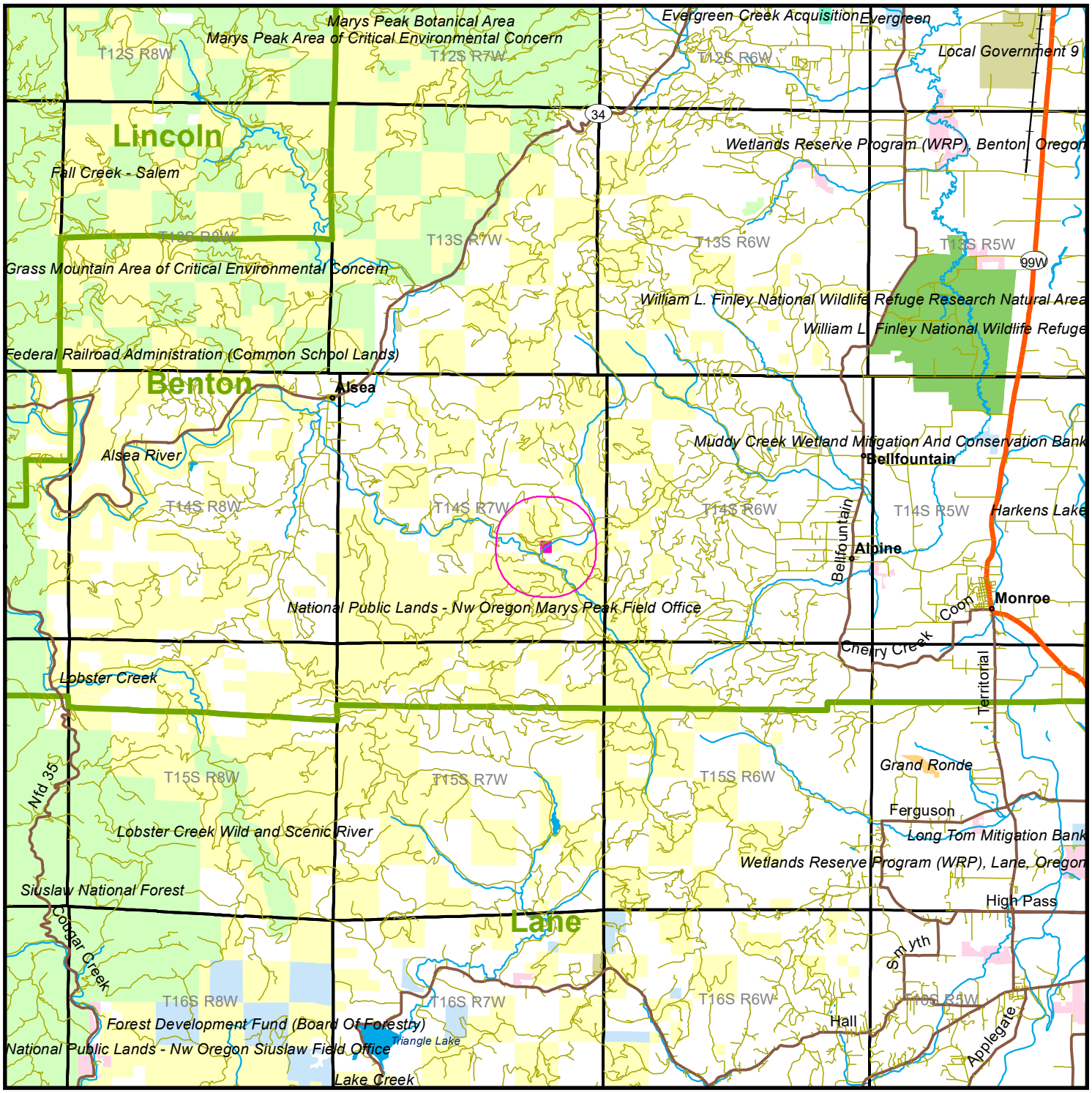
N

SCALE: 1 Inch = 1,500 Feet

0 600 1,200 1,800 Feet

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

4/2/2023



South Fork Road - Location Map
Parcel # 41003Hb1006
Benton County, OR - approx. 40.0 acres +/-

