



ACTIVE · SET PRICE

Rodgers

± 380 Acres | Lane County | Oregon | Near Creswell

±380 acre valley dream rec. property!

PRICE	PRICE / ACRE	ACREAGE
\$3,999,000	\$10,524	± 380

PROPERTY OVERVIEW

Imagine owning a breathtaking ±380-acre expanse of pristine recreational land, a prime investment opportunity that will leave you in awe. This property is just minutes away from Eugene. As you step foot on this incredible property, you'll be greeted by sweeping panoramic views that stretch as far as the eye can see across the picturesque valley floor. This land is a true paradise for outdoor enthusiasts, offering unparalleled opportunities for hunting, hiking, and exploring amidst the natural beauty of the landscape. The property is renowned for its thriving populations of majestic blacktail deer, providing an ideal habitat for these impressive creatures. You may also catch glimpses of other captivating wildlife, such as bear, cougar, and even the occasional elk roaming the land. With a di...

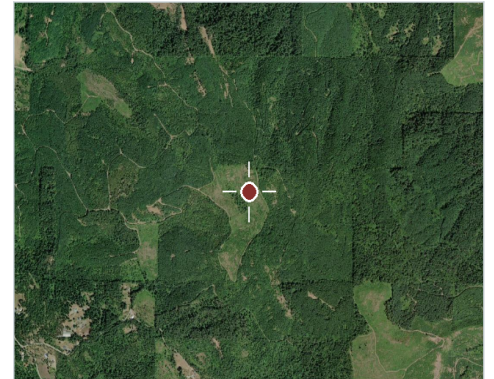
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Conifer)	Gravel Road · Legal Access
WATER FEATURES	VIEWS
Creeks / Streams	Timber · Mountains · Sound

COUNTY TAX PARCEL IDS
0823151

DOCUMENTS INCLUDED
Rodgers-Topo.pdf · Rodgers-Stand-Map.pdf · Rodgers-Aerial.pdf

LOCATION



Lane County, Oregon



Chris Marshall

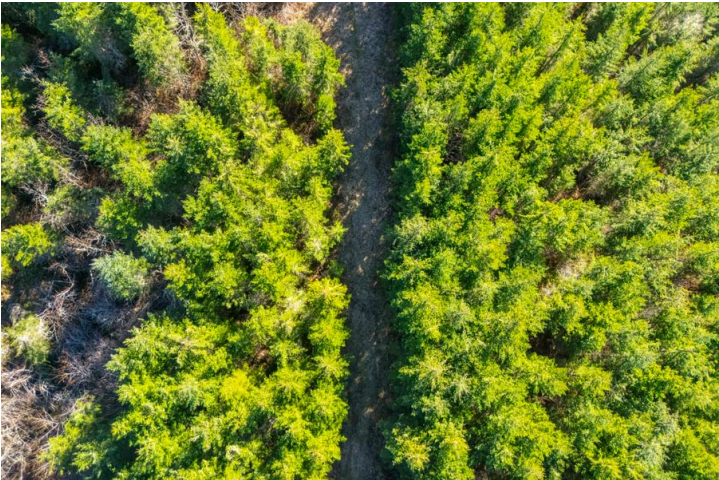
Real Estate Broker, OR
O: 541.664.9200 C: 541.930.2087
chris.marshall@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



