



ACTIVE · SET PRICE

CG-Lorane South

± 54 Acres | Lane County | Oregon | Near Cottage Grove

±54 acre timber investment property!

PRICE	PRICE / ACRE	ACREAGE
\$529,000	\$9,796	± 54

PROPERTY OVERVIEW

±54 acre timber investment property! Located within minutes to both Cottage Grove and the Lorane Valley. About 43.6 acres of the property is well stocked 16 year old D-Fir. ±4.5 acres in the very southern portion of the property is estimated to be around 33 years old. Dirt roads are in, but will need to be brushed out in the future. Invest and recreate at the same time! Seller to retain mineral rights. All offers to be made on Sellers' forms. Property zoning does not outright allow for a dwelling.

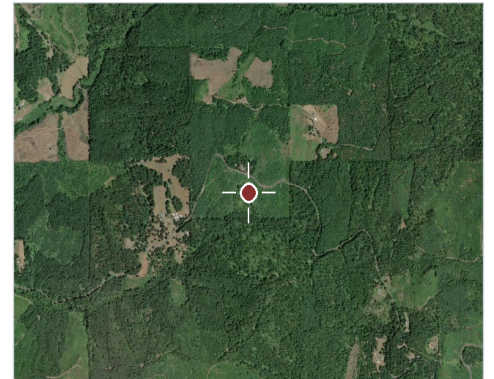
PROPERTY DETAILS

TYPE	ACCESS
Timberland (Douglas Fir Plantation)	ATV · Legal Access
VIEWS	COUNTY TAX PARCEL IDS
Timber	0919801

DOCUMENTS INCLUDED

Aerial-Map_2023-10-24-131609_rvsh.pdf · Contour-Map_2023-10-24-131613_xjff.pdf · Location-Map_2023-10-24-131618_rfen.pdf · Stand-Map_2023-10-24-131622_iwkl.pdf

LOCATION



Lane County, Oregon



Chris Marshall

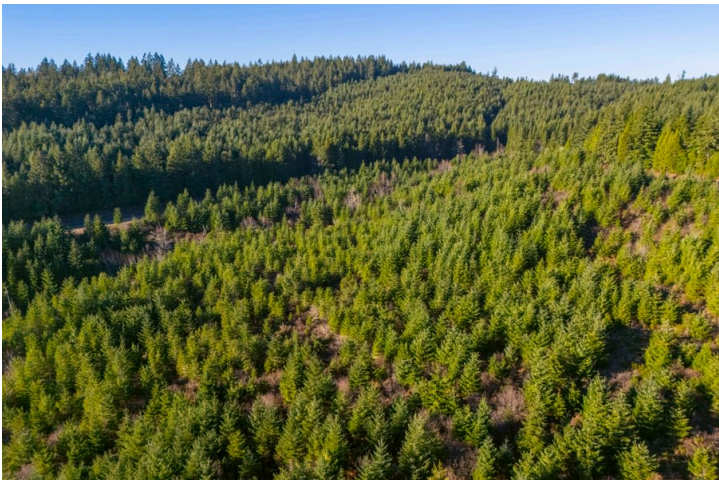
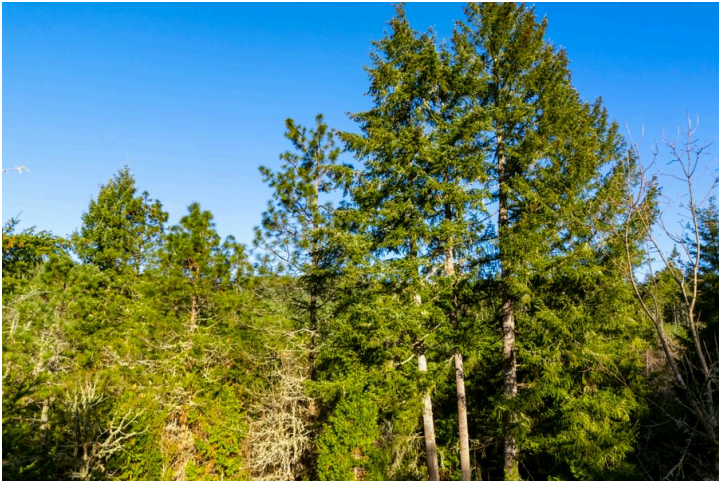
Real Estate Broker, OR
O: 541.664.9200 C: 541.930.2087
chris.marshall@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



