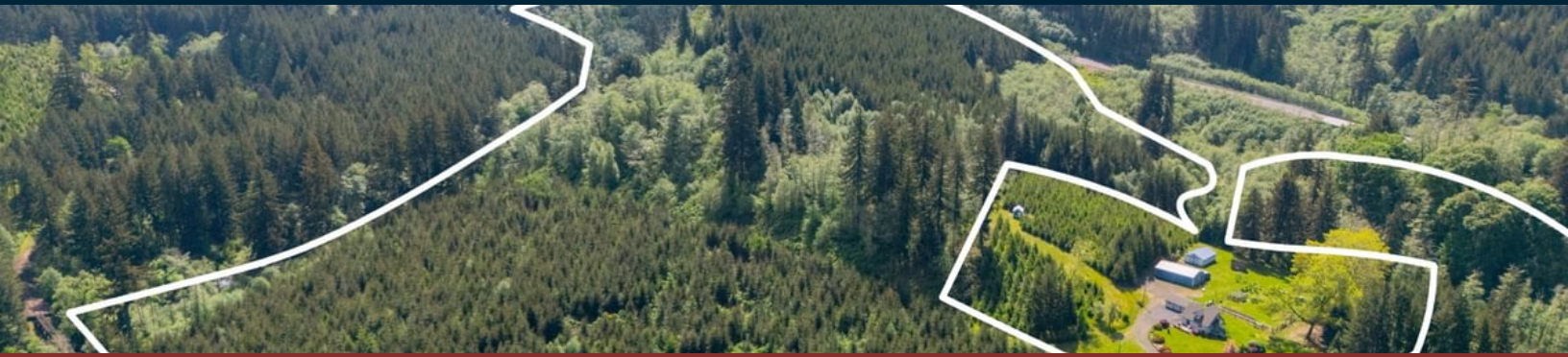




ACTIVE · SET PRICE

Trapp Creek

± 59 Acres | Lincoln County | Oregon | Near Eddyville

Trapp Creek

PRICE	PRICE / ACRE	ACREAGE
\$499,000	—	± 59

PROPERTY OVERVIEW

This is a recreation enthusiast dream property! A large frontage on the Yaquina River! Salmon, Steelhead and Trout all call this waterway home. Deer and elk also frequent the property. What is better than an investment that also provides tangible benefits. This property boasts great soils, beautiful/ healthy reprod on about ±32 acres of the property(10 - 28 years old.) along with the ability to hunt and fish on your own property. Approximately 15 miles to Historic Newport. OR and approximately 36 miles to Corvallis, OR; the setting is ideal for someone looking for a peaceful escape not too far from city fun. Seller to retain the mineral rights. Does not appear to pass the template test for a homesite.

PROPERTY DETAILS

TYPE

Development (Residential) · Recreation (ATV-UTV) · Timberland (Mixed Hardwood)

ACCESS

Gravel Road · Paved Road

WATER FEATURES

River Front · River Access · Sound

VIEWS

Timber · River

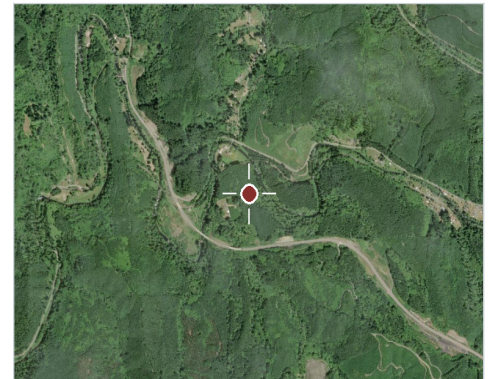
COUNTY TAX PARCEL IDS

R376604

DOCUMENTS INCLUDED

Trapp-Creek-Location.pdf · Trapp-Creek-Stand-Map.pdf · Aerial-w_-Contour-Lines-min.pdf · Aerial-Trapp-Creek-min.pdf