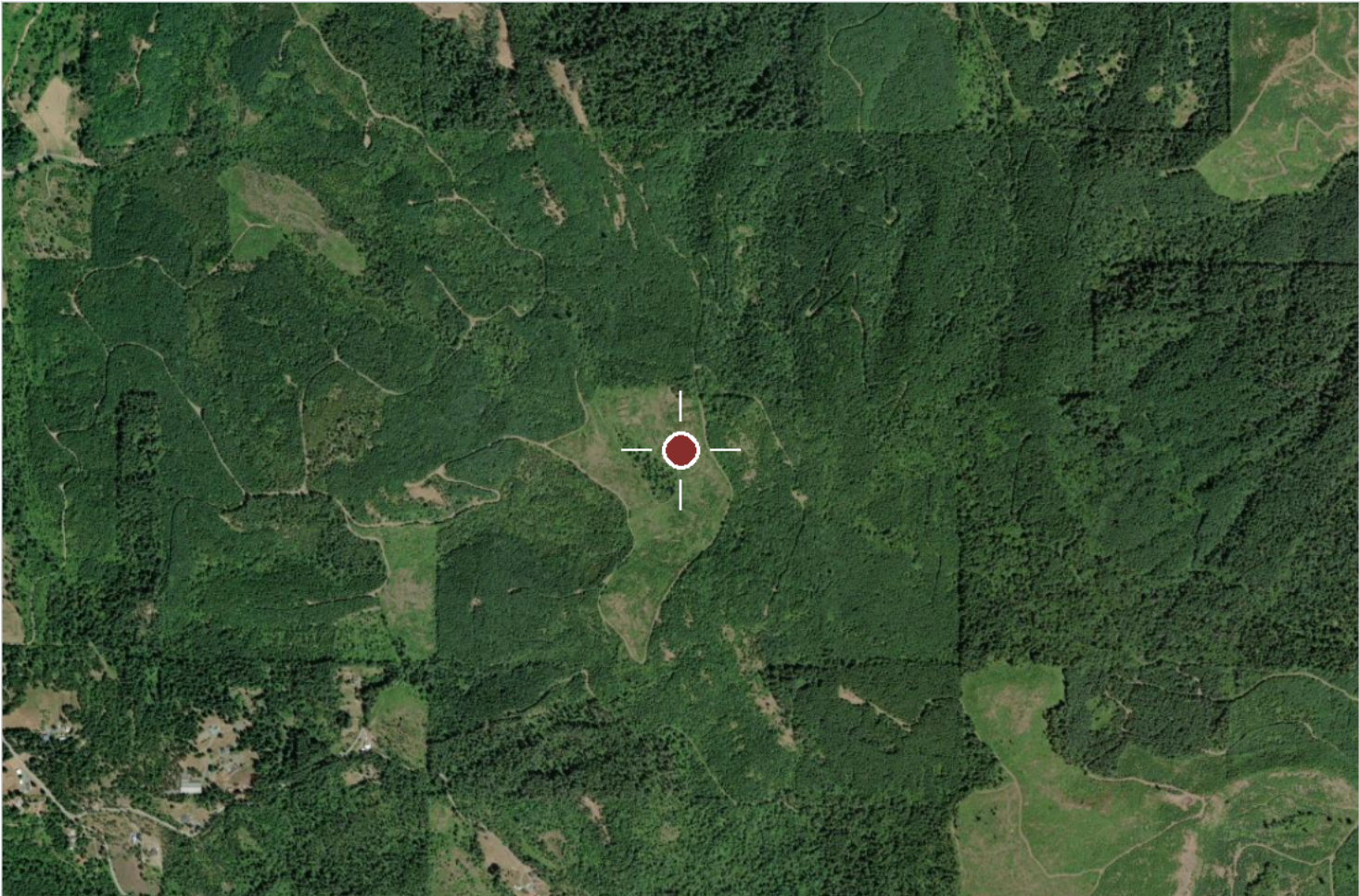
Property Photos

Rodgers · Lane County · Oregon · Near Creswell

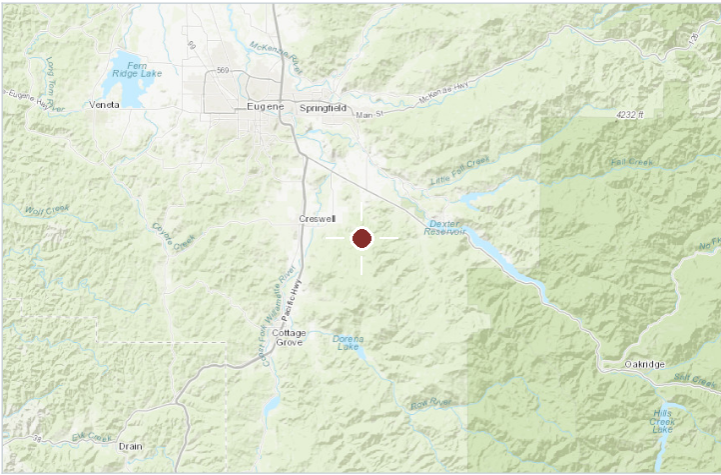


Location & Access

Rodgers · Lane County · Oregon · Near Creswell



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
