



ACTIVE · SET PRICE

## CG - Lorane N

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

*Timber Investment!*

| PRICE              | PRICE / ACRE    | ACREAGE     |
|--------------------|-----------------|-------------|
| <b>\$1,399,000</b> | <b>\$14,573</b> | <b>± 96</b> |

### 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.

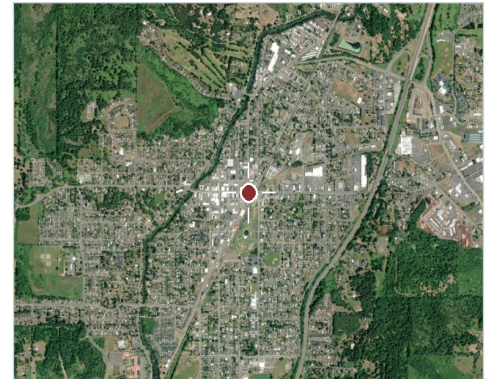
### PROPERTY DETAILS

|                                     |                          |
|-------------------------------------|--------------------------|
| TYPE                                | ACCESS                   |
| Timberland (Douglas Fir Plantation) | Dirt Road · Legal Access |
| VIEWS                               | COUNTY TAX PARCEL IDS    |
| Timber · Mountains                  | 20-04-04-000600          |

