



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
\$539,000	—	± 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	ACCESS
Recreation (Large Game Hunting)	Gravel Road · Paved Road

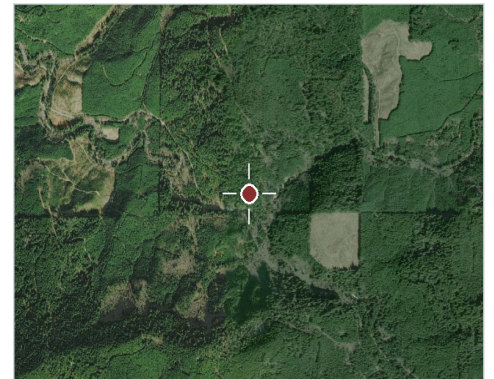
WATER FEATURES	VIEWS
River Front · River Access	Timber · River

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

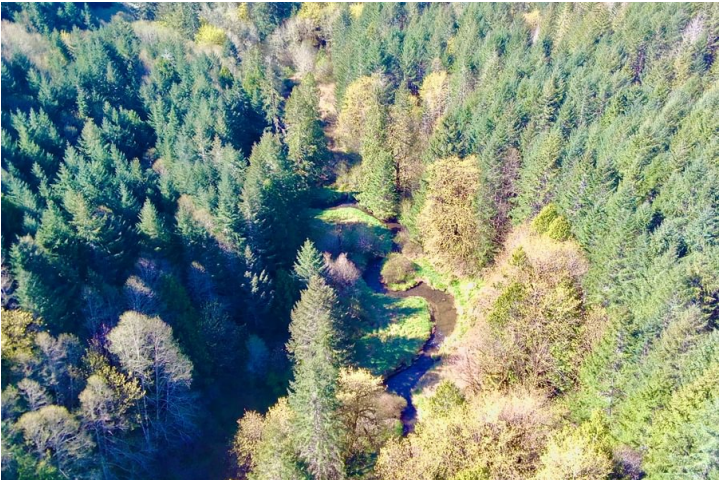
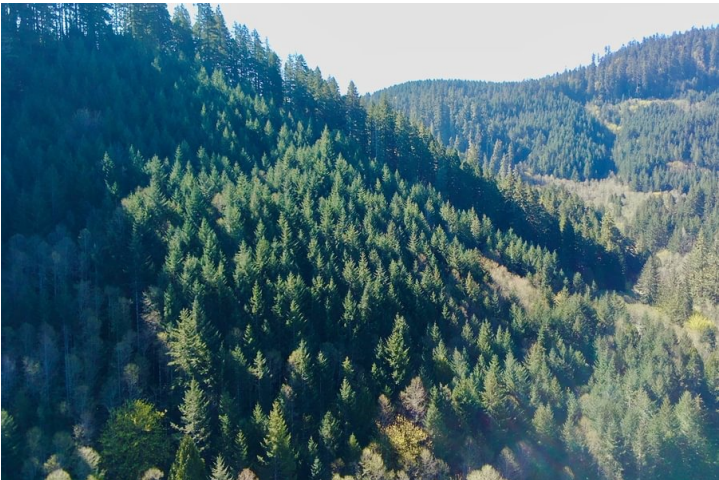
Pacific Northwest Real Estate Manager
O: 541.510.1670 C: 541.510.1670
Colton.Jacobson@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