Property Listing	Interstate	USFS	Other Federal
County	Primary Highway	NPS	County/Local
Urban Area	Secondary Highway	FWS	NGO/Private
Lake/Reservoir	Other Road	BLM	State
Perennial River/Stream	Railroad	Tribal	Unknown

N

SCALE: 1:200,000

0 1 2 3 4 Miles

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4/2/2023

S. Fork - WY

Oregon, AC +/-



Boundary

Colton Jacobson
P: 541-510-1670 Colton.Jacobson@afmforest.com

All Polygons 37.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
63	Elsie silt loam, 0 to 7 percent slopes	16.64	44.35	0	70	3e
86	Honeygrove-Peavine complex, 3 to 30 percent slopes	8.06	21.48	0	57	6e
150	Treharne-Eilertsen-Zyzzug complex, 0 to 7 percent slopes	5.99	15.96	0	72	2c
102	Klistan-Harslow complex, 30 to 60 percent slopes	3.9	10.39	0	12	6e
68	Formader-Hemcross complex, 3 to 35 percent slopes	2.28	6.08	0	57	6e
69	Formader-Hemcross complex, 35 to 60 percent slopes	0.61	1.63	0	14	6e
84	Hemcross-Klistan complex, 30 to 60 percent slopes	0.02	0.05	0	14	6e
TOTALS		37.5(*)	100%	-	59.73	4.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 36.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
63	Elsie silt loam, 0 to 7 percent slopes	16.64	45.12	0	70	3e
86	Honeygrove-Peavine complex, 3 to 30 percent slopes	7.42	20.12	0	57	6e
150	Treharne-Eilertsen-Zyzzug complex, 0 to 7 percent slopes	5.99	16.24	0	72	2c
102	Klistan-Harslow complex, 30 to 60 percent slopes	3.9	10.57	0	12	6e
68	Formader-Hemcross complex, 3 to 35 percent slopes	2.28	6.18	0	57	6e
69	Formader-Hemcross complex, 35 to 60 percent slopes	0.61	1.65	0	14	6e
84	Hemcross-Klistan complex, 30 to 60 percent slopes	0.02	0.05	0	14	6e
TOTALS		36.86(*)	100%	-	59.78	4.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 0.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
86	Honeygrove-Peavine complex, 3 to 30 percent slopes	0.64	100.0	0	57	6e
TOTALS		0.64(*)	100%	-	57.0	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