### DOCUMENTS INCLUDED

Stand-Map.CGNpdf · 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



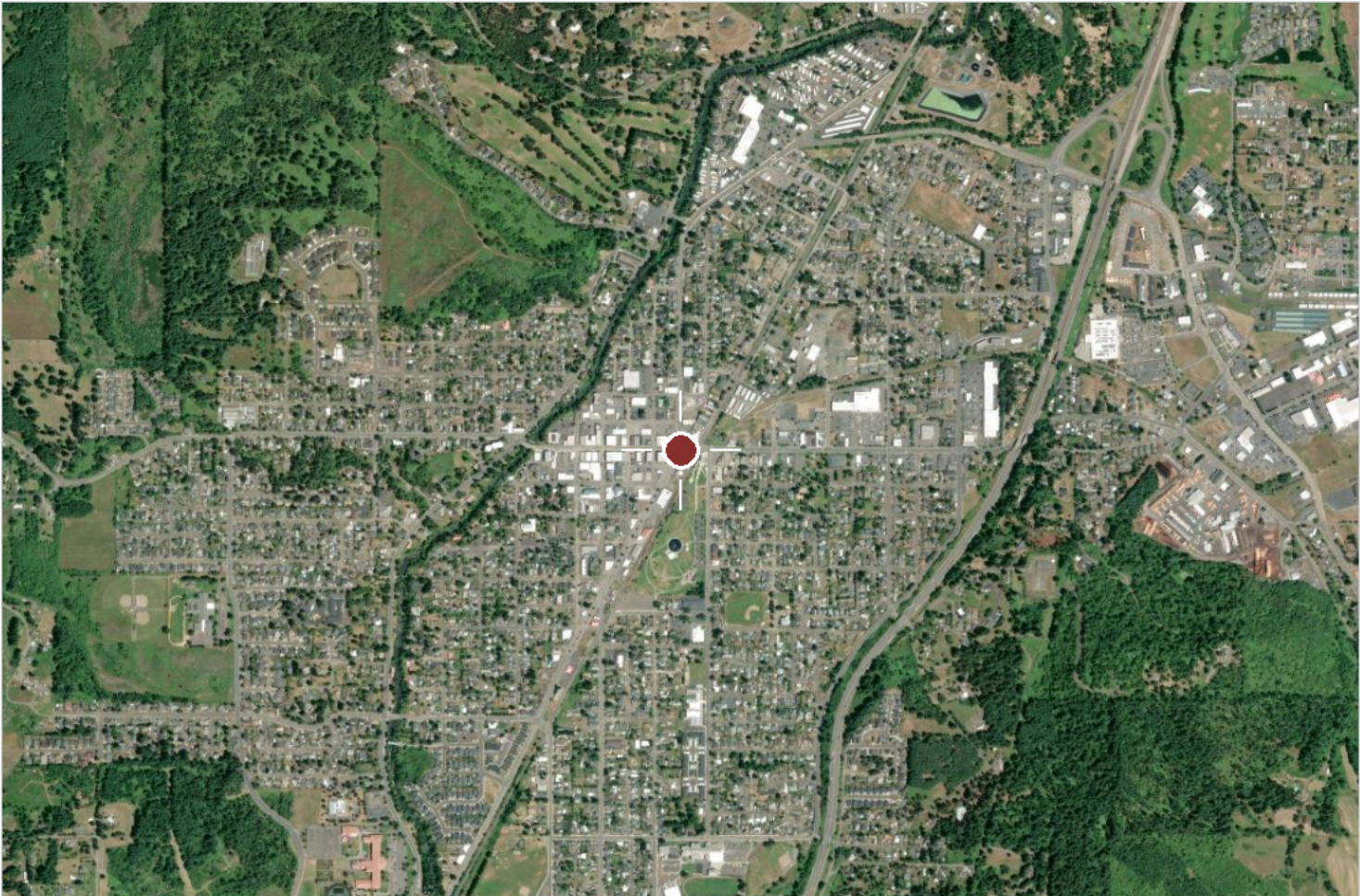
# Property Photos

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

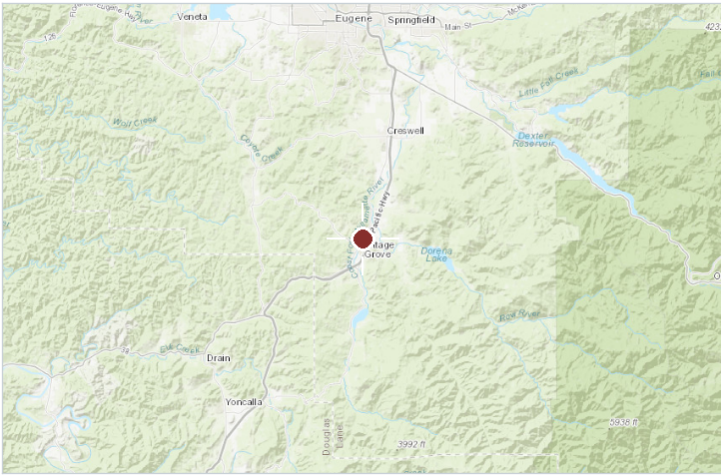


