



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

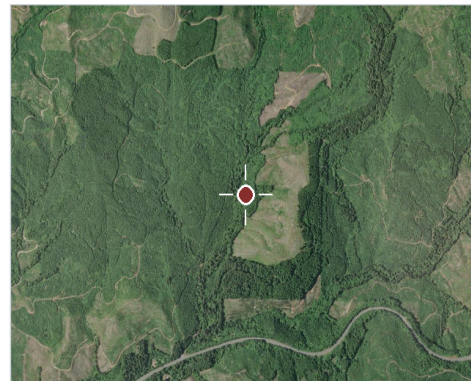
COUNTY TAX PARCEL IDS

508000000400 5090000009300 508000001800

DOCUMENTS INCLUDED

Location Map · Photo Map · Parcel Map · Stand Map

LOCATION



Clatsop County, Oregon



Kaitlin McFarland

Real Estate Broker, WA, OR

O: 425.820.3420 C: 360.861.1225

kaitlin.mcfarland@afmforest.com

Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



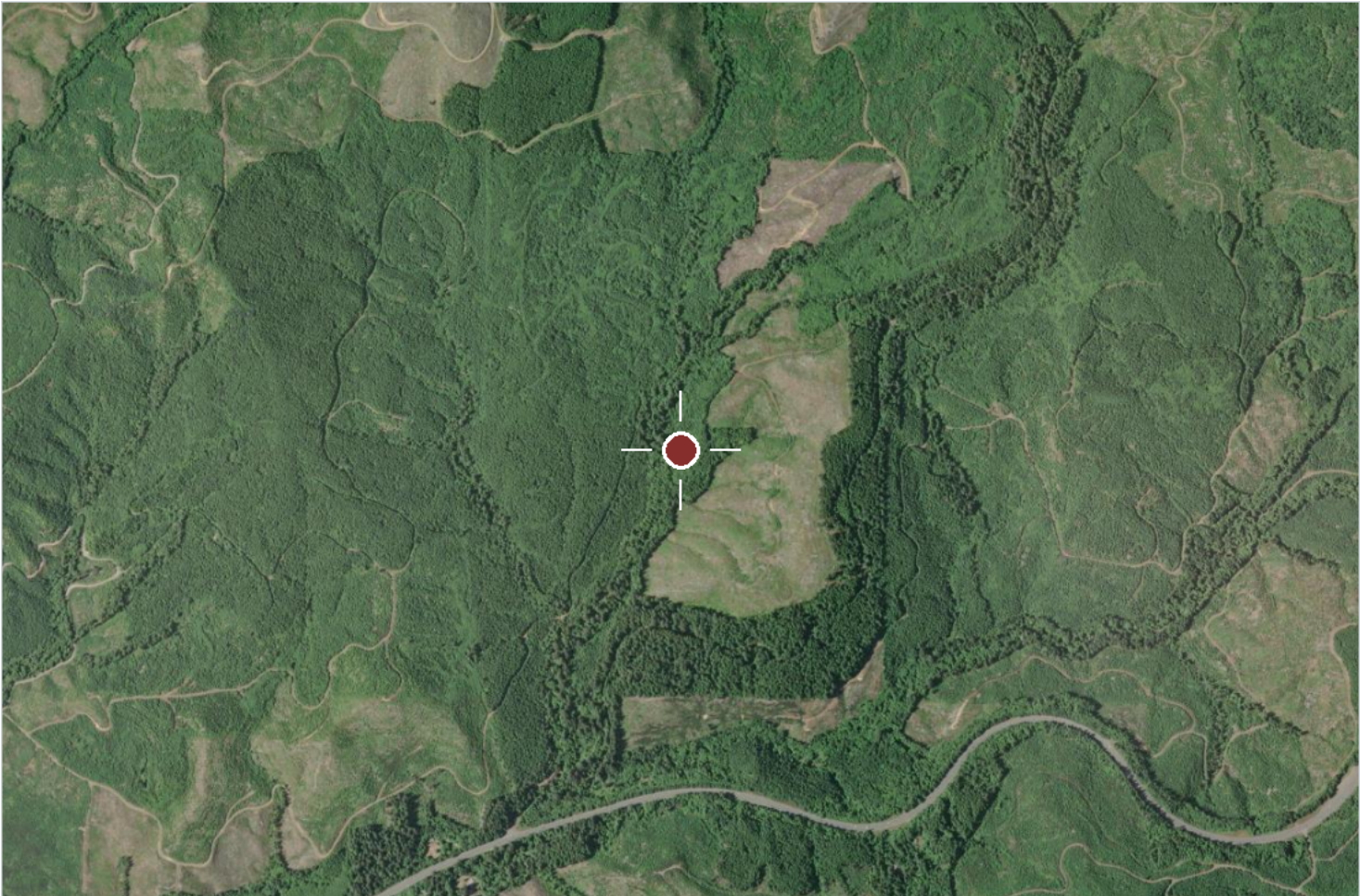
Property Photos

Saddle Mountain · Clatsop County · Oregon · Near Seaside