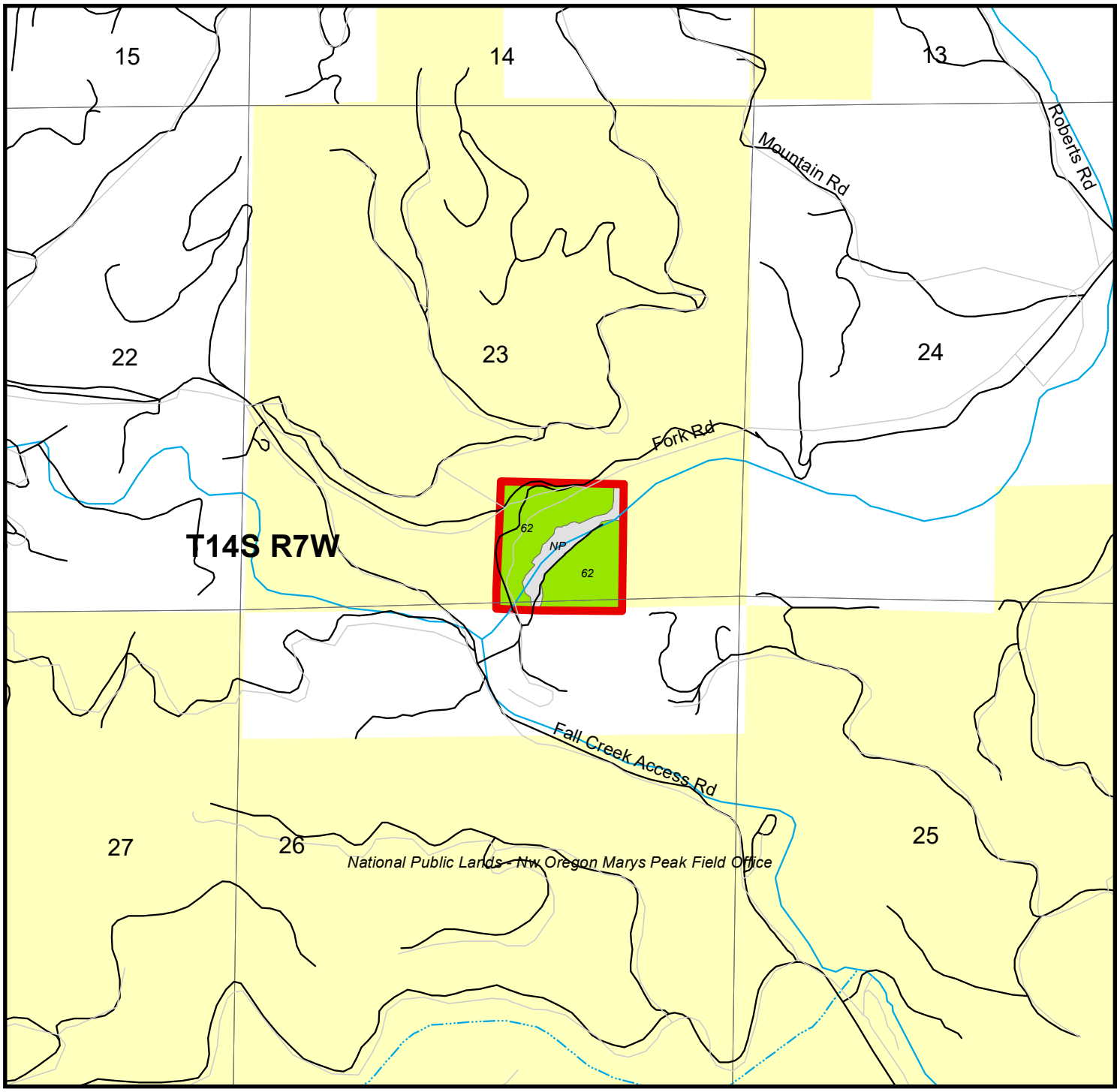
(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

AVOID	InventoryRev	OrgKeyId	Org Name	StandKey	StandNumbe	Tract Name	TractKey	State
41003Hb1006		102	Alsea	##########	135	14S07W Ben	1033009435	OR
41003Hb1006		102	Alsea	1995255592	62	14S07W Ben	1033009435	OR
Total								

Applied filters: State is OR or WA AVOID is 41003Hb1006

Parcel Acres	Establish Dat	Age	Site Index	Cover Type	Origin	RMZ	TotalTPA	TotalBA
6.48			145	NP - Wetland	None			
33.08	12/31/1981	41	136	Doug Fir Plan	Planted	Y	276.38	24
39.55								

MBF/ac- DF	MBF/ac- WW	MBF/ac- Ced	MBF/ac- Alde	MBF/ac- Oth	Hwd
29.4	0.1	0.2	2.4	0.6	



Stand Map
South Fork Road
Parcel # 41003Hb1006
Benton County, OR - approx. 40.0 acres +/-

Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	6.5
62	Douglas Fir	41	33.1

Smaller stands have been excluded to fit in the allowable space

Property Listing
County
Interstate
Primary Highway
Secondary Highway
Other Road (ESRI)
Other Road (WY)
Railroad
Lake/Reservoir
Perennial River/Stream
Intermittent Stream

Cover Type
Pine
Douglas Fir
Hem/Fir
Conifer Other
Con/Hd Mix
Alder
Hardwood
Open Productive
Non Productive
Other/Unknown

USFS
NPS
FWS
BLM
Tribal
Other Federal
County/Local
NGO/Private
State
Unknown

N

SCALE: 1 Inch = 1,500 Feet

0 700 1,400 2,100 Feet

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4/2/2023