



SOLD · SET PRICE

Barker 66

± 66 Acres | Columbia County | Oregon | Near Goble

Forest Retreat near Portland, OR

PRICE \$299,000	PRICE / ACRE \$4,550	ACREAGE ± 66
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PROPERTY OVERVIEW

This affordable timberland parcel is buildable! In great location--only 20 minutes to St. Helens, and 25 minutes to Longview, WA. Imagine your brand new home amidst your own private forest--lots of elbow room. Add a shop or other accessory buildings. If you have horses, make them happy by building trails and a corral. ~10-11 year old high-quality Douglas-fir reproduction growing vigorously on Site Index 130. This land is located in one of the most productive timber growing regions in the world. Recently passed the Columbia County Template Test to qualify the property for a single-family dwelling!

PROPERTY DETAILS

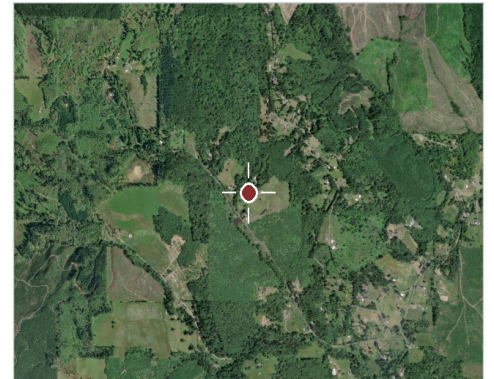
TYPE Recreation (ATV-UTV)	ACCESS Gravel Road · Legal Access · Paved Road
WATER FEATURES Creeks / Streams · Ponds	VIEWS Pond · Timber · Mountains

COUNTY TAX PARCEL IDS
6N2W17-00-01600 6N2W17-00-01400
6N2W17-00-01500

DOCUMENTS INCLUDED

Soil Report · Vicinity Map · Tax Lot Map · Assessment Summary · Assessment Summary · Assessment Summary

LOCATION



Columbia County, Oregon



Jim Bunker

Real Estate Salesperson, WA, OR
C: 503.551.1735
jim.bunker@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



