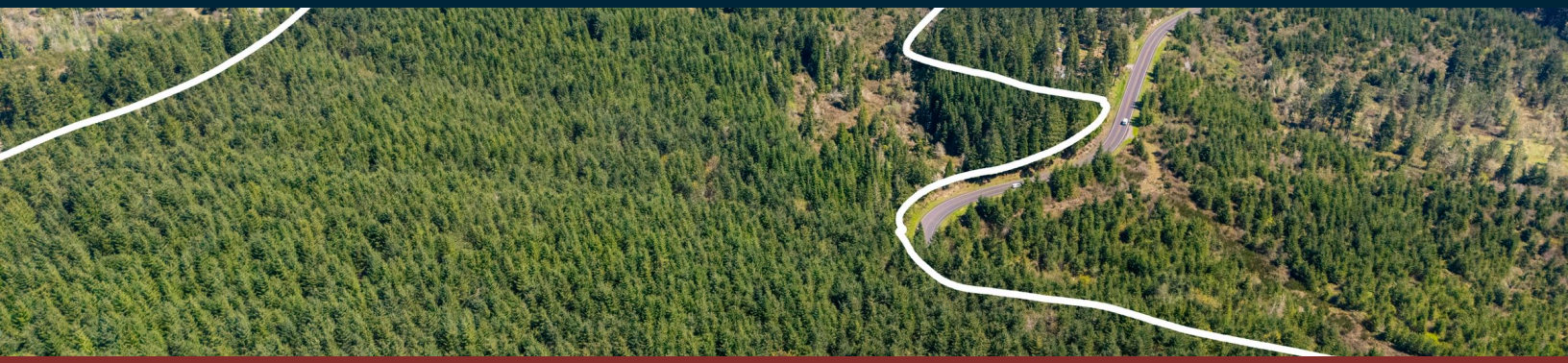


ACTIVE · SET PRICE

CG - Lorane N

± 96 Acres | Lane County | Oregon | Near Cottage Grove

Timber Investment!

PRICE	PRICE / ACRE	ACREAGE
$1,449,000	$15,094	± 96

PROPERTY OVERVIEW

Hard to find ±96 acre timber investment with a little over 59 acres of up and coming 33 year old D-Fir! With another ±28 acres of 16 year old growing well. Enjoy an investment property you can recreate on while it also builds your investment portfolio. The gentle slope of the terrain as well as location make this a great timber prospectus. Good access to the county road. This property does not appear to allow a dwelling outright. Seller to retain mineral rights. All offers to be made on Sellers' forms. Buyer Due Diligence on all aspects of the property.

PROPERTY DETAILS

TYPE
Timberland (Douglas Fir Plantation)

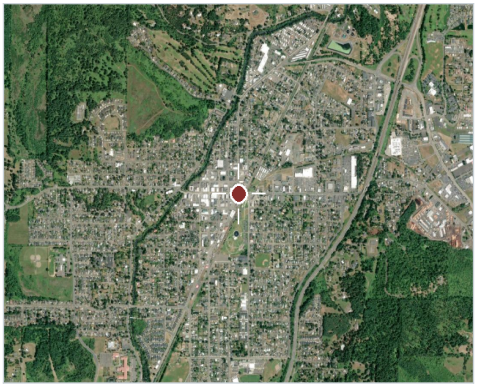
ACCESS
Dirt Road · Legal Access

VIEWS
Timber · Mountains

COUNTY TAX PARCEL IDS
20-04-04-000600

DOCUMENTS INCLUDED
Stand-Map.CGNpdf.pdf · Location-Map-CGN.pdf · Contour-Map-CGN.pdf · Aerial-Map.CGN.pdf