# Location & Access

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

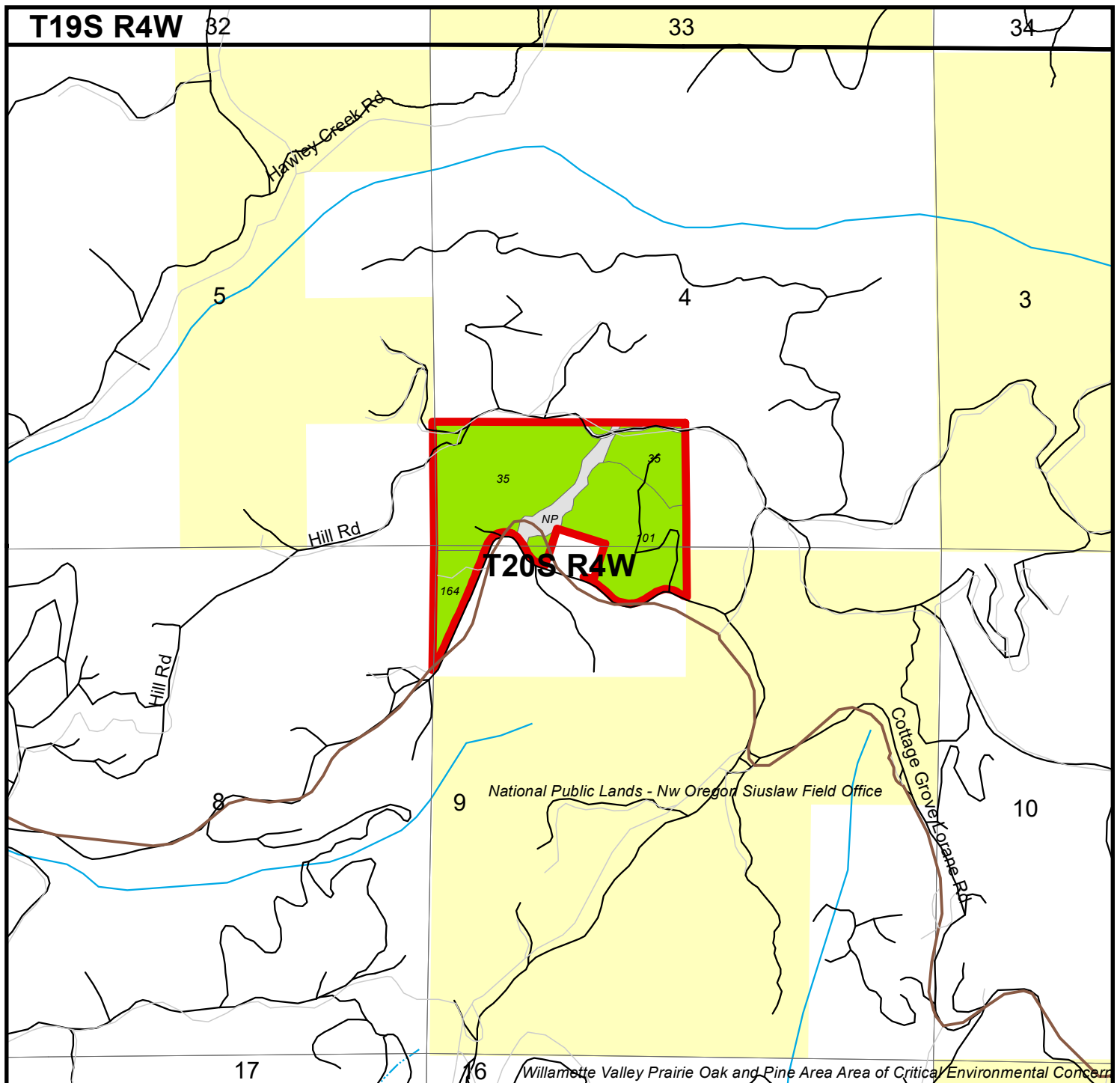
COUNTY TAX PARCEL IDS

20-04-04-000600

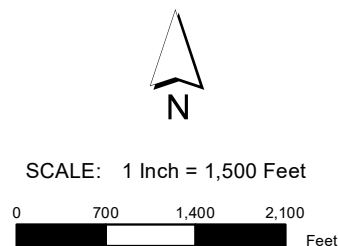
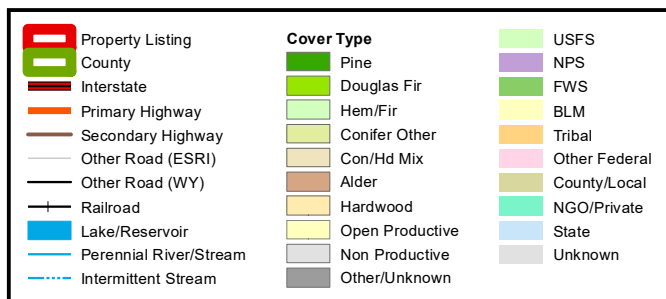
INTERACTIVE MAP