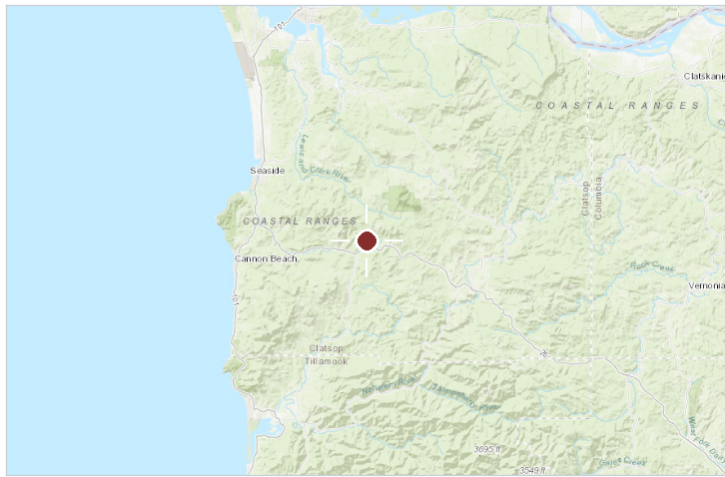


Location & Access

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

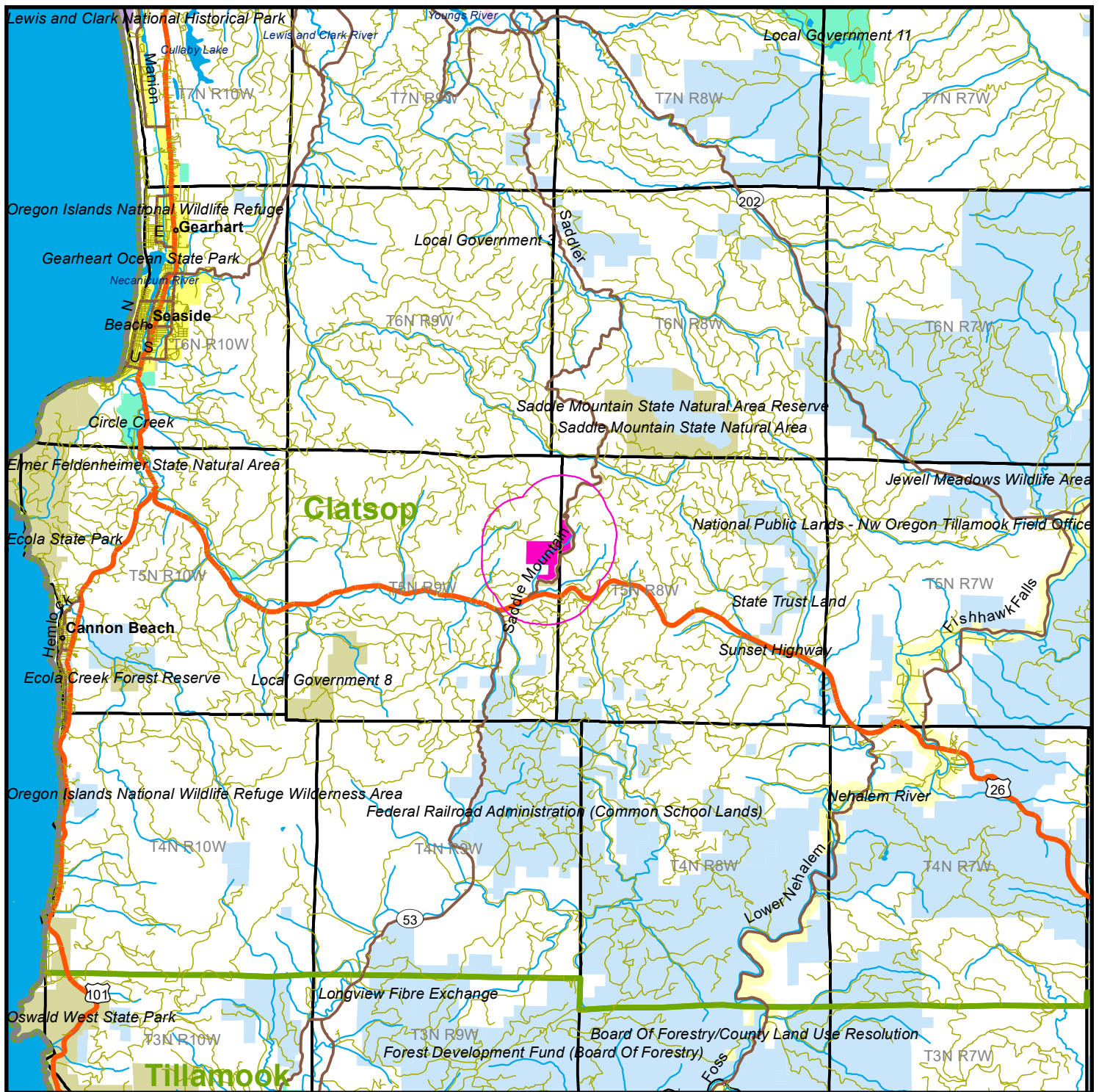
APPROXIMATE CENTRE
45.91692, -123.73907

COUNTY TAX PARCEL IDS
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INTERACTIVE MAP