LOCATION



Lane County, Oregon



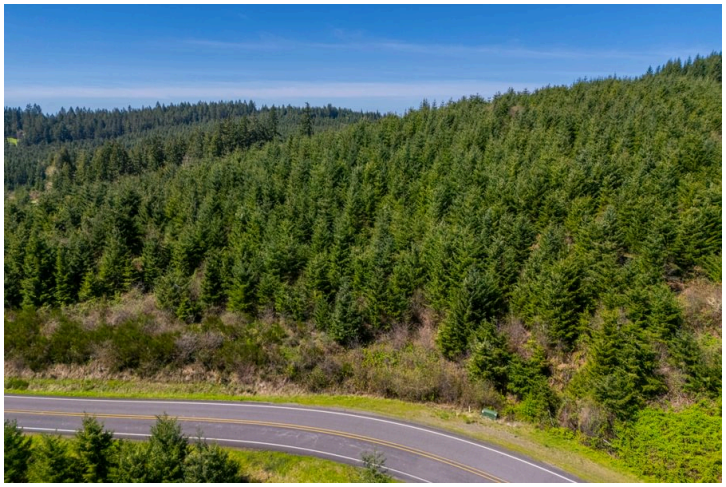
Chris Marshall
Real Estate Broker, OR
O: 541.664.9200 C: 541.930.2087
chris.marshall@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW

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 November 20, 2026 · https://www.afmrealestate.com/properties/96-acres-land-for-sale-in-lane-county-oregon/cg-lorane-n