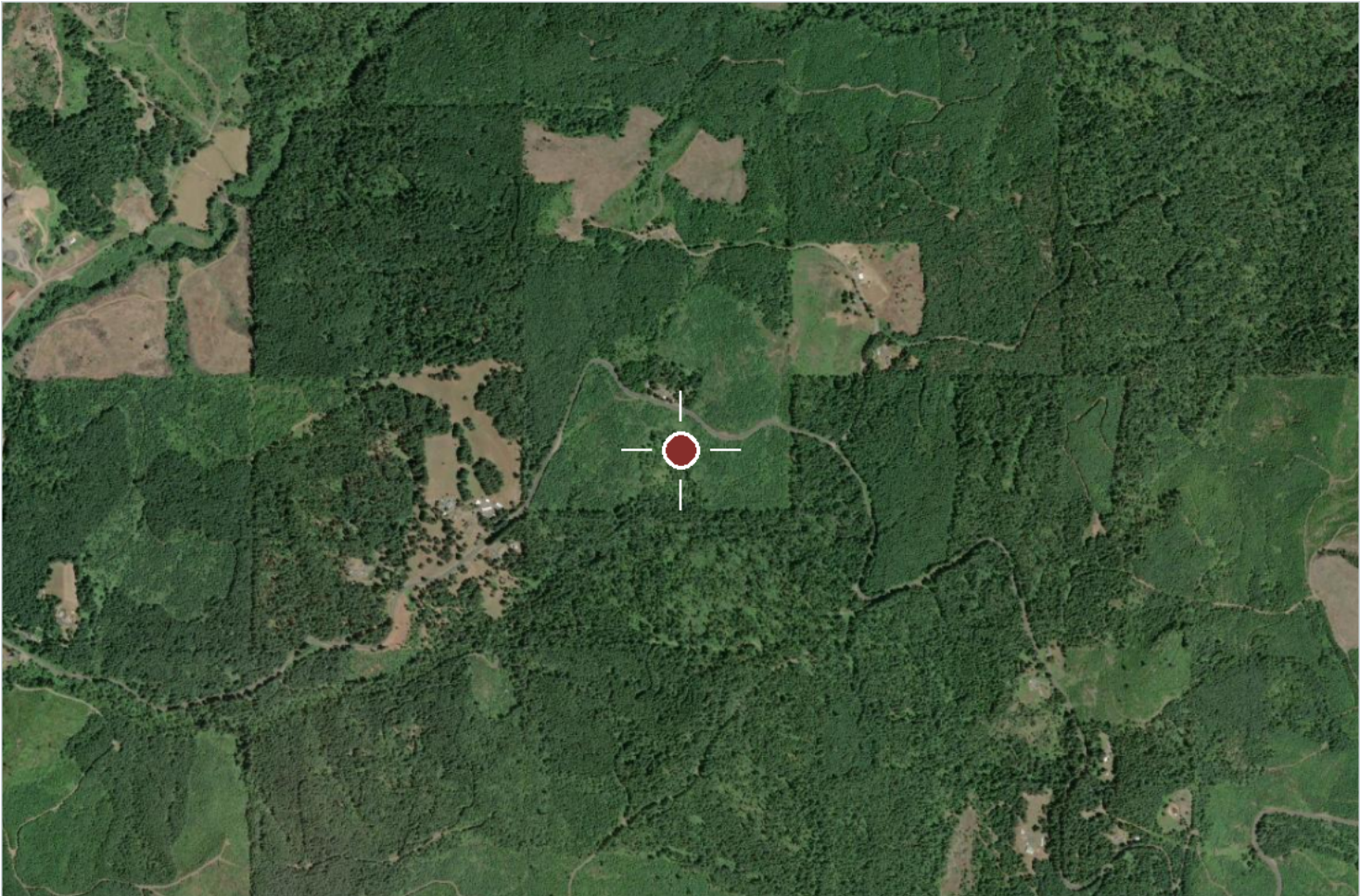
Property Photos

CG-Lorane South · Lane County · Oregon · Near Cottage Grove

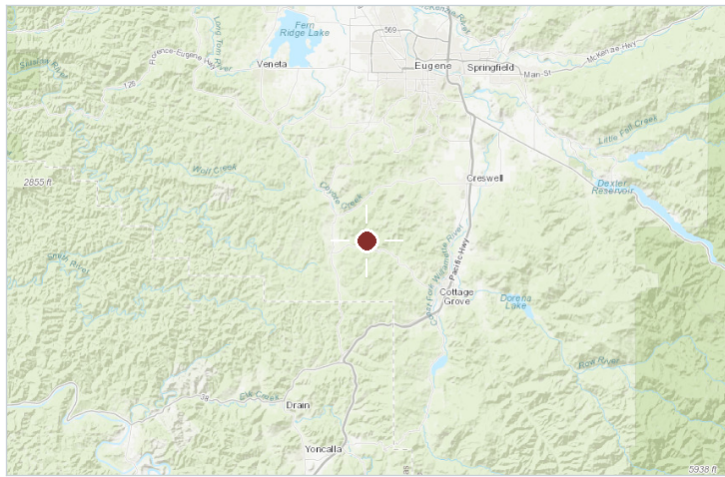


Location & Access

CG-Lorane South · Lane County · Oregon · Near Cottage Grove