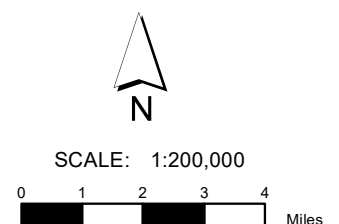


<https://www.id.land/ranching/maps/c61db1e260fd0bb0633206dbba4b4fe/share>



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



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 +/-

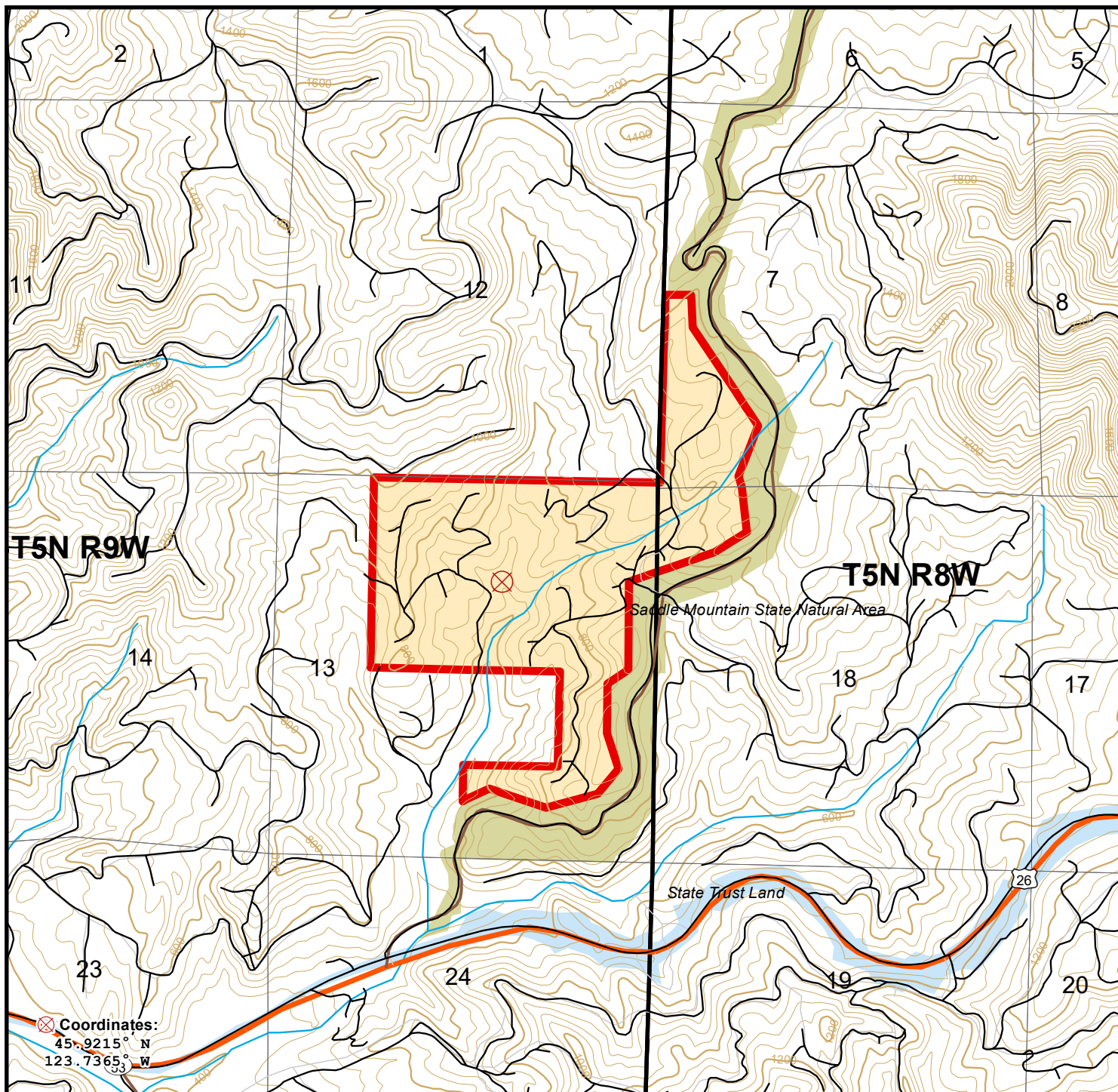
Property Listing	Interstate	USFS	Other Federal
County	Primary Highway	NPS	County/Local
Lake/Reservoir	Secondary Highway	FWS	NGO/Private
Perennial River/Stream	Other Road (ESRI)	BLM	State
Intermittent Stream	Other Road (WY)	Tribal	Unknown
	Railroad		



SCALE: 1 Inch = 2,000 Feet
 0 800 1,600 2,400
 Feet

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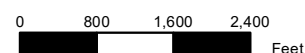


Saddle Mountain - Parcel Map
Parcel # 41007Hb1004
 Clatsop County, OR - approx. 347.0 acres +/-