LOCATION



Lincoln County, Oregon



Colton Jacobson

Pacific Northwest Real Estate Manager

O: 541.510.1670 C: 541.510.1670

Colton.Jacobson@afmforest.com

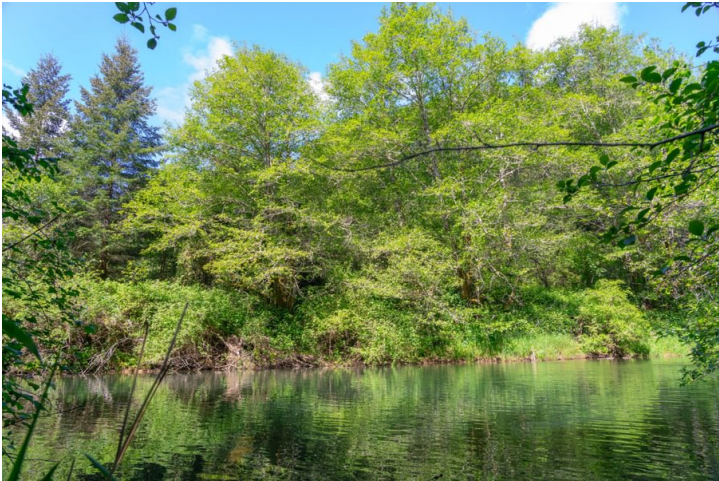
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



Property Photos

Trapp Creek · Lincoln County · Oregon · Near Eddyville

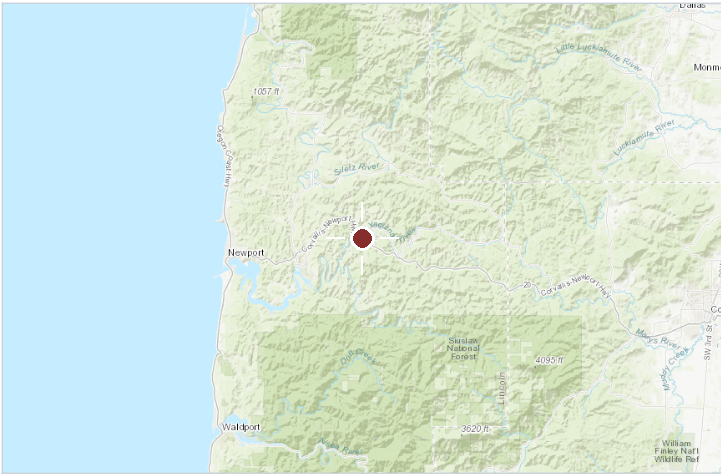


Location & Access

Trapp Creek · Lincoln County · Oregon · Near Eddyville



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



Regional locator

COUNTY & STATE
Lincoln County, Oregon

NEAREST CITY
Eddyville

APPROXIMATE CENTRE
44.65432, -123.83701

COUNTY TAX PARCEL IDS
R376604

INTERACTIVE MAP



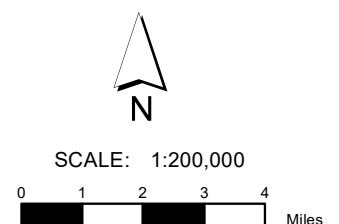
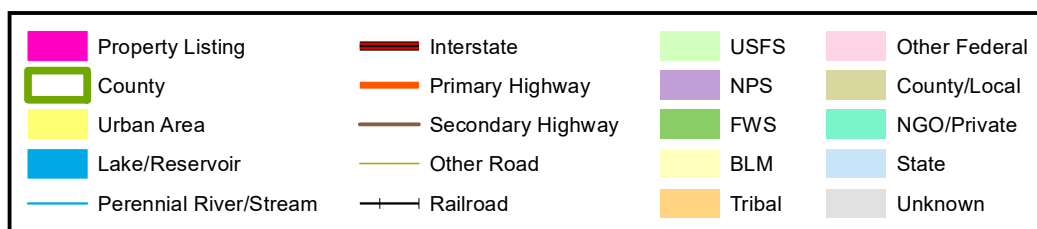
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Trapp Creek - Location Map