Creswell

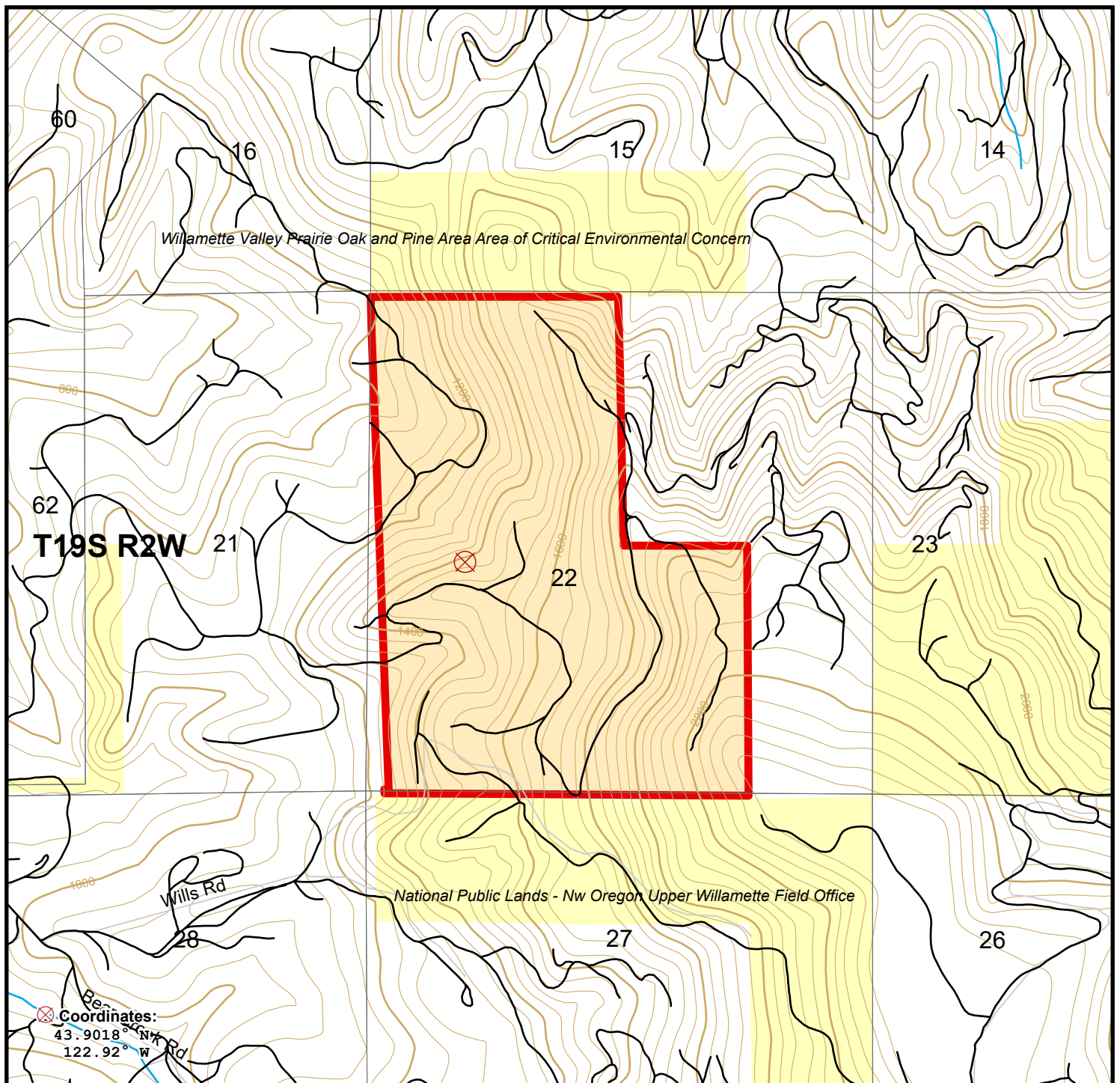
APPROXIMATE CENTRE
43.90108, -122.91707

COUNTY TAX PARCEL IDS
0823151

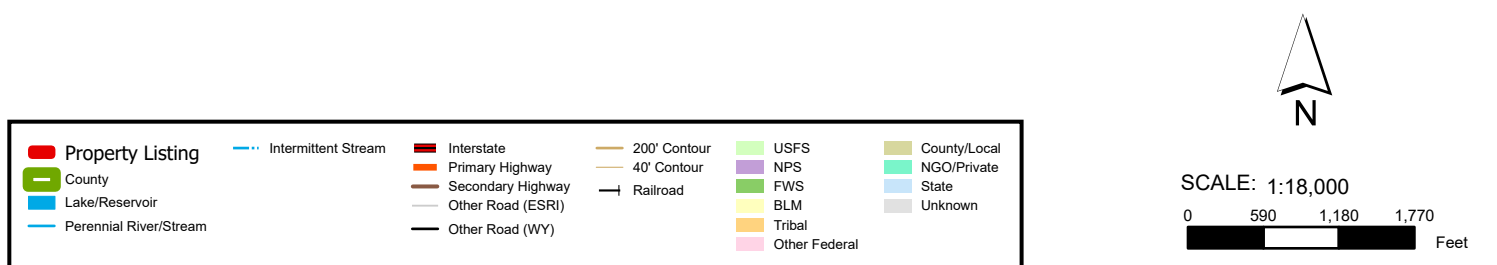
INTERACTIVE MAP

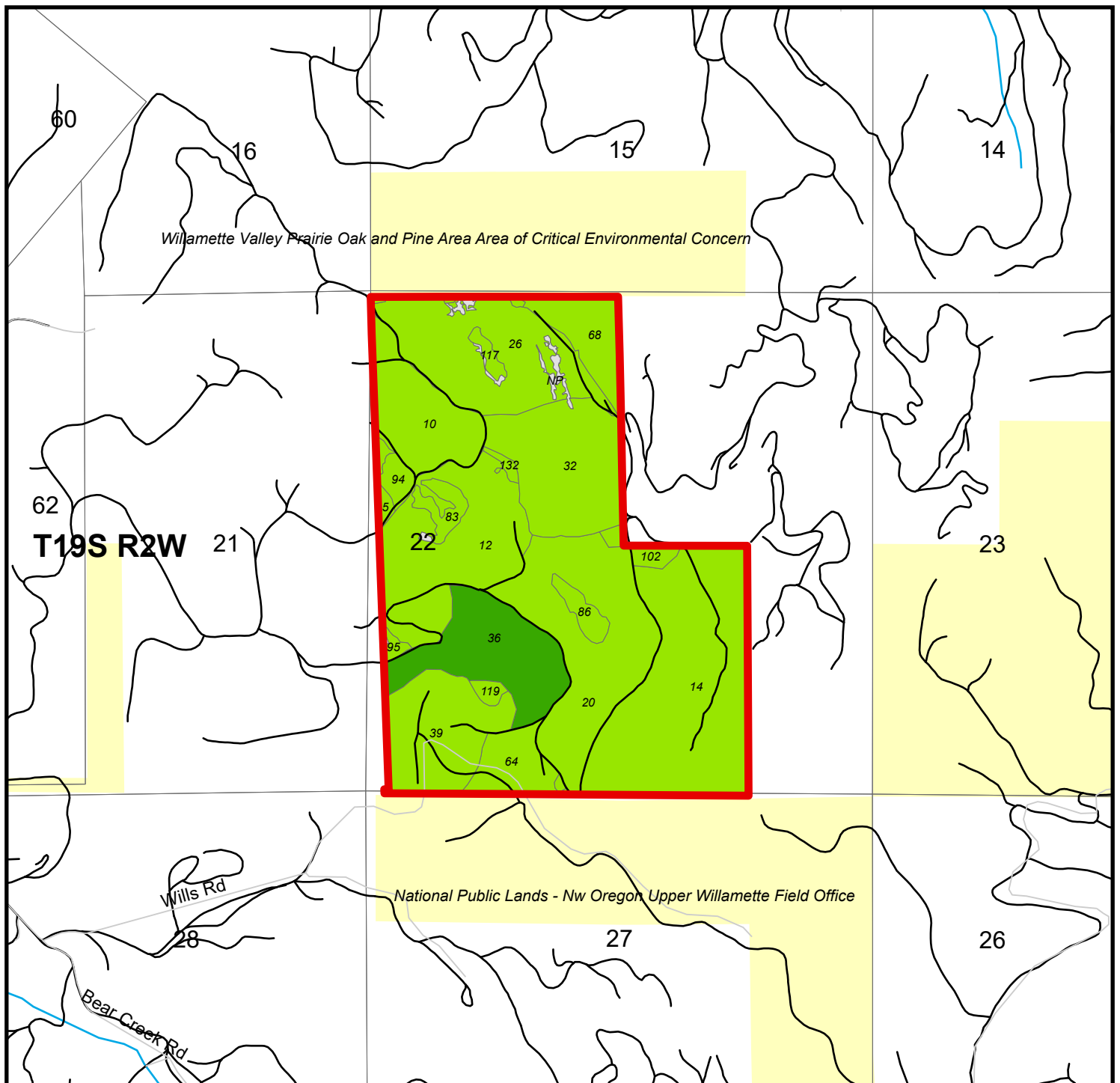


<https://id.land/ranching/maps/81a94c182fee9863a5e968922a7acf80/share>

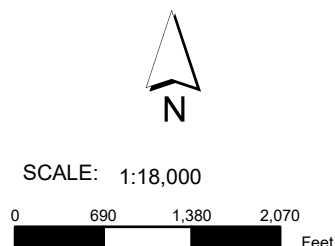


Rodgers - Parcel Map **Parcel #41039Hb0084** Lane County, OR - approx. 380.0 acres +/-





Rodgers - Stand Map
Rodgers
Parcel # 41039Hb0084
Lane County, OR - approx. 380.0 acres +/-



