



ACTIVE · SET PRICE

Hobart Butte

± 46 Acres | Lane County | Oregon | Near Cottage Grove

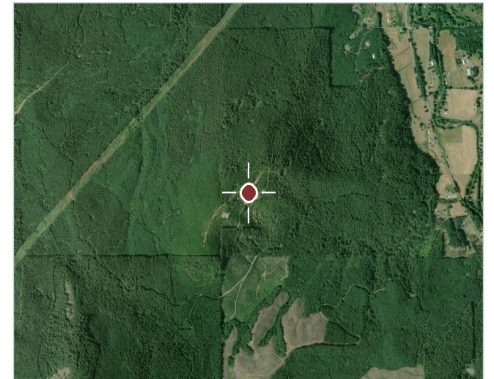
±45 Acres of Secluded Timberland in Lane County

PRICE	PRICE / ACRE	ACREAGE
\$259,000	\$5,690	± 46

PROPERTY OVERVIEW

Hobart Butte encompasses just over 45 acres of secluded timberland in Lane County—a rare opportunity offering both immediate returns and long-term investment potential. An estimated 200 MBF of merchantable timber provides near-term cash flow, while the remainder of the property is stocked with healthy reprod Douglas-fir that is growing nicely, providing the opportunity for long-term income potential. With three sides bordering BLM land, the tract feels far larger than its footprint, opening up expanded recreational access and ensuring protected surroundings for hunting, hiking, and exploring. Wildlife is abundant—deer, elk, bear, bobcat, and a wide variety of other critters are frequent in the area. Being set at the top of the hill, the property enjoys stunning views looking out across the forested landscape and even offering views all the way to Cottage Grove Lake. Recent road improvements have helped to ensure accessibility to the property throughout the year. A small quarry also provides the opportunity for pit run rock for any needed on-site road improvements. Hobart Butte is a great opportunity to invest in a piece of productive Oregon timberland.

LOCATION



Lane County, Oregon

PROPERTY DETAILS

TYPE	ACCESS
Timberland (Douglas Fir Plantation)	Dirt Road · Gravel Road
VIEWS	COUNTY TAX PARCEL IDS
Timber · Lake	0971216



Chris Marshall

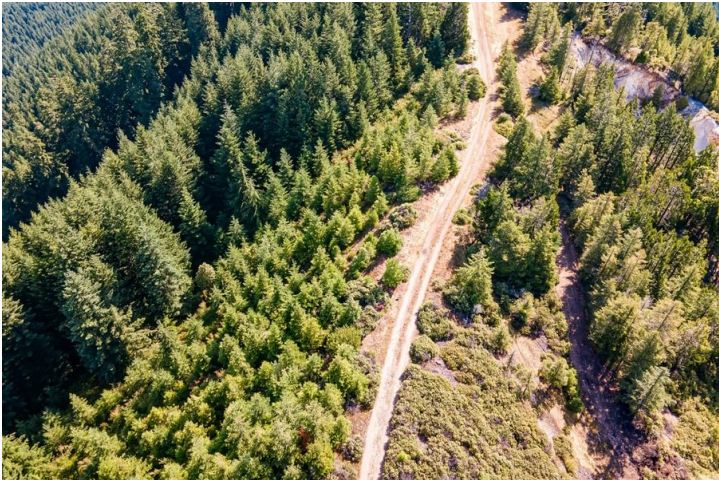
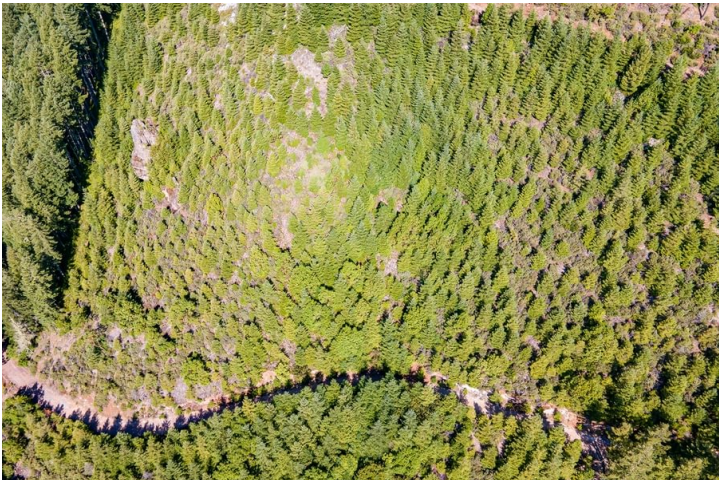
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Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