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



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

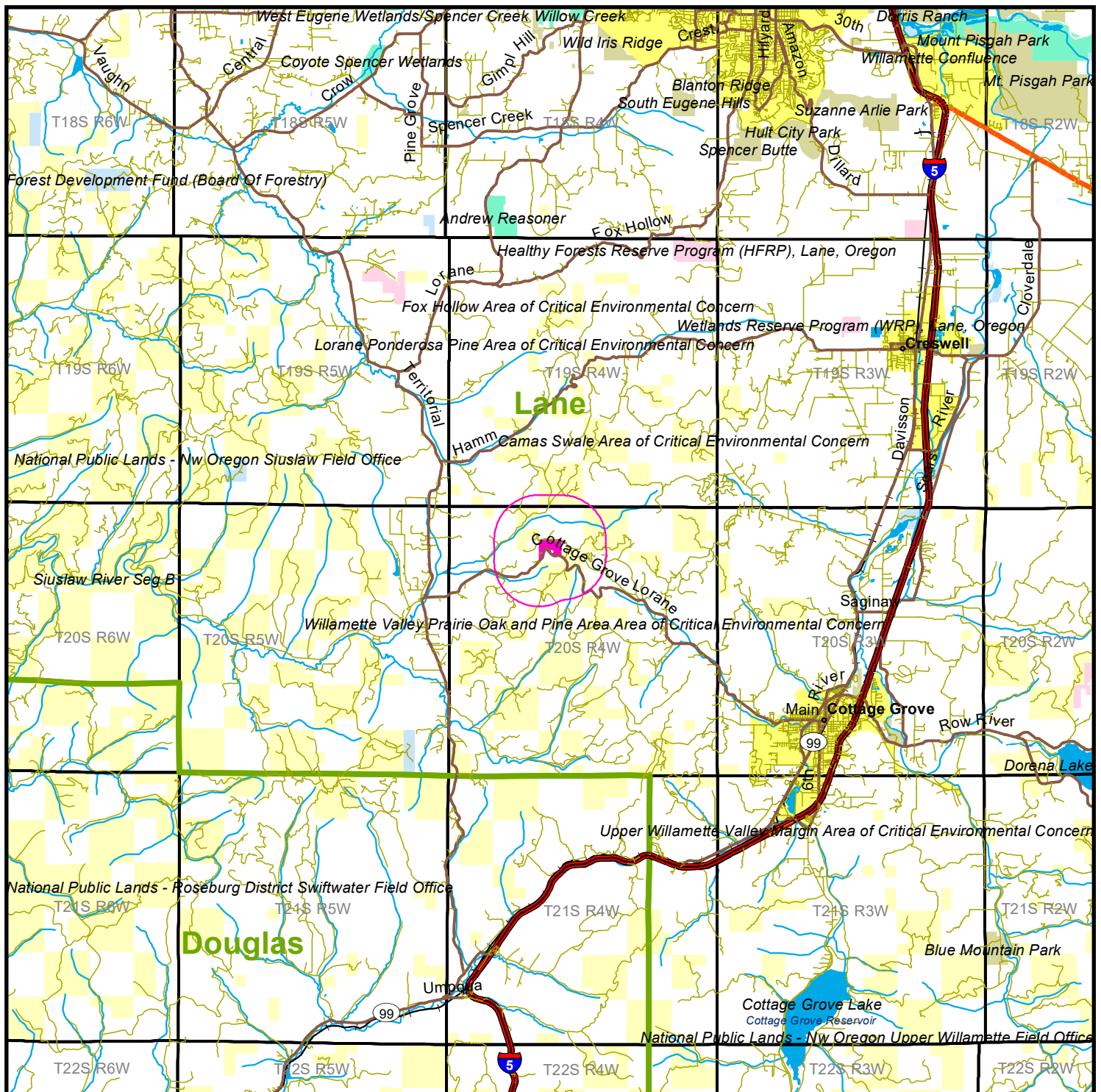


| Stand # | Cover Type     | Age | Acres |
|---------|----------------|-----|-------|
| NP      | Non Productive | NA  | 5.6   |
| 35      | Douglas Fir    | 33  | 51.6  |
| 101     | Douglas Fir    | 16  | 28.9  |
| 164     | Douglas Fir    | 33  | 8.0   |

Smaller stands have been excluded to fit in the allowable space

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.

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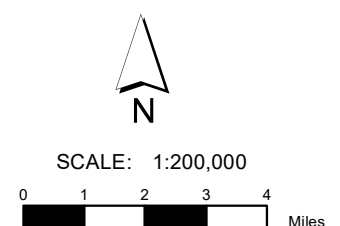