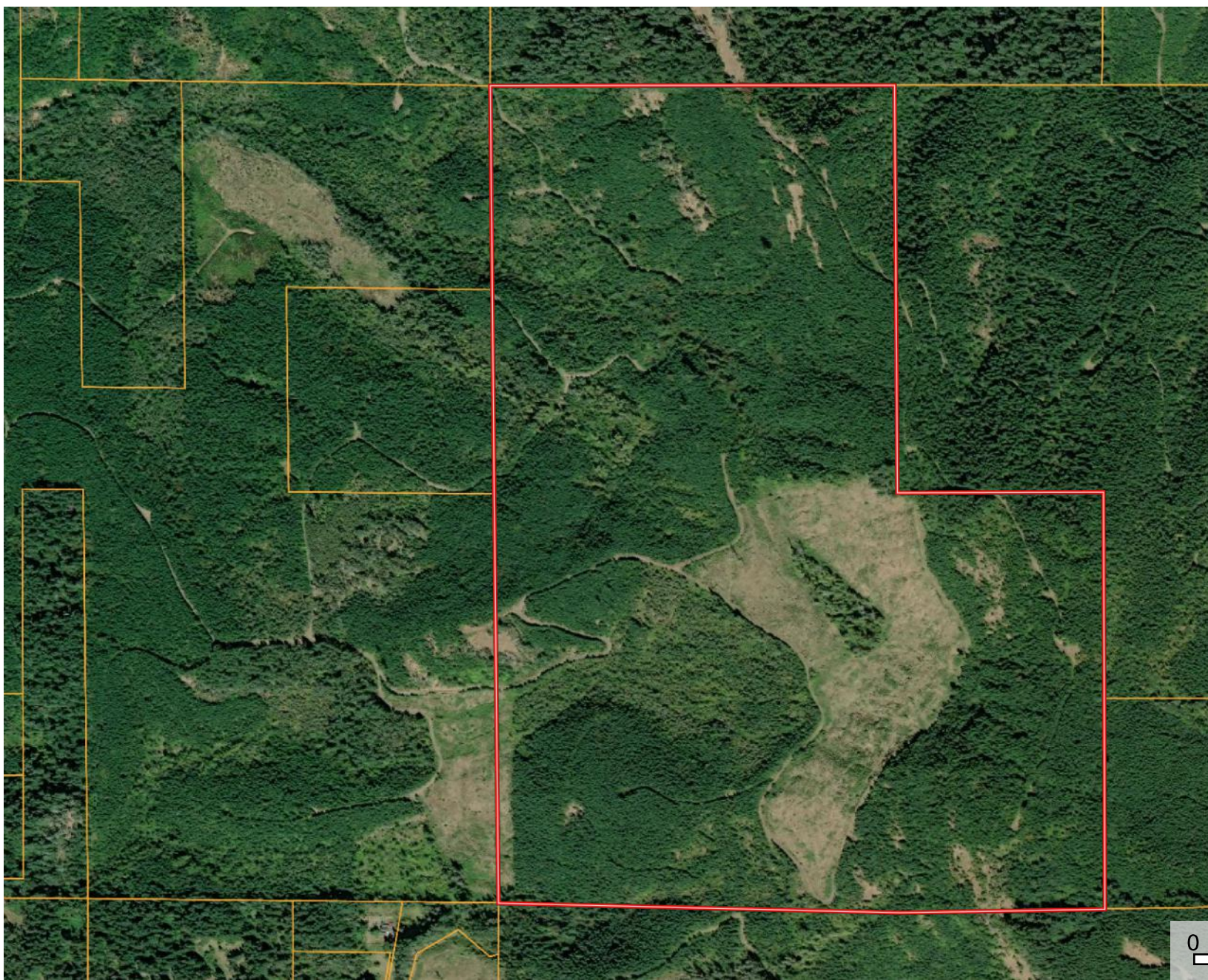
Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.4
10	Douglas Fir	28	24.0
12	Douglas Fir	21	43.5
14	Douglas Fir	26	74.1
20	Douglas Fir	11	50.8
26	Douglas Fir	21	41.2
32	Douglas Fir	26	36.1
36	Pine	27	30.8
39	Douglas Fir	27	28.8
64	Douglas Fir	28	11.6
68	Douglas Fir	27	13.4
83	Douglas Fir	67	4.4
86	Douglas Fir	74	3.7
94	Douglas Fir	70	3.2
102	Douglas Fir	67	2.3

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.

8/28/2023

Rodgers
Lane County, Oregon, AC +/-



 Boundary

Colton Jacobson
P: 541-510-1670 AFMrealestate.com