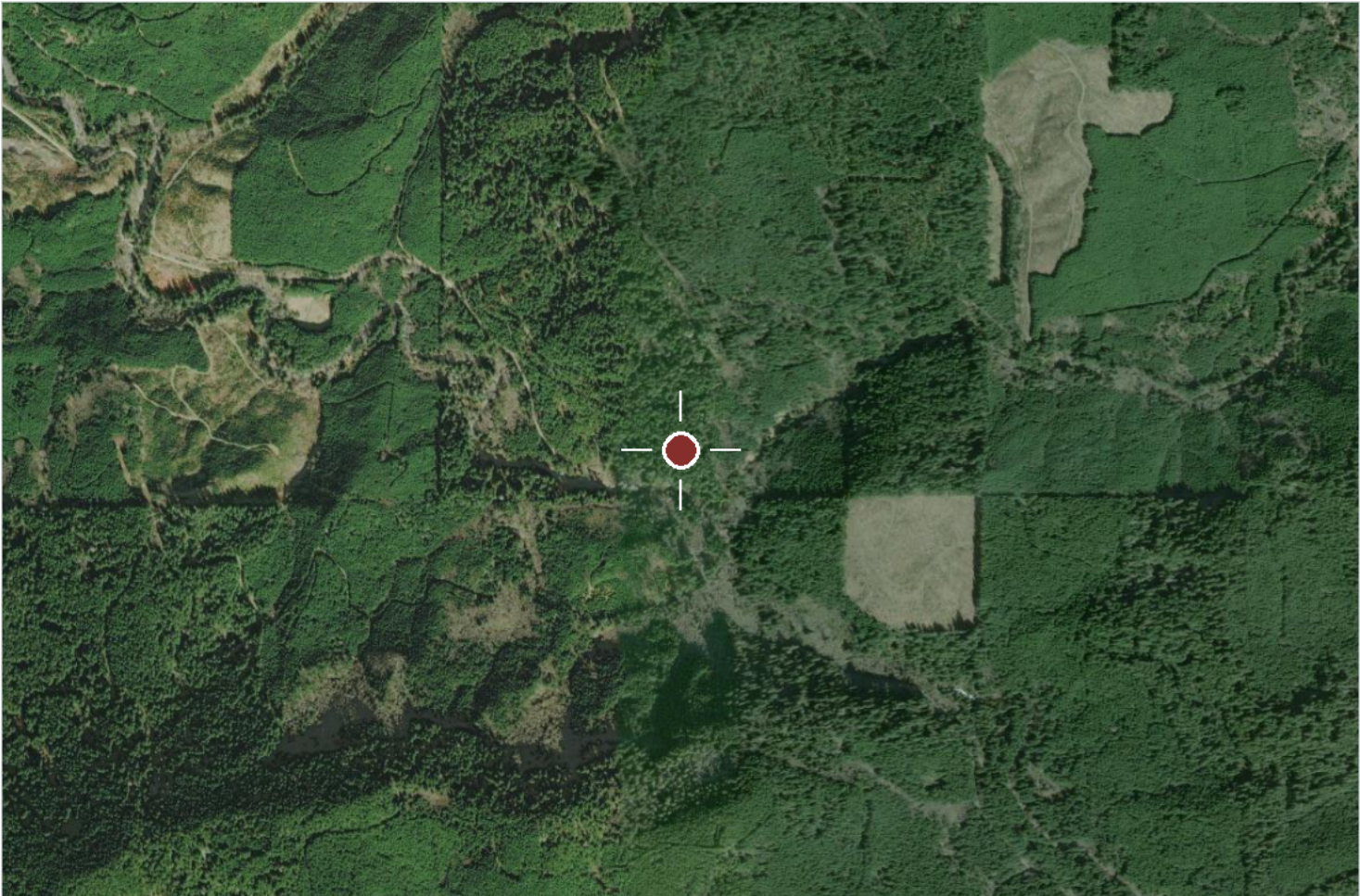
Property Photos

South Fork · Benton County · Oregon · Near Alsea

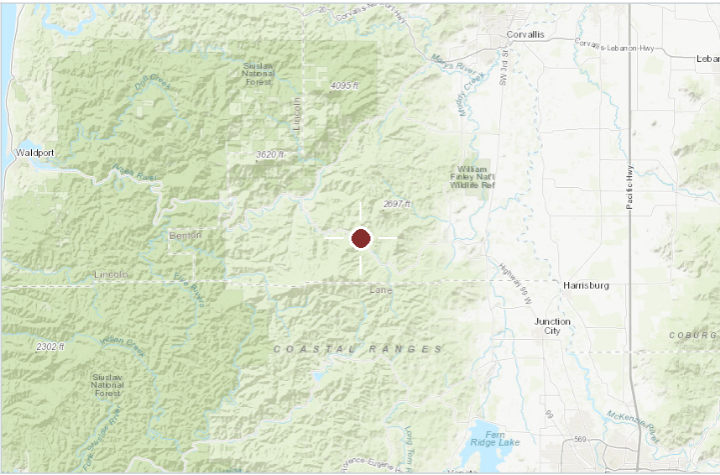


Location & Access

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