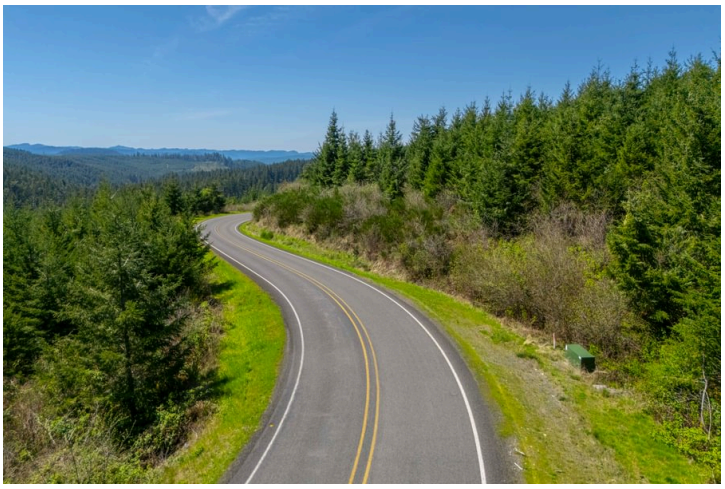
Property Photos

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







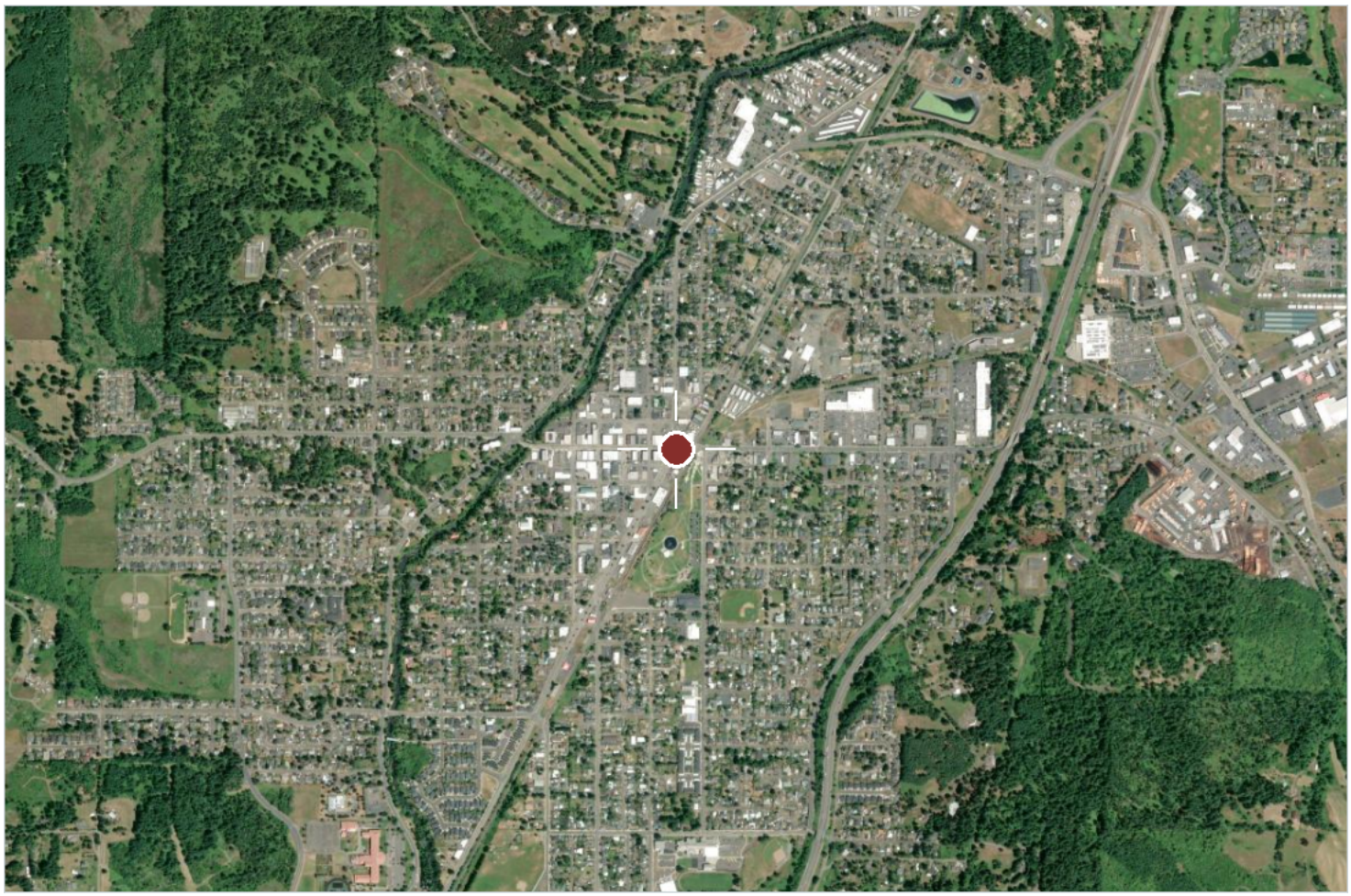




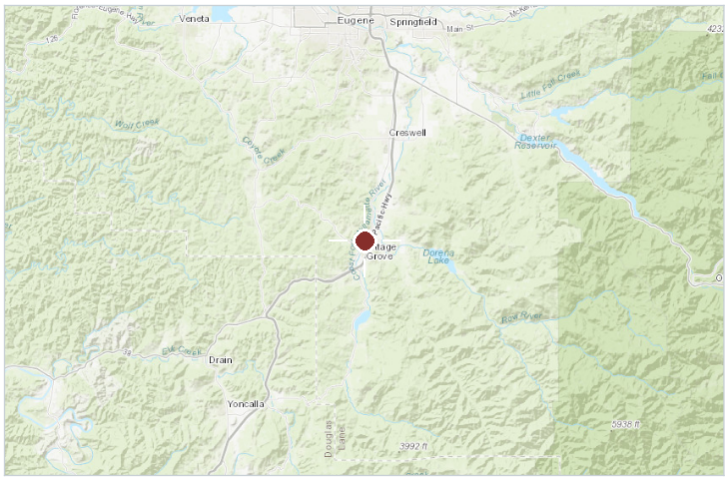


Location & Access

CG - Lorane N · 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

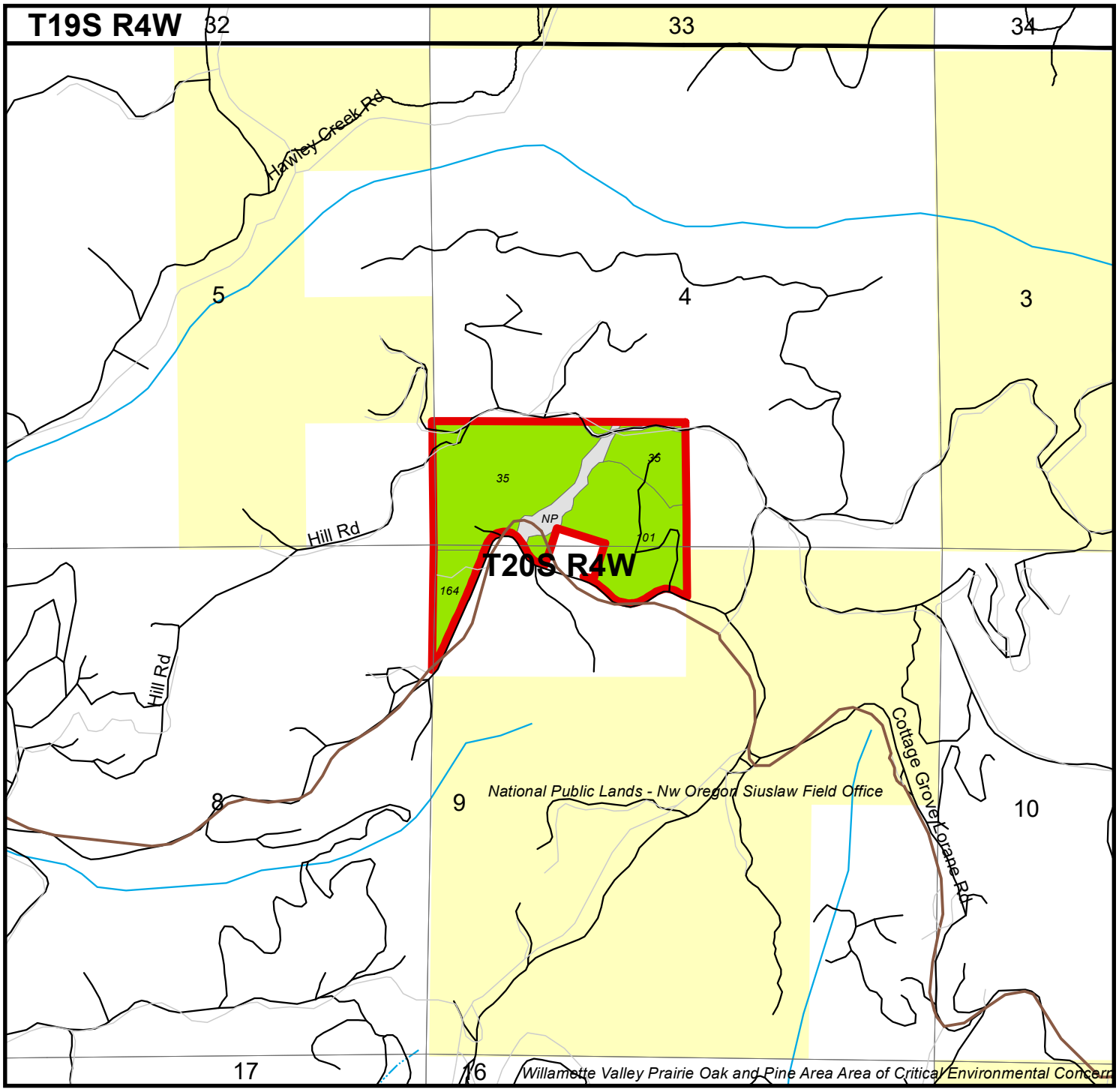
43.79725, -123.05906

COUNTY TAX PARCEL IDS

20-04-04-000600

INTERACTIVE MAP

https://id.land/ranching/maps/2b47a84ea93060025fd94be2fa8a2dbd/share



Stand Map
CG Lorane North
Parcel # 41039Hb1020
Lane County, OR - approx. 96.0 acres +/-

Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	5.6
35	Douglas Fir	33	51.6
101	Douglas Fir	16	28.9
164	Douglas Fir	33	8.0