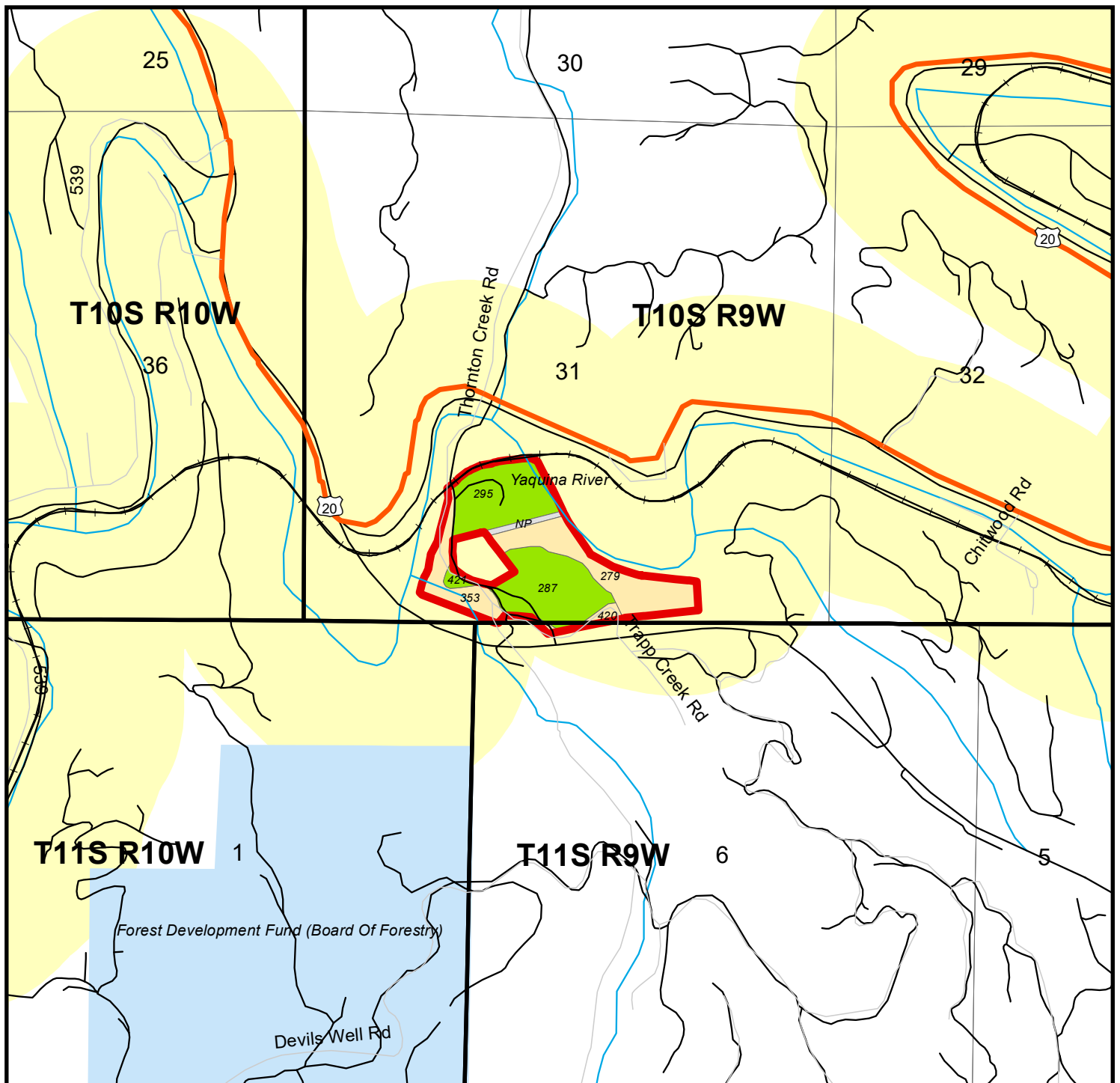
Parcel # 41041Hb1002

Lincoln County, OR - approx. 59.0 acres +/-

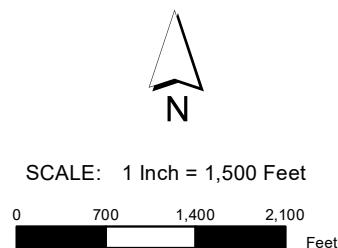
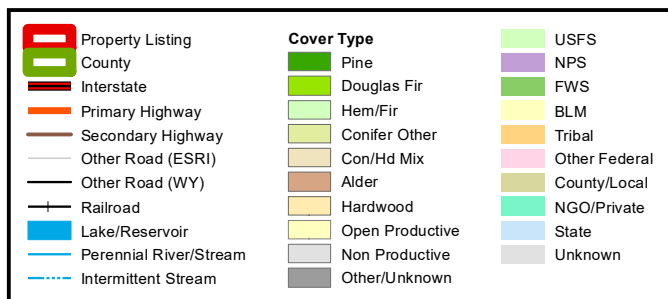


The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from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

6/19/2023



Stand Map
Trapp Creek
Parcel # 41041Hb1002
 Lincoln County, OR - approx. 59.0 acres +/-