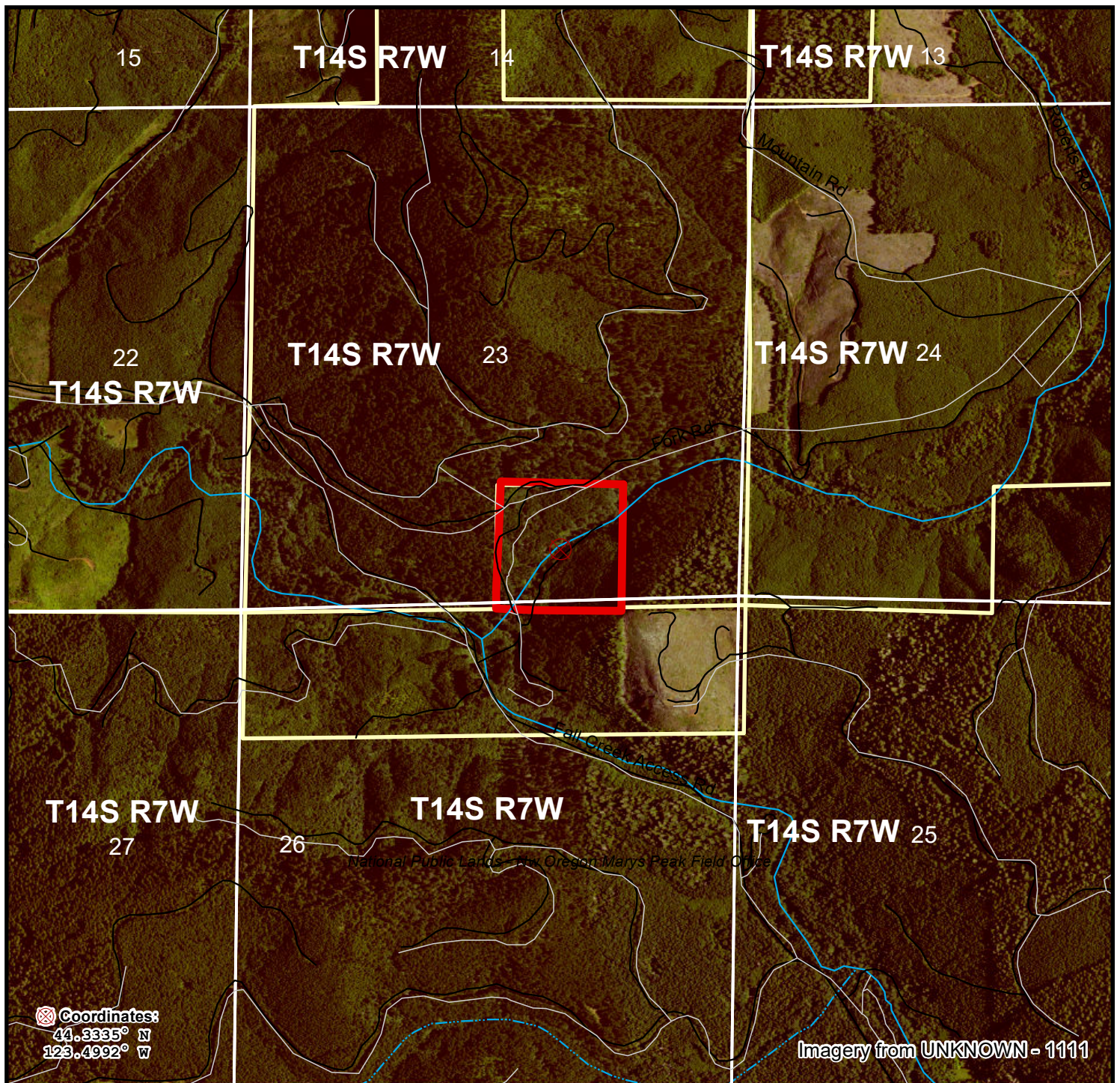
APPROXIMATE CENTRE
44.33303, -123.50273

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

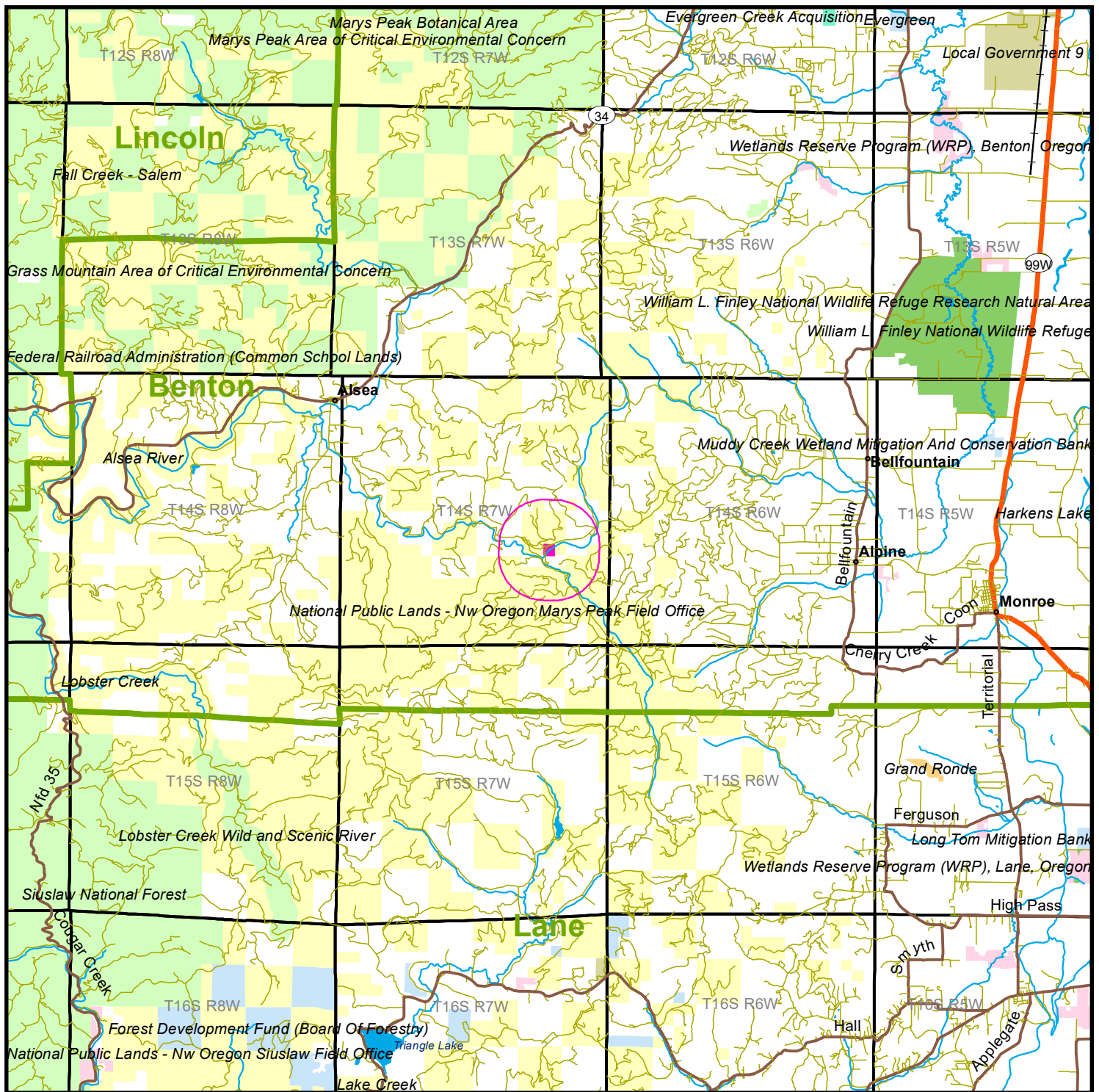


SCALE: 1 Inch = 1,500 Feet

0 600 1,200 1,800 Feet

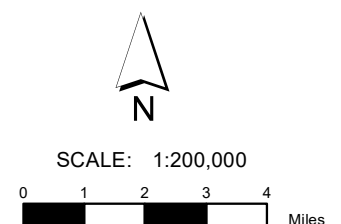
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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