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

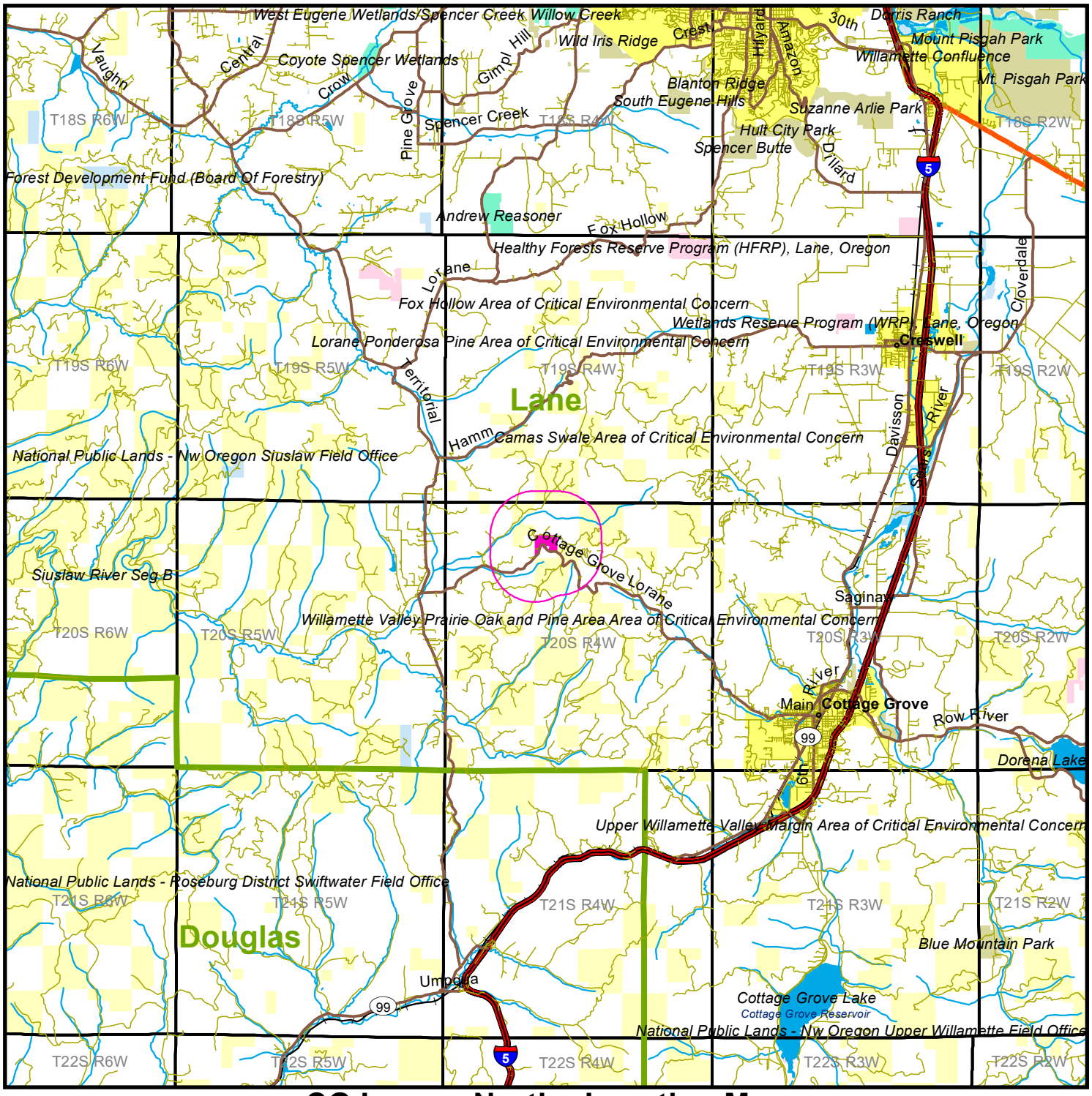
N

SCALE: 1 Inch = 1,500 Feet

0 700 1,400 2,100 Feet

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 North - Location Map
Parcel # 41039Hb1020
Lane County, OR - approx. 96.0 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