Property Listing	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

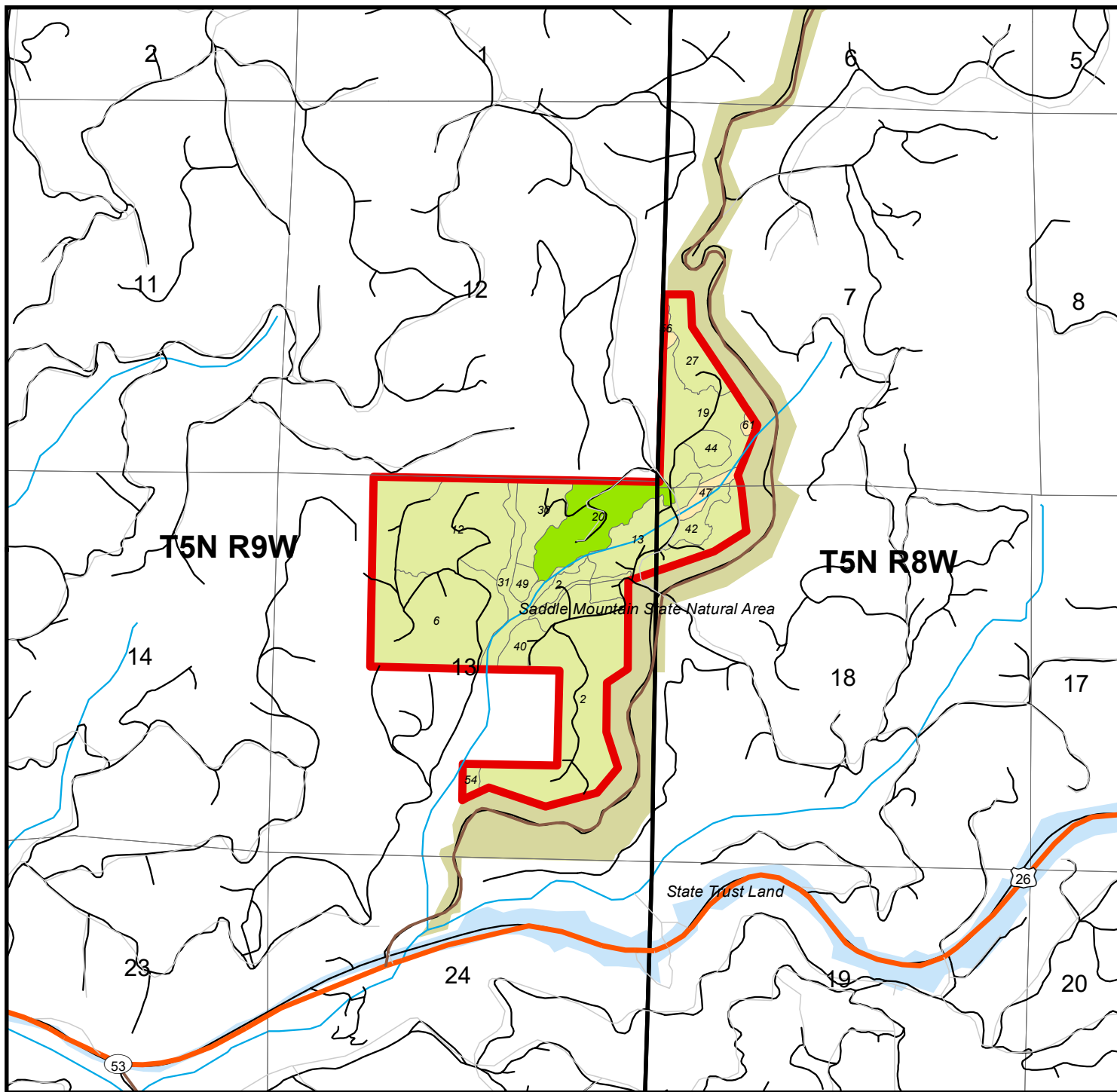


SCALE: 1 Inch = 2,000 Feet

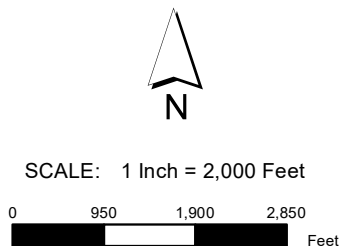
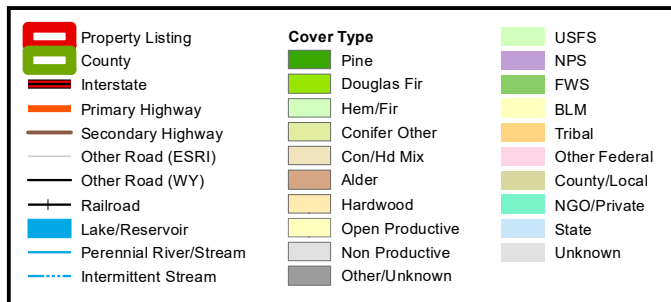


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Stand Map
Saddle Mountain
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Stand #	Cover Type	Age	Acres
2	Conifer Other	3	72.8
6	Conifer Other	24	68.2
12	Conifer Other	18	40.9
13	Conifer Other	21	35.8
19	Conifer Other	12	29.2
20	Douglas Fir	41	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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