 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

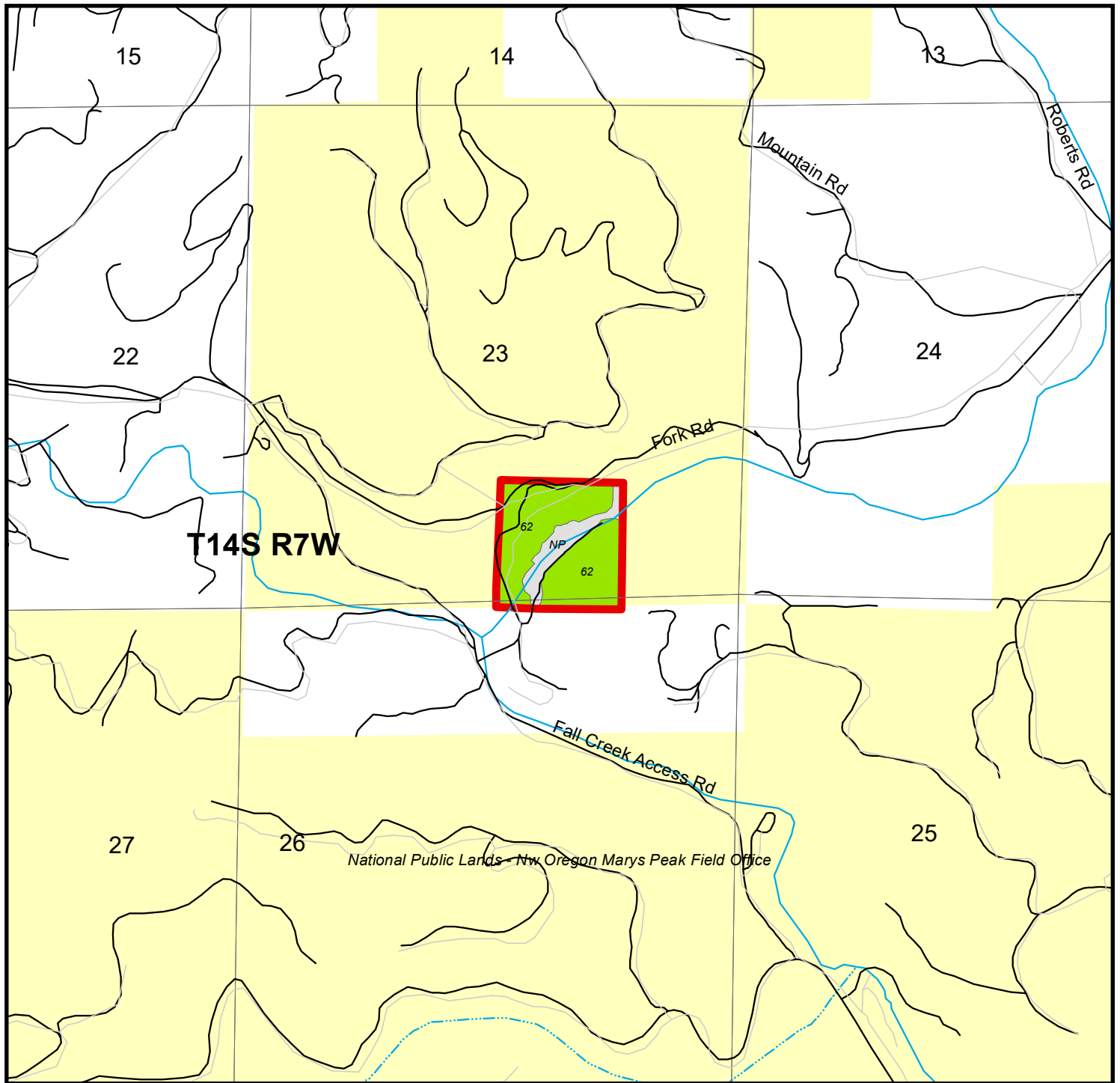
(s) soil limitations within the rooting zone (w) excess of water

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

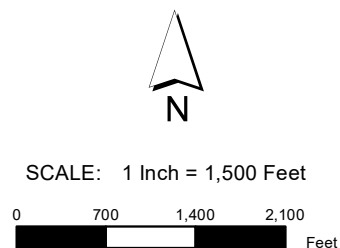
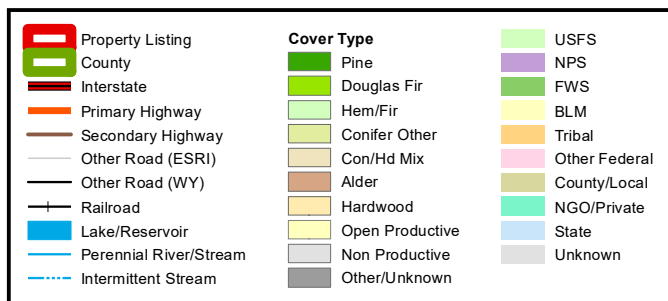
Applied filters: State is OR or WA AVOID is 41003Hb1006

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- Ald	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

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