## CG Lorane North - Location Map

### Parcel # 41039Hb1020

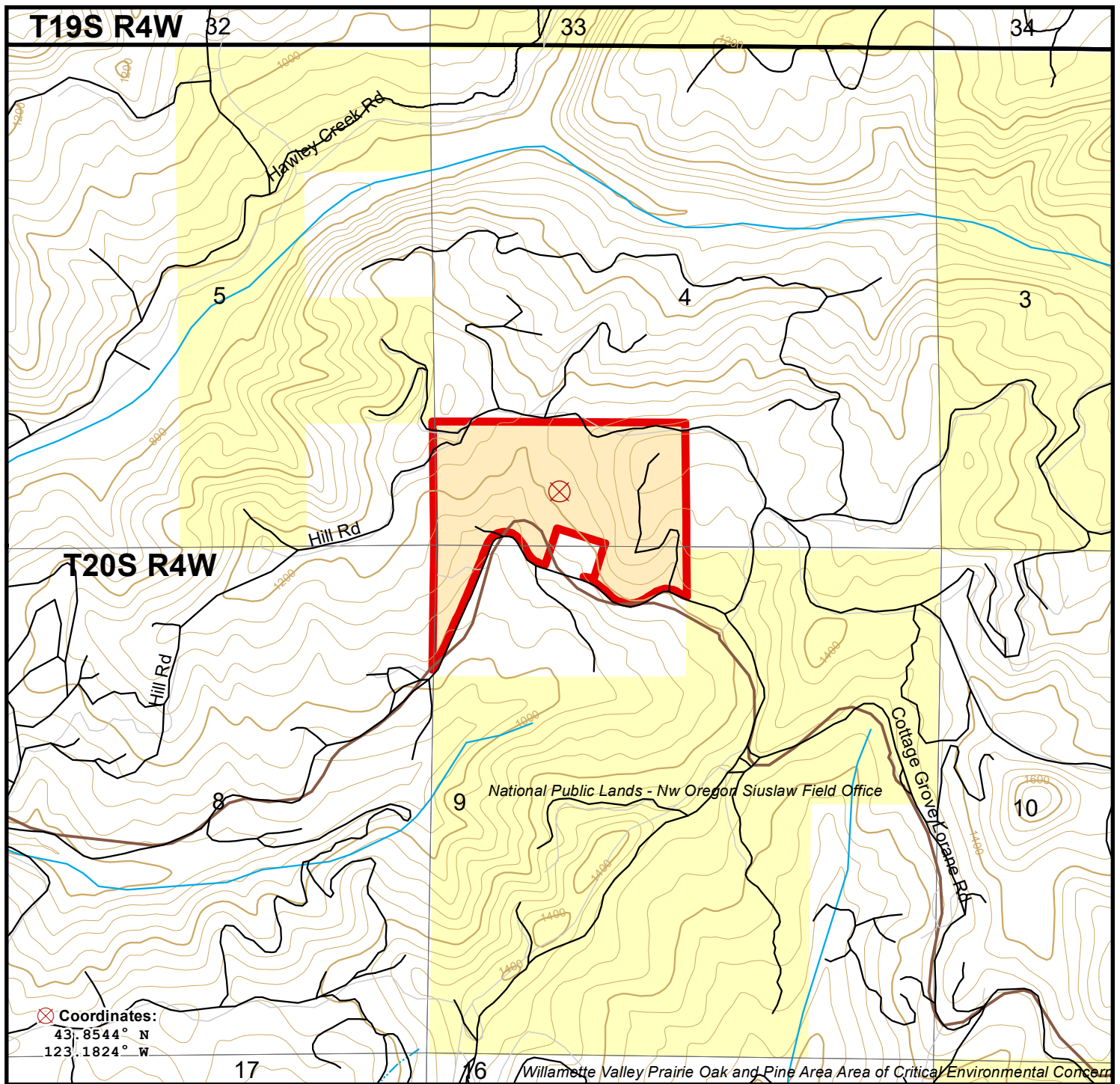
Lane County, OR - approx. 96.0 acres +/-

|                                                                                                                                                      |                                                                                                                                             |                                                                                                                                     |                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Property Listing         | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Interstate          | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> USFS | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Other Federal |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 2px solid green;"></span> County                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Primary Highway  | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> NPS      | <span style="display: inline-block; width: 15px; height: 15px; background-color: olive; border: 1px solid black;"></span> County/Local |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Urban Area                | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Secondary Highway | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> FWS       | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> NGO/Private   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Lake/Reservoir              | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> Other Road  | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> BLM      | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> State    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Perennial River/Stream | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Railroad           | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Tribal   | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Unknown       |