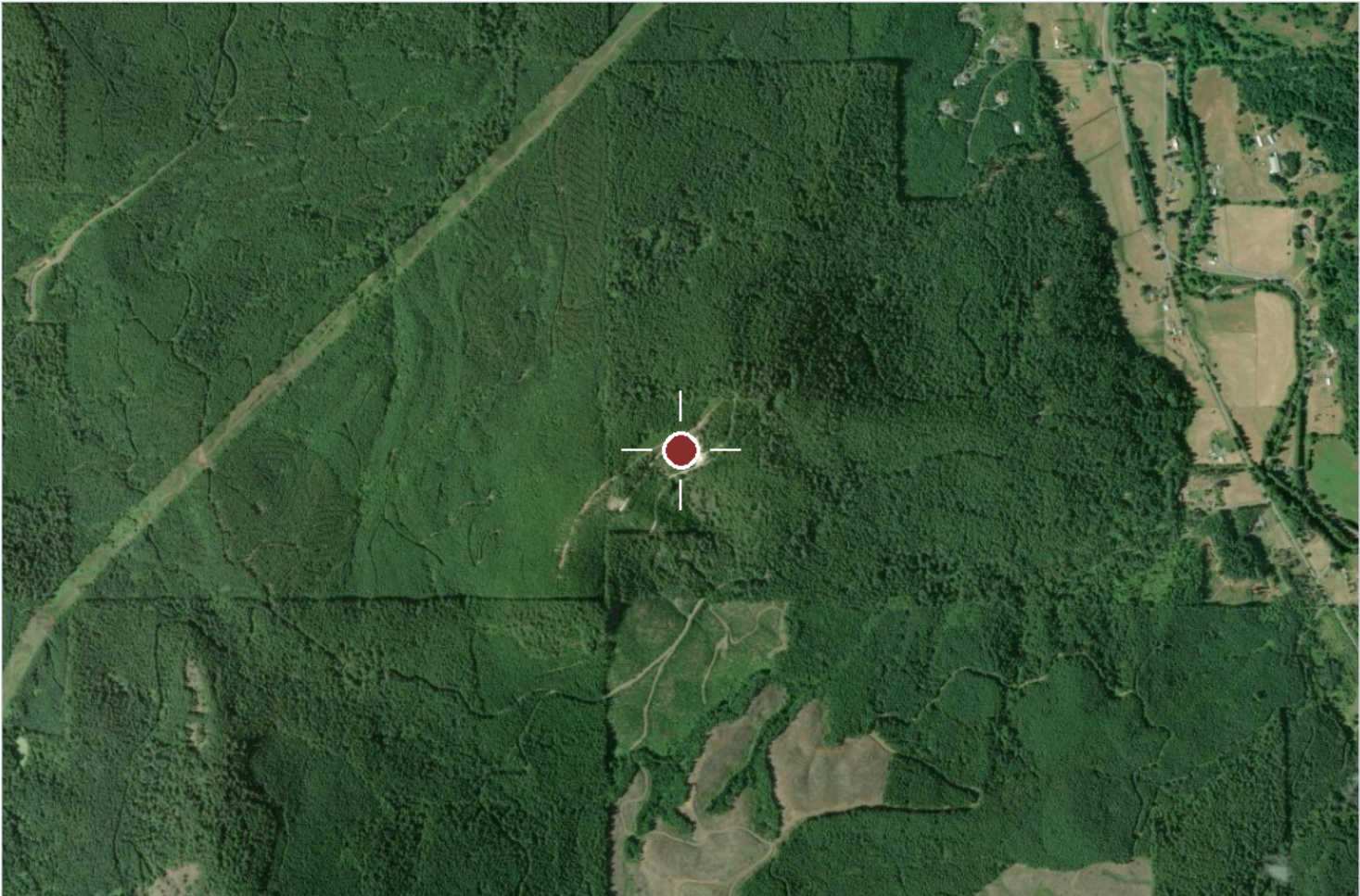
Property Photos

Hobart Butte · Lane County · Oregon · Near Cottage Grove

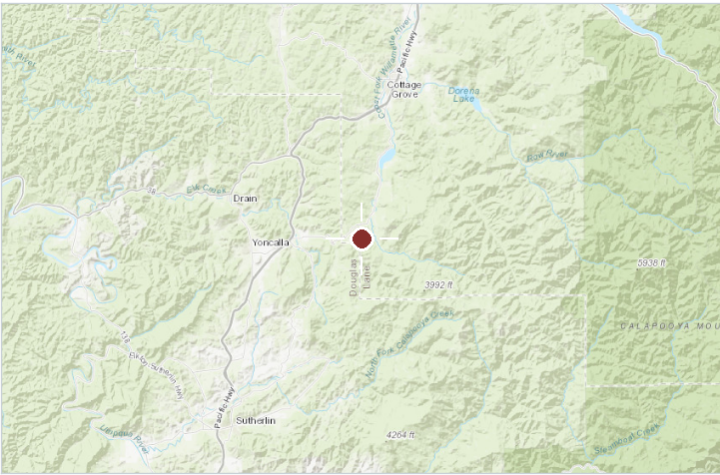


Location & Access

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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
43.6099, -123.10453

COUNTY TAX PARCEL IDS
0971216

INTERACTIVE MAP



<https://id.land/maps/0b0bbde51ebd53acbb9f16df44bda477/share>