

ACTIVE · SET PRICE

Saddle Mountain

± 347 Acres | Clatsop County | Oregon | Near Seaside

±346 acre timberland property located in Seaside, OR.

PRICE	PRICE / ACRE	ACREAGE
$1,595,000	$4,597	± 347

PROPERTY OVERVIEW

The property consists of ±222 acres of Western Hemlock 12-24 years old, ±45 acres of Western Hemlock 77 years old, and ±28 acres of Douglas-Fir 41 years old. The site index is classified as Class 2 with rolling to sloped terrain. Primary access is off of the county-maintained road. Buyer to do due diligence with the county.

PROPERTY DETAILS

ACCESS
Gravel Road · Paved Road

WATER FEATURES
Creeks / Streams

VIEWS
Timber

IMPROVEMENTS
Gate

COUNTY TAX PARCEL IDS
508000000400 509000009300 508000001800

DOCUMENTS INCLUDED
Location Map · Photo Map · Parcel Map · Stand Map

LOCATION



Clatsop County, Oregon



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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 10, 2026 · https://www.afmrealestate.com/properties/347-acres-land-for-sale-in-clatsop-county-oregon/saddle-mountain

Property Photos

Saddle Mountain · Clatsop County · Oregon · Near Seaside







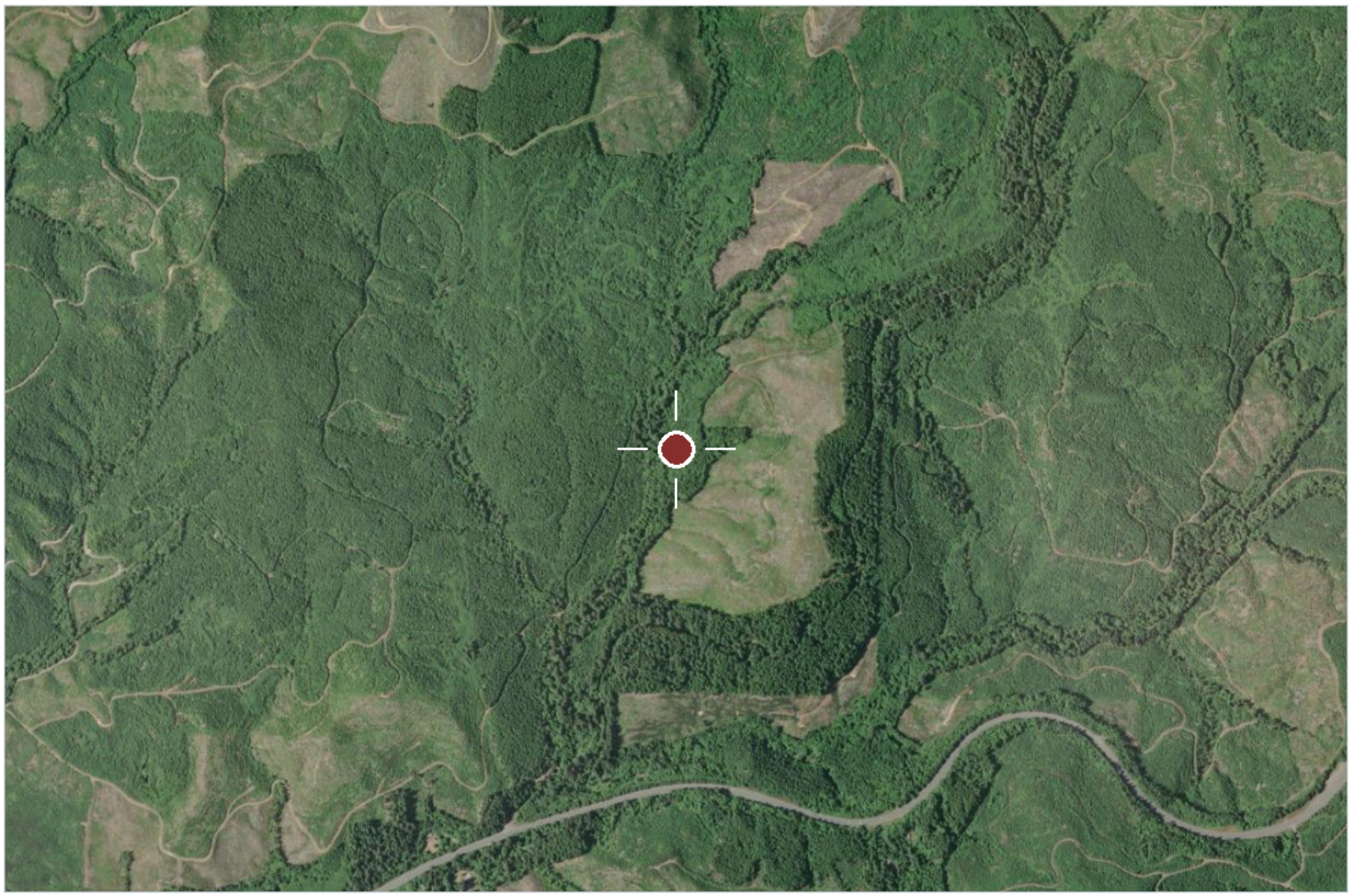




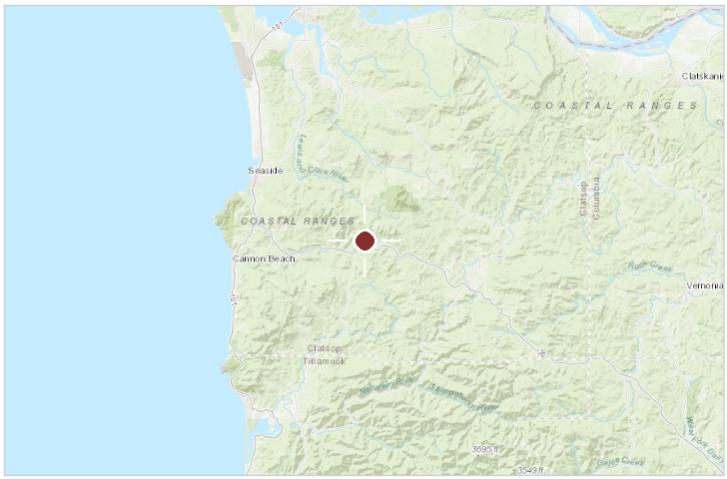


Location & Access

Saddle Mountain · Clatsop County · Oregon · Near Seaside