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

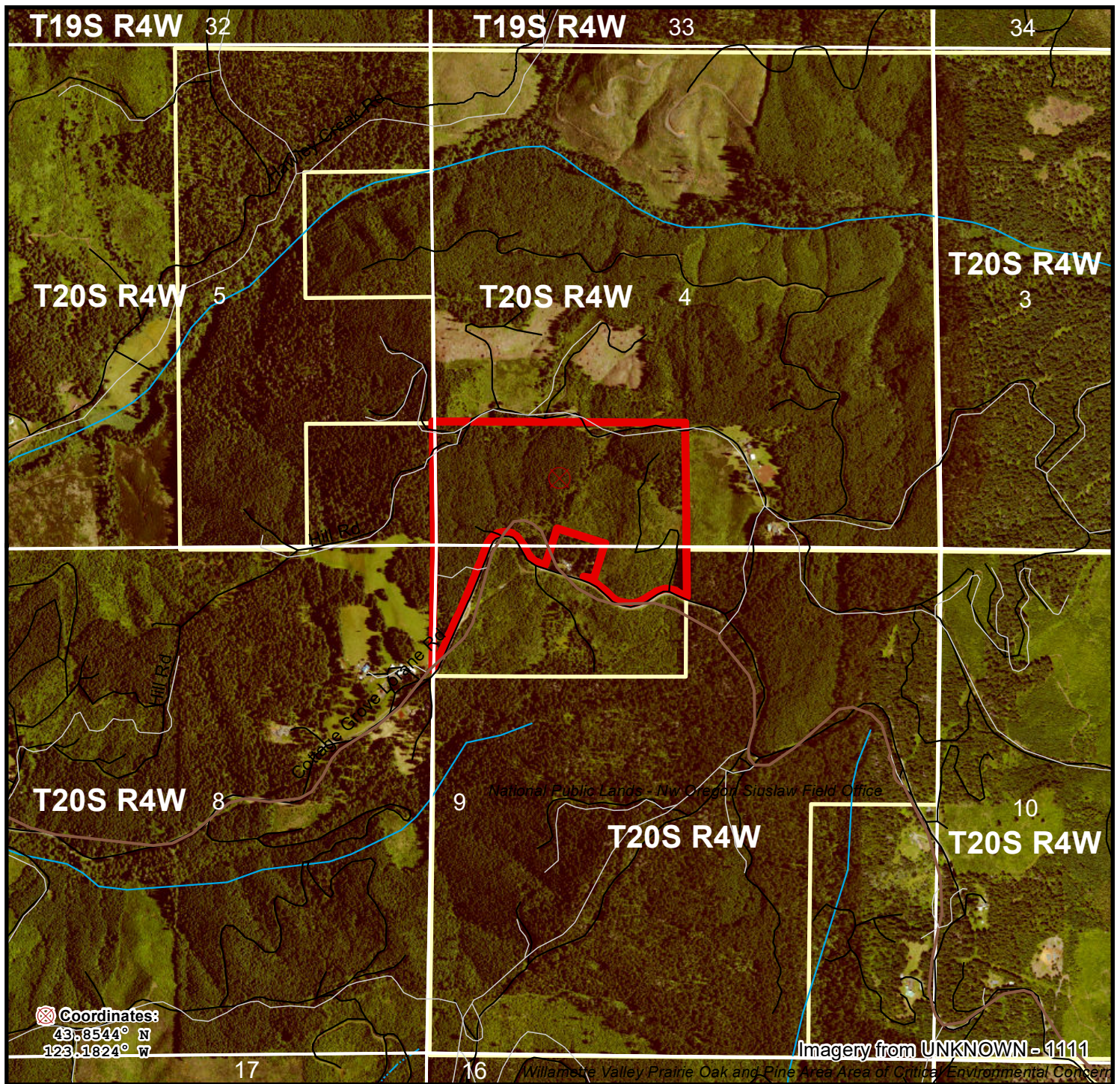


SCALE: 1 Inch = 1,500 Feet

0 600 1,200 1,800 Feet

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

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