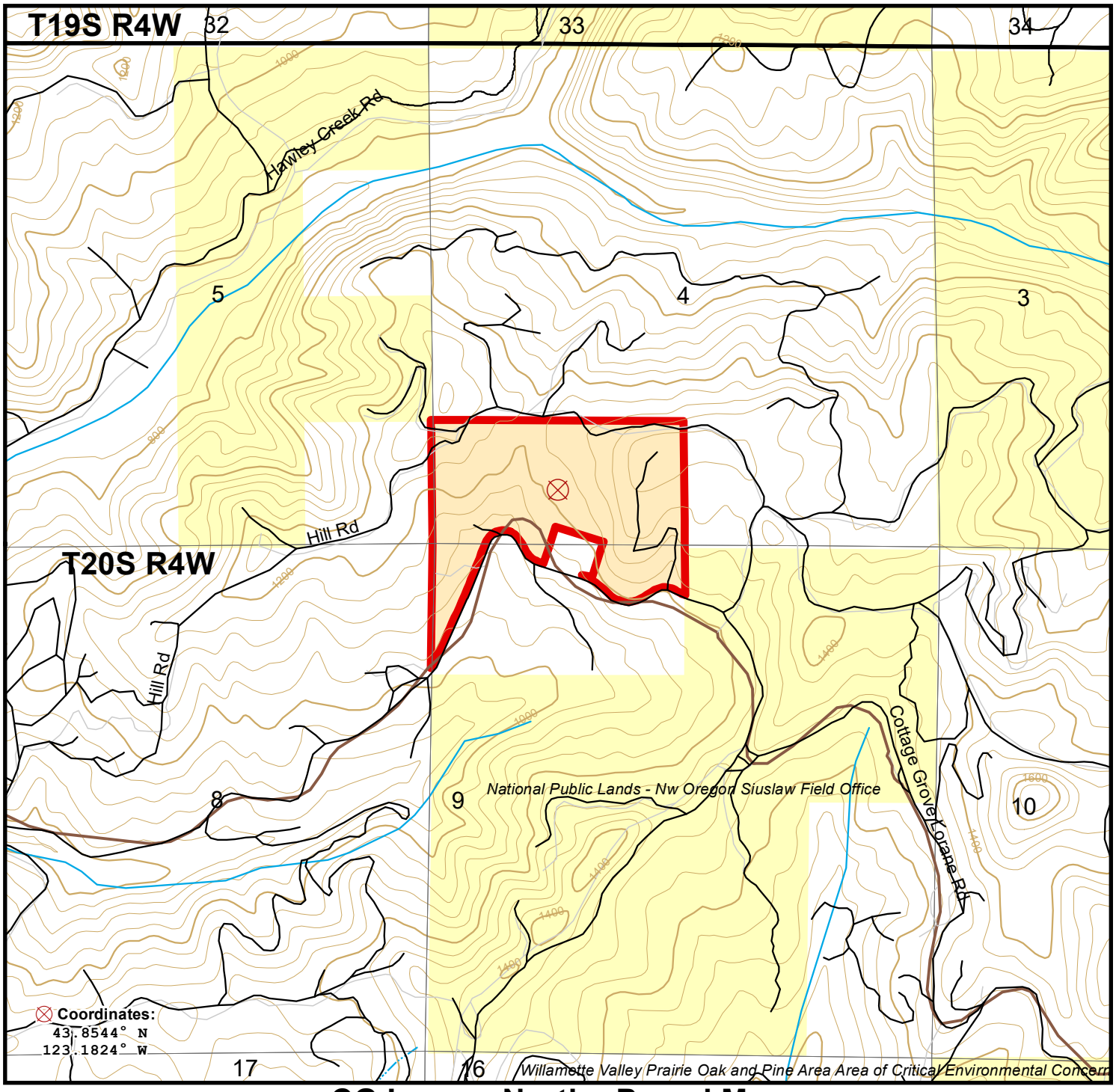
N

SCALE: 1:200,000

0 1 2 3 4 Miles

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 North - Parcel Map
Parcel # 41039Hb1020
Lane County, OR - approx. 96.0 acres +/-

Property Listing
County
Lake/Reservoir
Perennial River/Stream
Intermittent Stream

Interstate
Primary Highway
Secondary Highway
Other Road (ESRI)
Other Road (WY)