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



Regional locator

COUNTY & STATE
Lane County, Oregon

NEAREST CITY
Cottage Grove

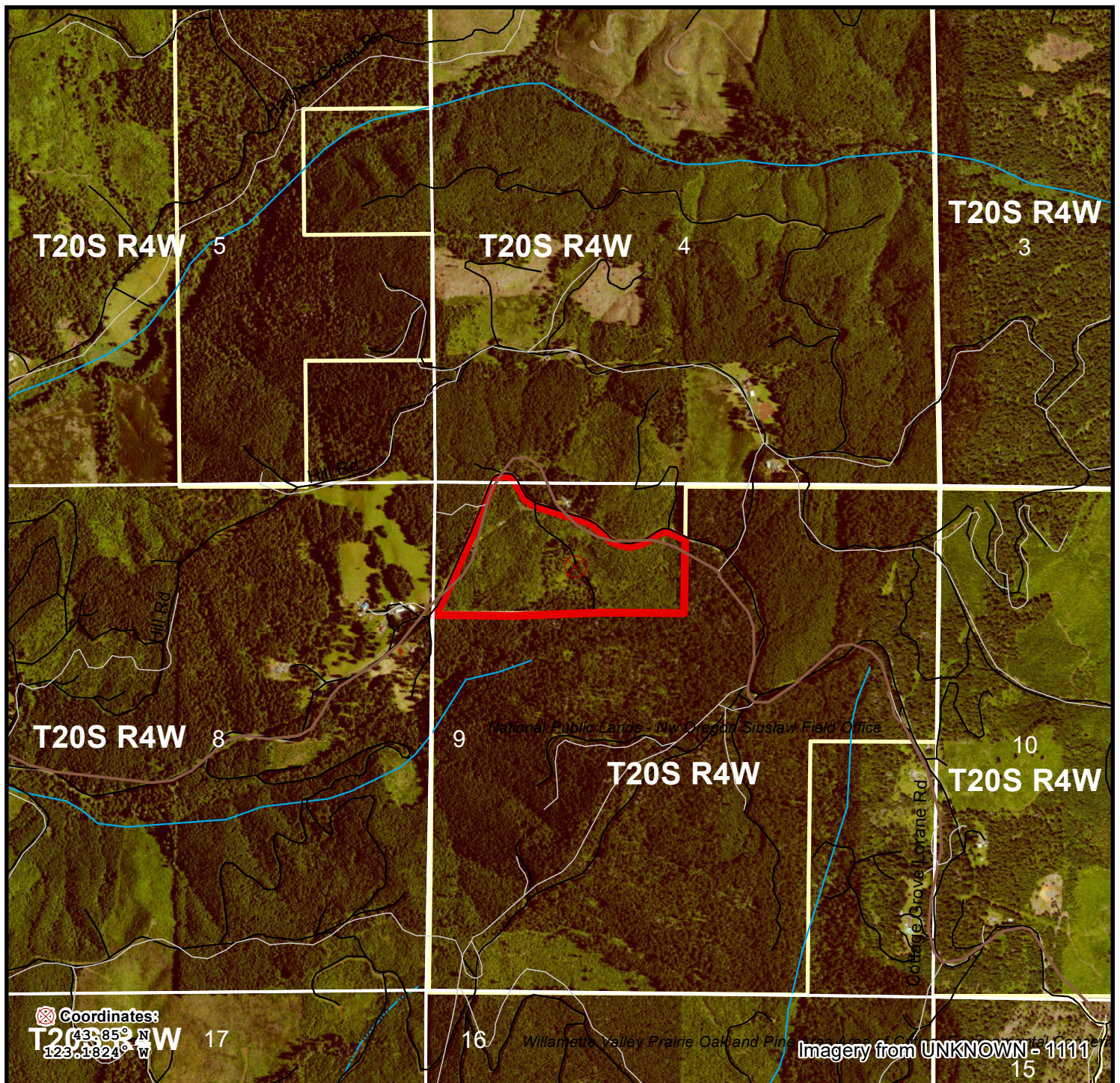
APPROXIMATE CENTRE
43.85031, -123.18151

COUNTY TAX PARCEL IDS
0919801

INTERACTIVE MAP



<https://id.land/ranching/maps/af466a3dafa7043abfaf2ec100293889/share>



CG Lorane South - Photo Map
Parcel # 41039Hb1019
 Lane County, OR - approx. 54.0 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		