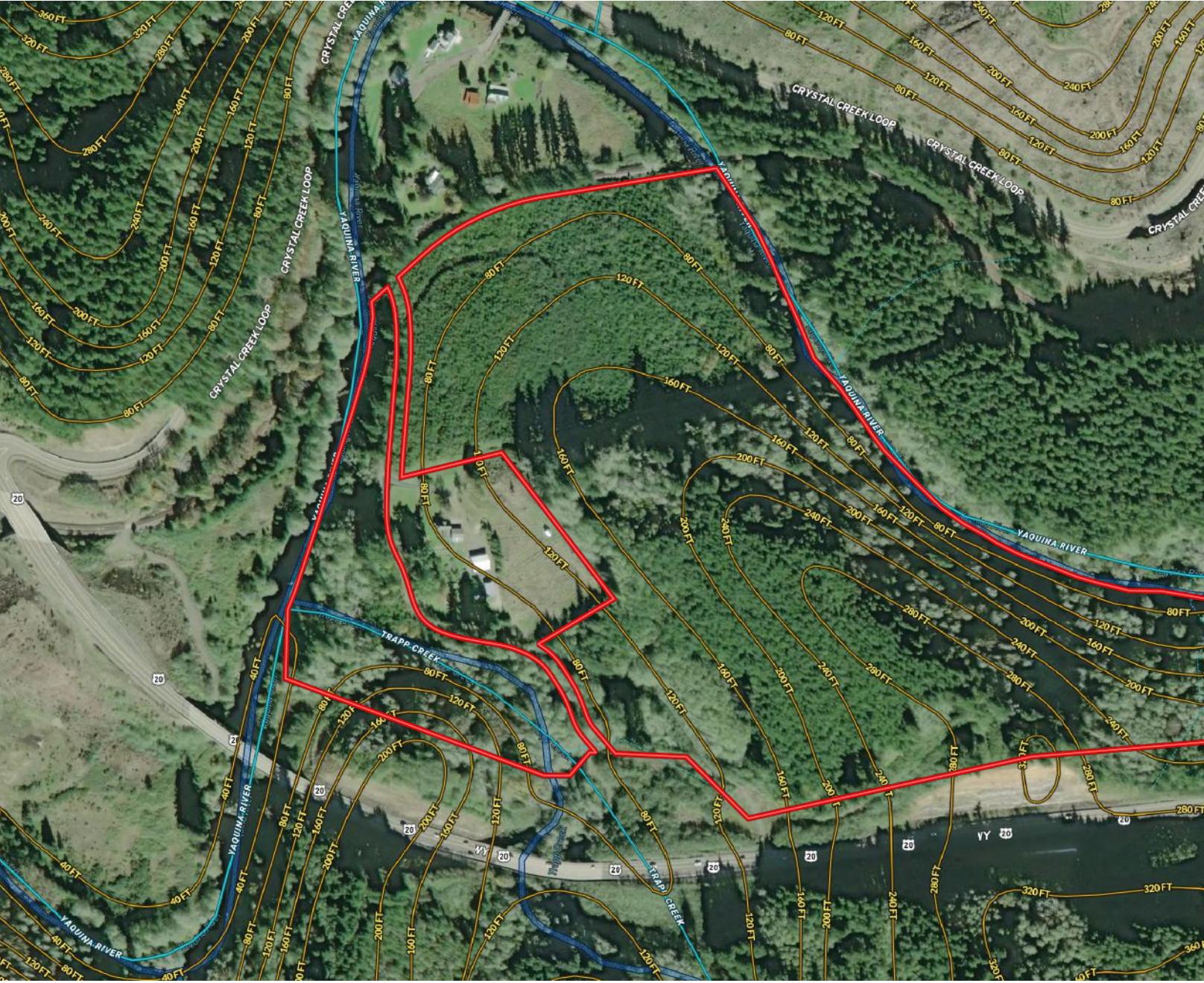
Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.1
279	Hardwood	76	15.5
287	Douglas Fir	28	16.6
295	Douglas Fir	10	15.1
353	Hardwood	75	8.1
420	Hardwood	76	1.2
421	Douglas Fir	10	1.1
429	Hardwood	76	0.4

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.

1/3/2023

Trapp Creek
Oregon, 59 AC +/-



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Trapp Creek
Oregon, 59 AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

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