200' Contour
40' Contour
Railroad

USFS
NPS
FWS
BLM
Tribal

Other Federal
County/Local
NGO/Private
State
Unknown

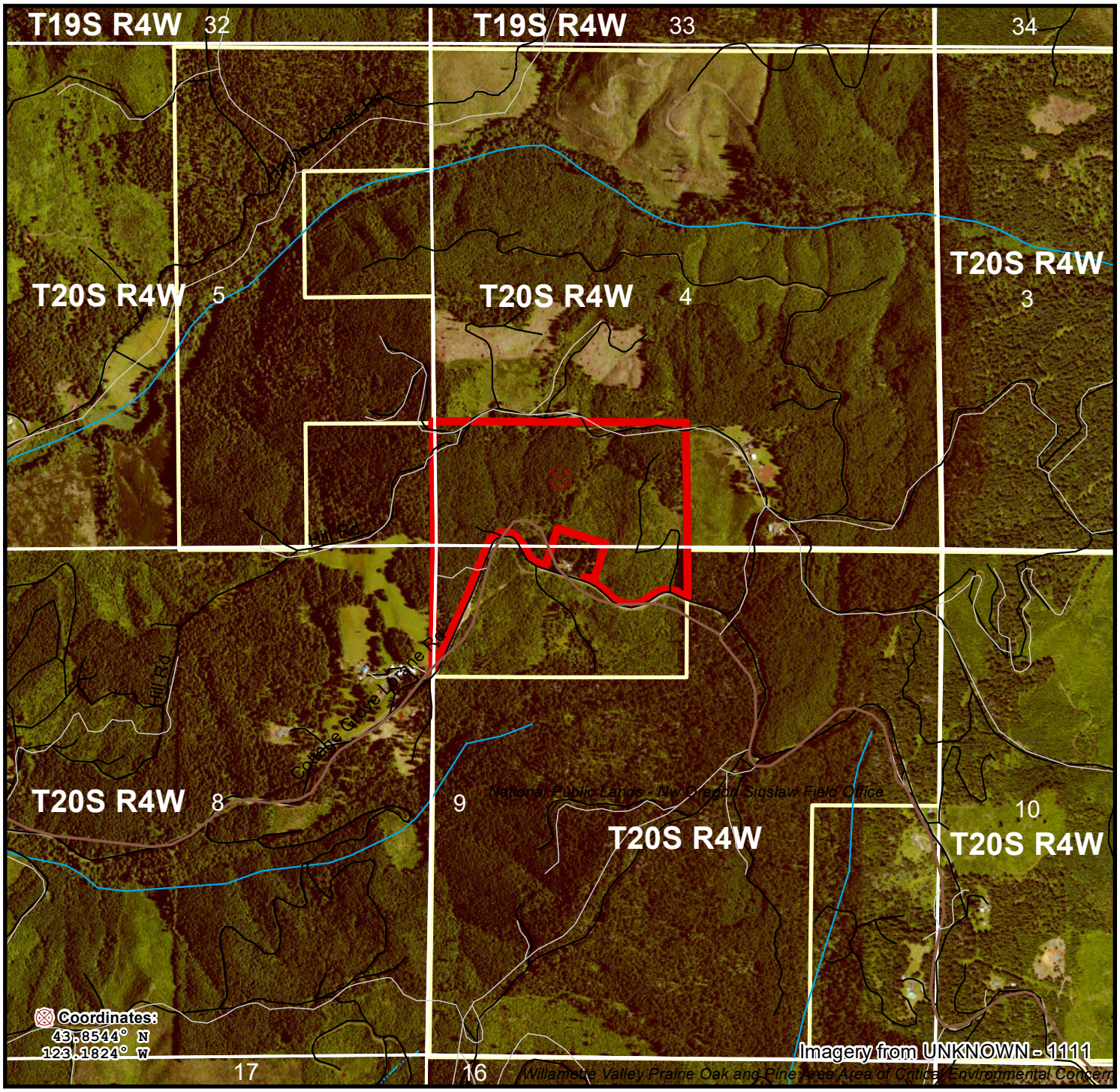
N

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.

7/4/2023



CG Lorane North - Photo Map
Parcel # 41039Hb1020
Lane County, OR - approx. 96.0 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.

7/4/2023