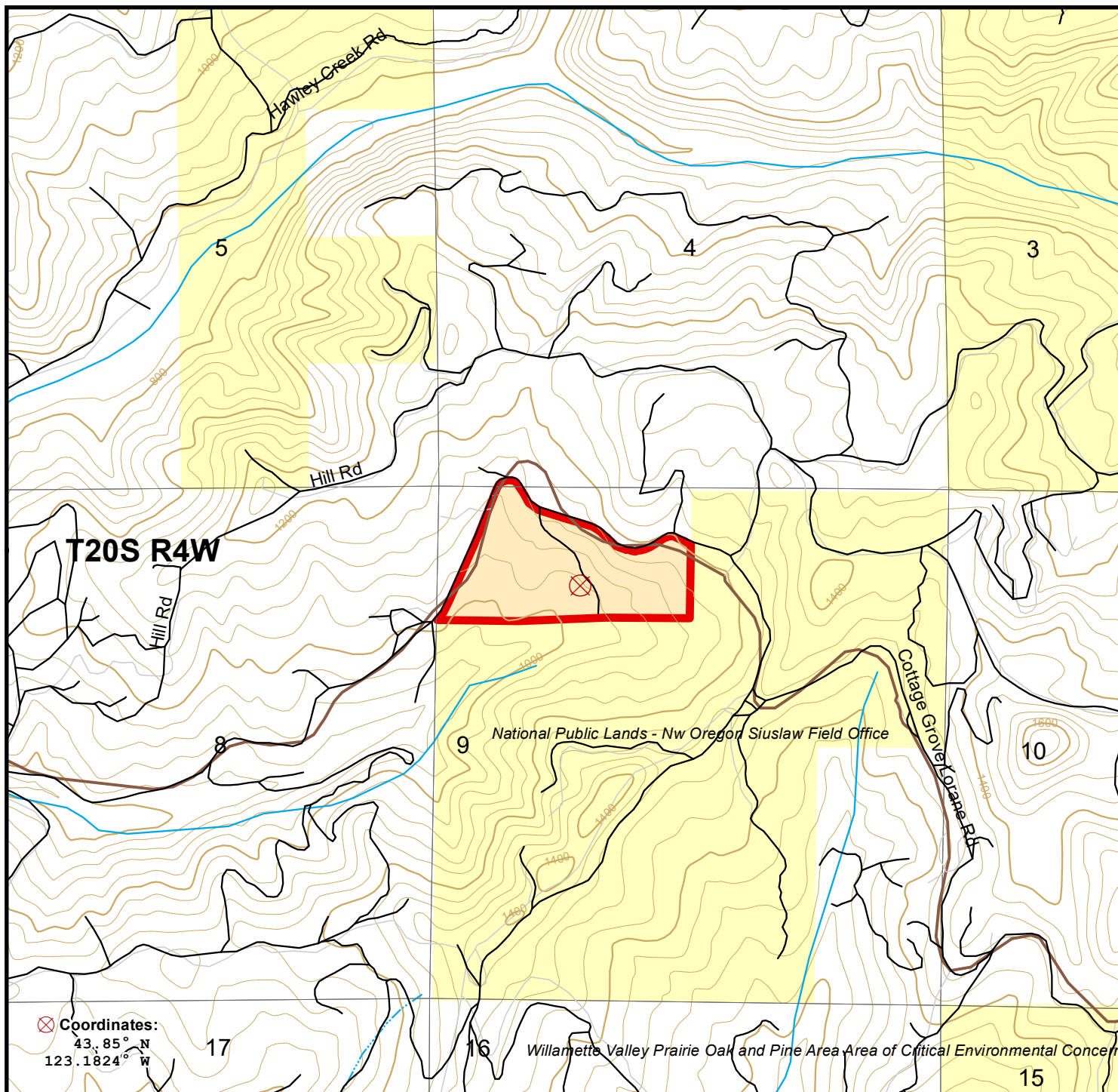


SCALE: 1 Inch = 1,500 Feet

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.

7/4/2023

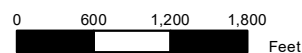


CG Lorane South - Parcel Map
Parcel # 41039Hb1019
Lane County, OR - approx. 54.0 acres +/-

Property Listing	Interstate	200' Contour	USFS	Other Federal
County	Primary Highway	40' Contour	NPS	County/Local
Lake/Reservoir	Secondary Highway	Railroad	FWS	NGO/Private
Perennial River/Stream	Other Road (ESRI)		BLM	State
Intermittent Stream	Other Road (WY)		Tribal	Unknown