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



Regional locator

COUNTY & STATE

Clatsop County, Oregon

NEAREST CITY

Seaside

APPROXIMATE CENTRE

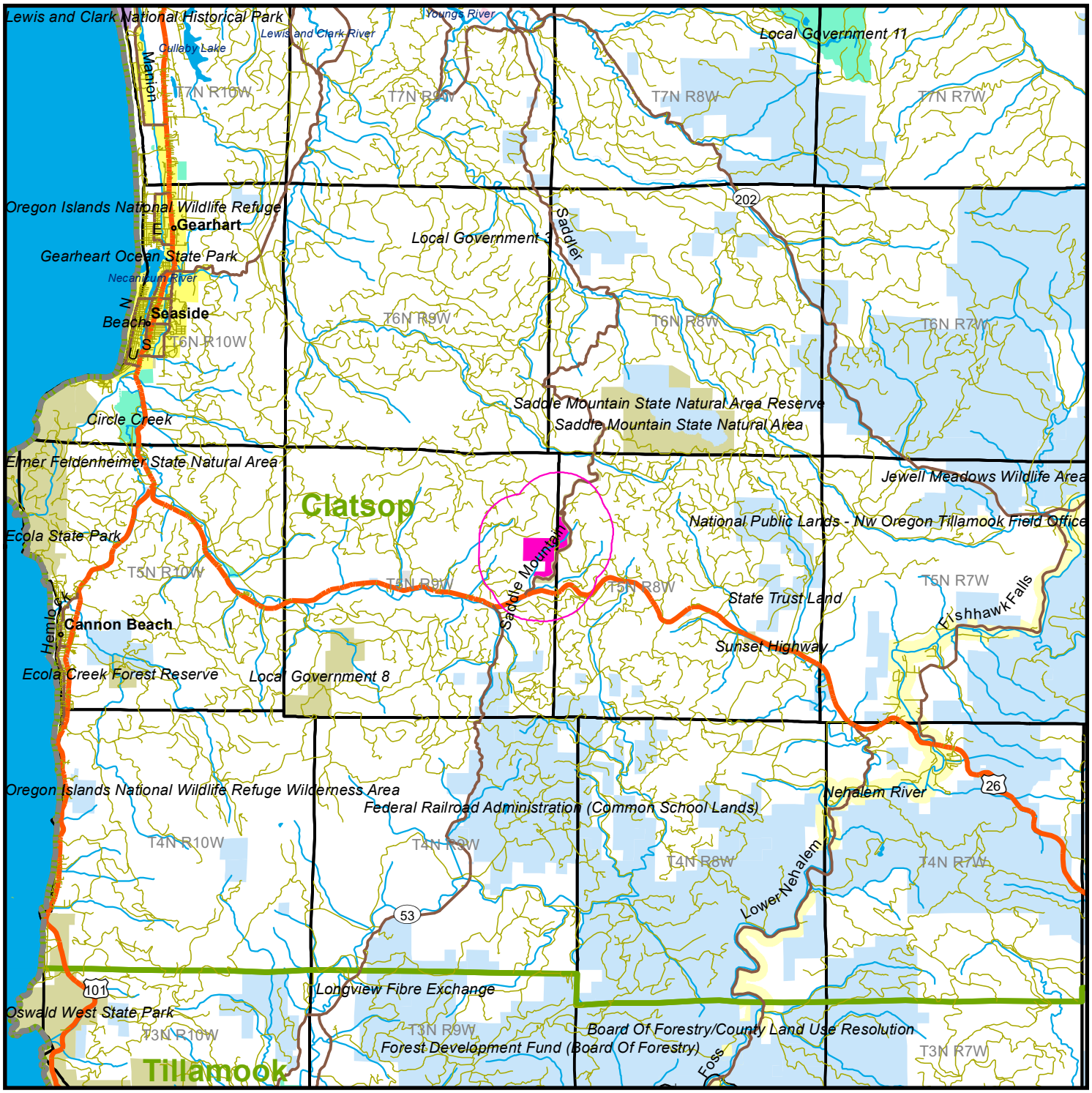
45.91692, -123.73907

COUNTY TAX PARCEL IDS

508000000400 509000009300 508000001800

INTERACTIVE MAP

https://www.id.land/ranching/maps/c61db1e260fd0bb0633206fdbba4b4fe/share



Saddle Mountain - Location Map
Parcel # 41007Hb1004
Clatsop County, OR - approx. 347.0 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.

6/8/2023



Saddle Mountain - Photo Map
Parcel # 41007Hb1004
Clatsop County, OR - approx. 347.0 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 = 2,000 Feet

0 800 1,600 2,400 Feet

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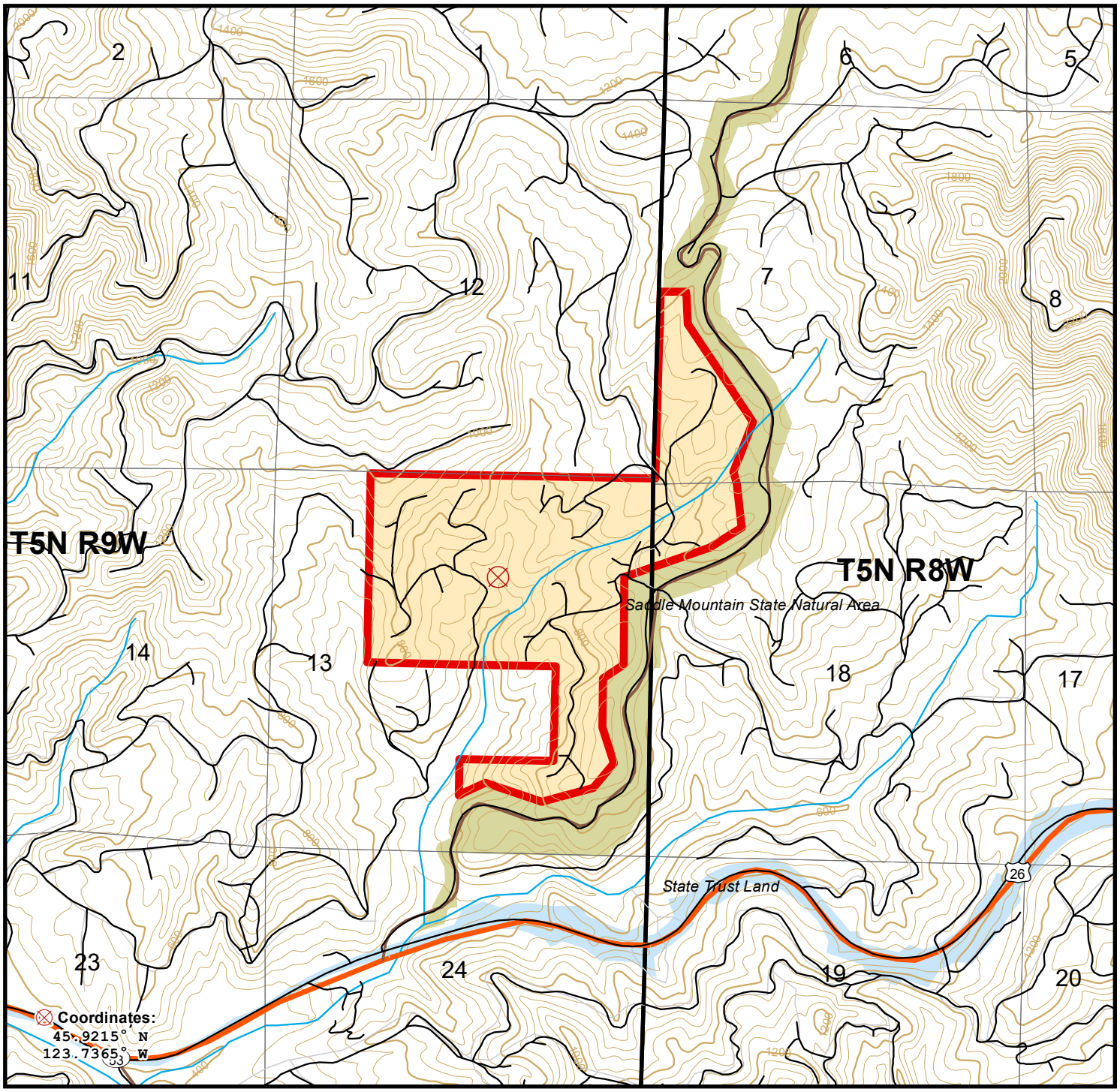

Saddle Mountain - Parcel Map
Parcel # 41007Hb1004
Clatsop County, OR - approx. 347.0 acres +/-