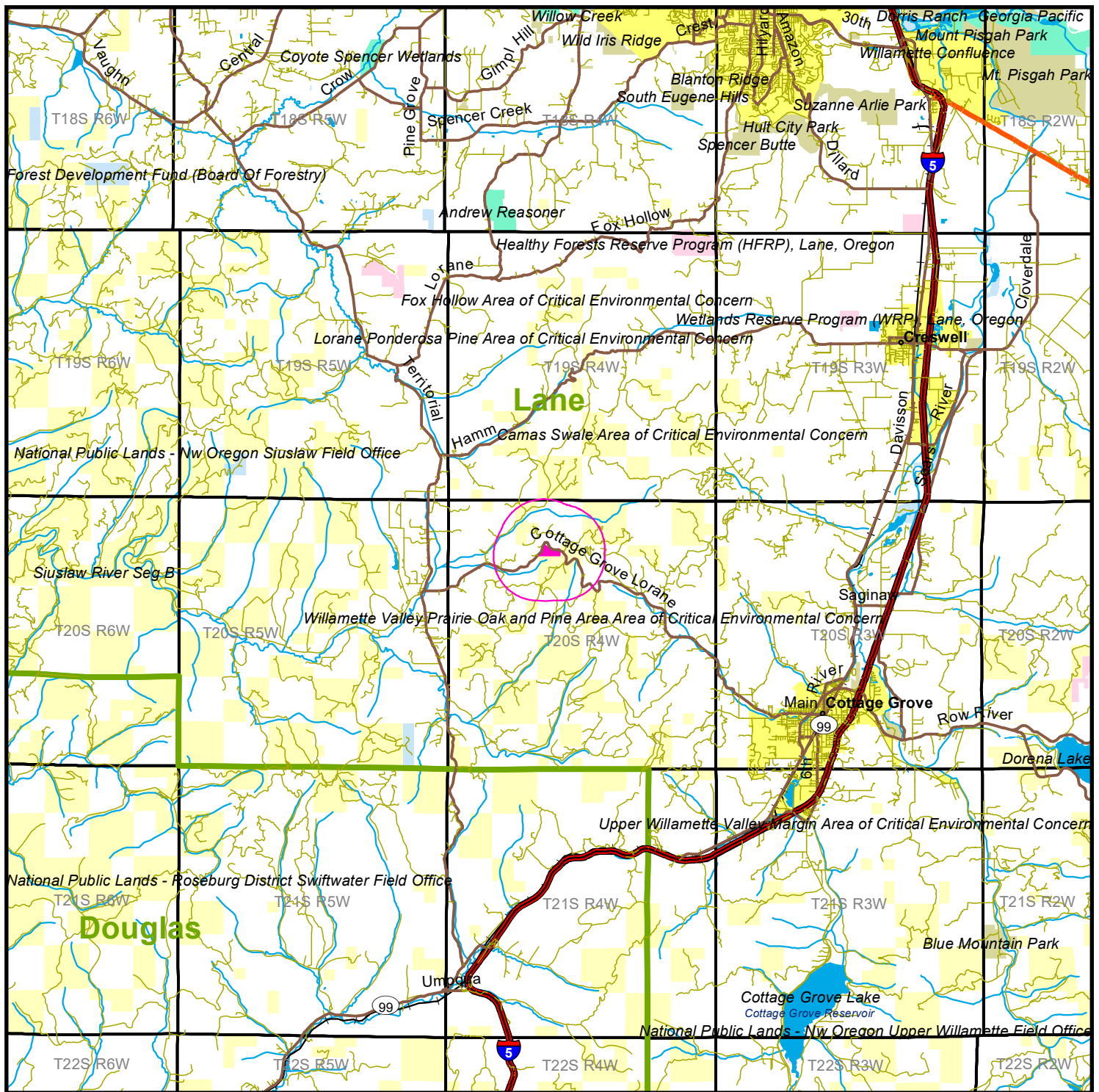


SCALE: 1 Inch = 1,500 Feet

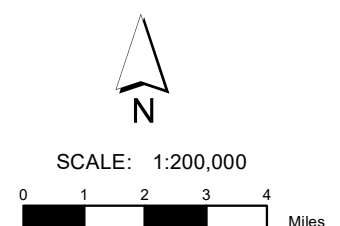
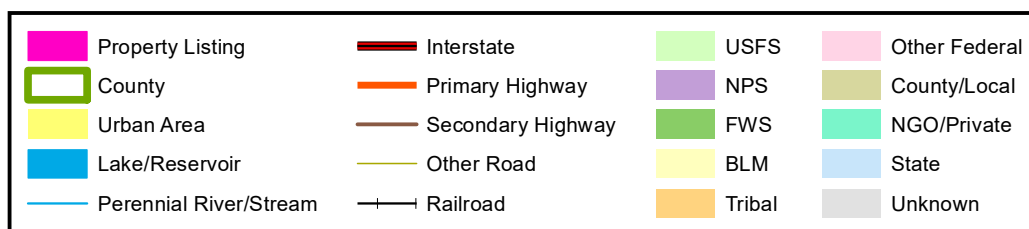