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 = 2,000 Feet

0 800 1,600 2,400 Feet

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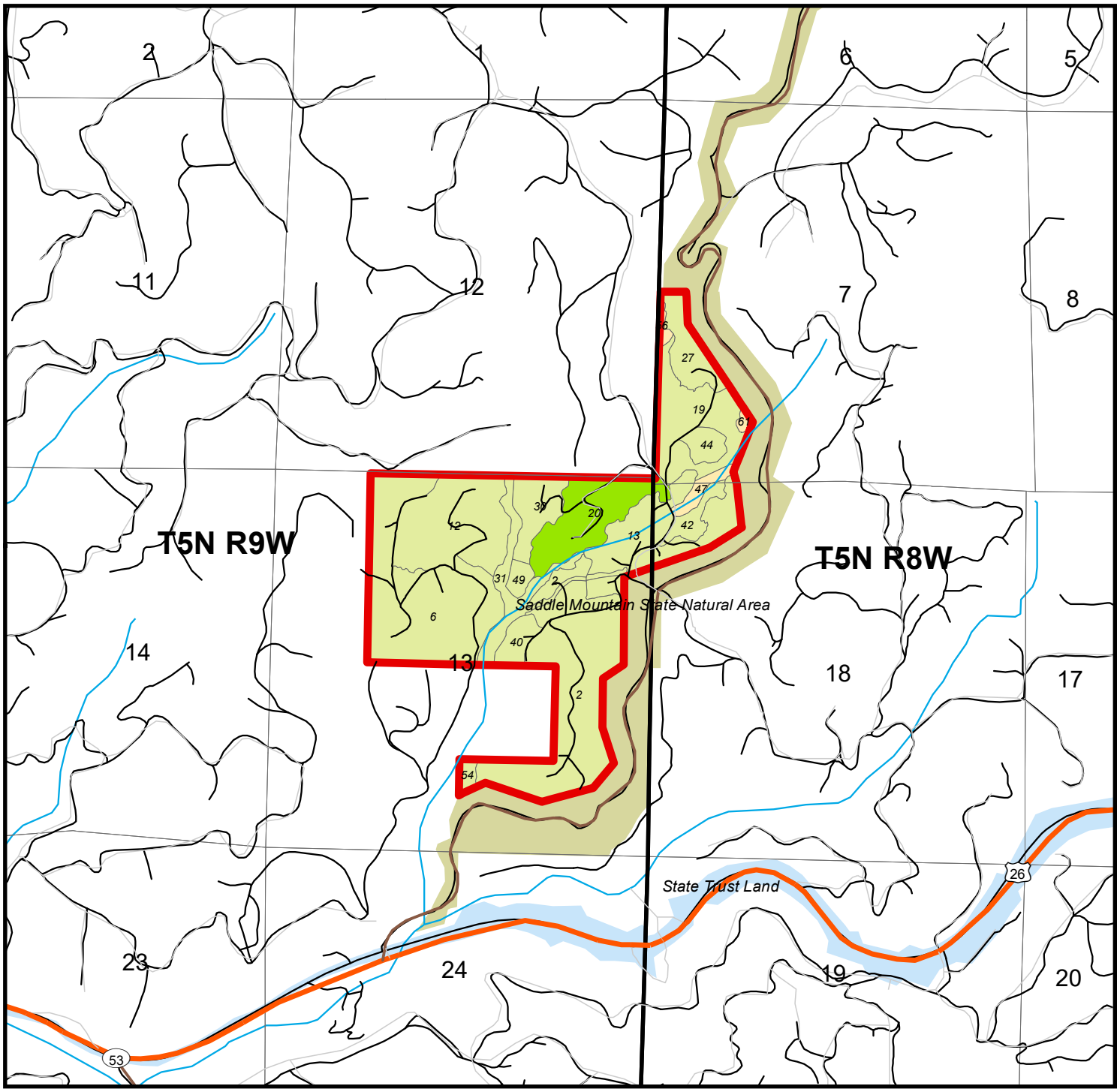

Stand Map
Saddle Mountain
Parcel # 41007Hb1004
Clatsop County, OR - approx. 347.0 acres +/-

Property Listing	Cover Type		USFS
County	Pine		NPS
Interstate	Douglas Fir		FWS
Primary Highway	Hem/Fir		BLM
Secondary Highway	Conifer Other		Tribal
Other Road (ESRI)	Con/Hd Mix		Other Federal
Other Road (WY)	Alder		County/Local
Railroad	Hardwood		NGO/Private
Lake/Reservoir	Open Productive		State
Perennial River/Stream	Non Productive		Unknown
Intermittent Stream	Other/Unknown		

N

SCALE: 1 Inch = 2,000 Feet

0 950 1,900 2,850 Feet

Stand #	Cover Type	Age	Acres
2	Conifer Other	3	72.8
6	Conifer Other	24	68.2
12	Conifer Other	18	40.9
13	Conifer Other	21	35.8
19	Conifer Other	12	29.2
20	Douglas Fir	41	28.1
27	Conifer Other	21	13.5
30	Conifer Other	19	13.1
31	Conifer Other	77	15.0
40	Conifer Other	21	6.3
42	Conifer Other	12	5.9
44	Conifer Other	21	5.4
47	Hardwood	56	4.0
49	Conifer Other	18	3.1
54	Conifer Other	77	2.5

Smaller stands have been excluded to fit in the allowable space

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