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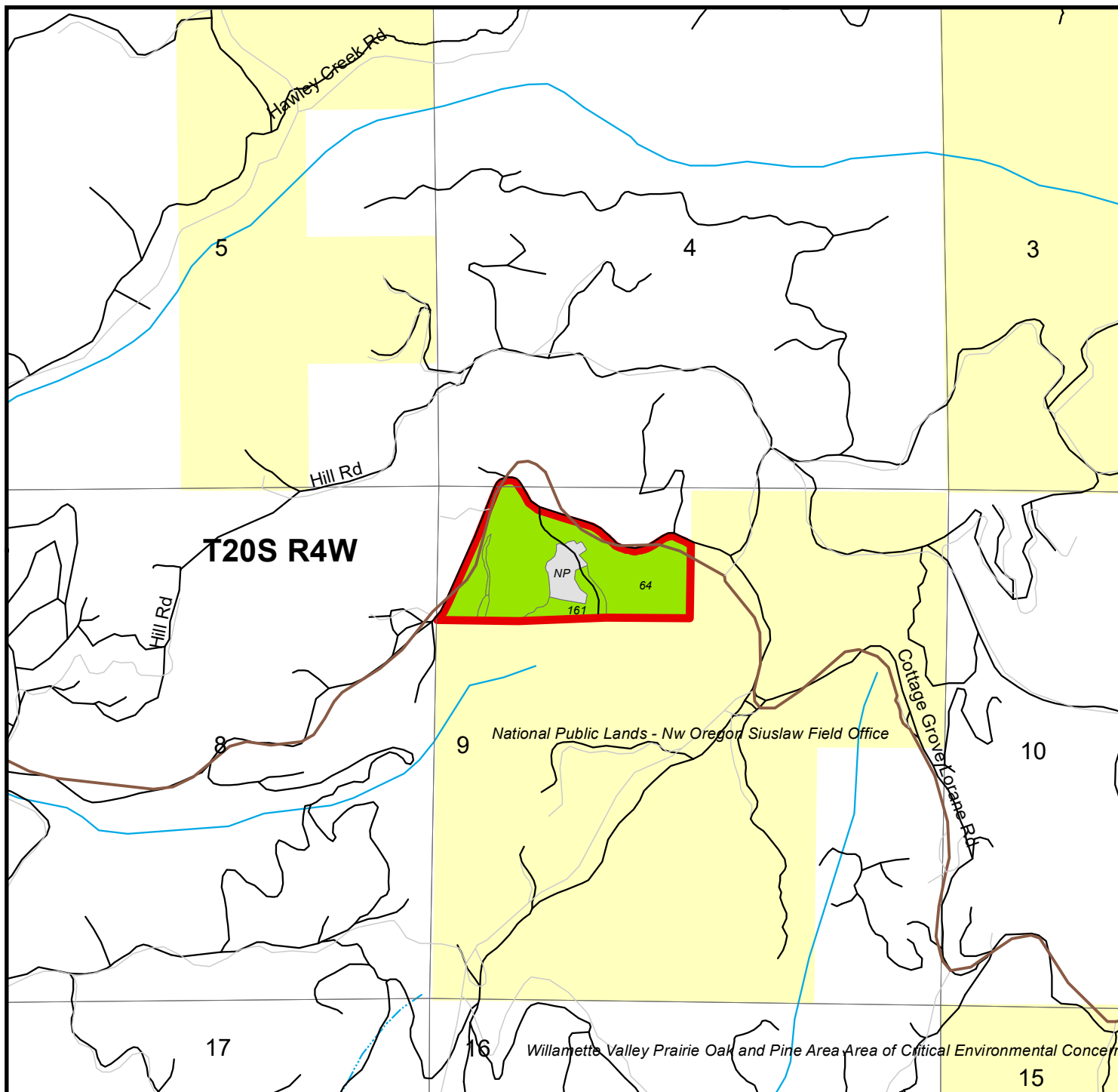


CG Lorane South - Location Map
Parcel # 41039Hb1019
 Lane County, OR - approx. 54.0 acres +/-

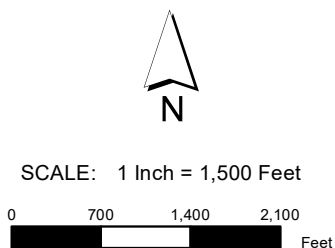
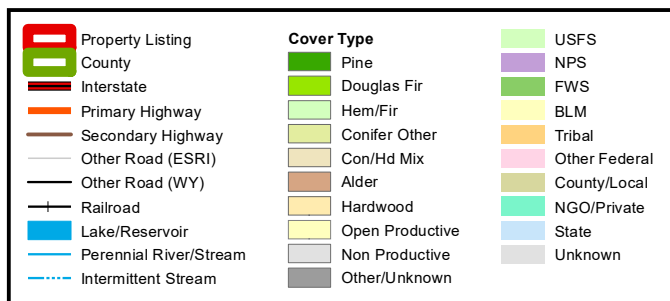


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7/4/2023



Stand Map
CG Lorane South
Parcel # 41039Hb1019
 Lane County, OR - approx. 54.0 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	4.4
64	Douglas Fir	16	43.6
161	Douglas Fir	33	4.5
376	Douglas Fir	78	0.4
382	Douglas Fir	78	0.4

Smaller stands have been excluded to fit in the allowable space

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