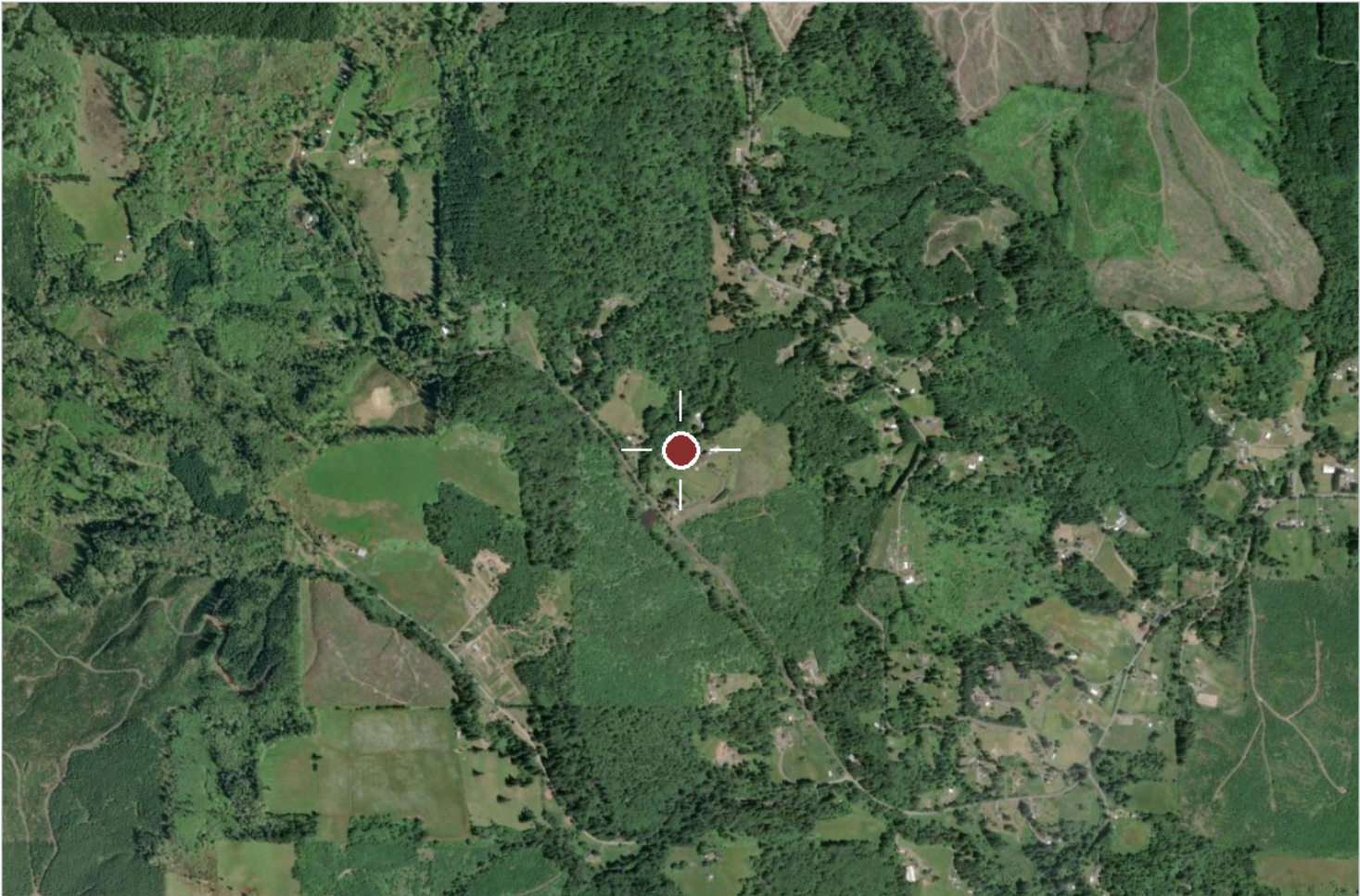
Property Photos

Barker 66 · Columbia County · Oregon · Near Goble

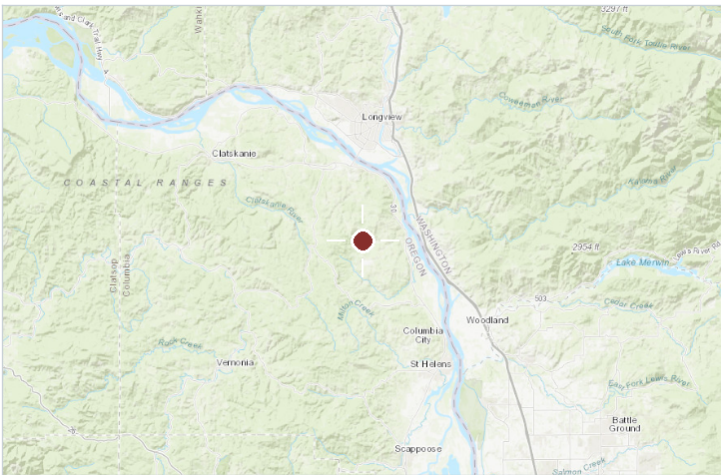


Location & Access

Barker 66 · Columbia County · Oregon · Near Goble



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



Regional locator

COUNTY & STATE
Columbia County, Oregon

NEAREST CITY
Goble

APPROXIMATE CENTRE
46.00728, -122.95022

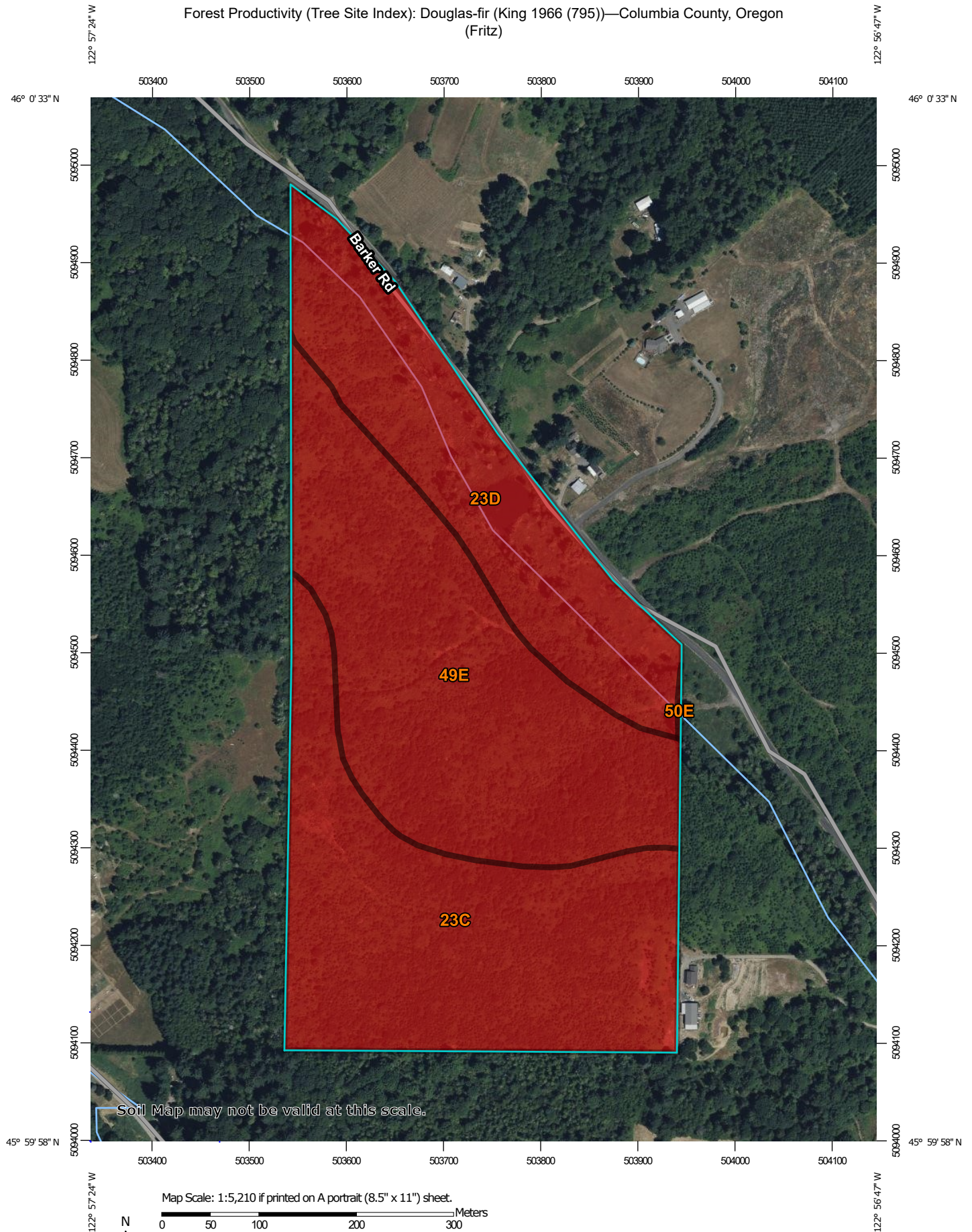
COUNTY TAX PARCEL IDS
6N2W17-00-01600 6N2W17-00-01400 6N2W17-00-01500

INTERACTIVE MAP



<https://id.land/maps/9dce7a899b42ec893f02416db1664970/share>

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Columbia County, Oregon
(Fritz)



MAP LEGEND

- Area of Interest (AOI)

 Area of Interest (AOI)
- Soils

Soil Rating Polygons

 = 130

 Not rated or not available

Soil Rating Lines

 = 130

 Not rated or not available

Soil Rating Points

 = 130

 Not rated or not available
- Water Features

 Streams and Canals
- Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
- Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI are at a scale of 1:20,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale may lead to a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Universal Transverse Mercator projection, which preserves direction and distance and area. A projection that preserves area is called an equal-area projection. The Albers equal-area conic projection, shown on the map, is used for accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Columbia County, Oregon
Survey Area Data: Version 22, Aug 28, 2022

Soil map units are labeled (as space allows) with the soil name and a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2023

The orthophoto or other base map on which the soil map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
23C	Goble silt loam, warm, 3 to 15 percent slopes	130	24.1	36.8%
23D	Goble silt loam, warm, 15 to 30 percent slopes	130	16.1	24.7%
49E	Scaponia-Braun silt loams, 30 to 60 percent north slopes	130	25.2	38.5%
50E	Scaponia-Braun silt loams, 30 to 60 percent south slopes	130	0.0	0.1%
Totals for Area of Interest			65.5	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

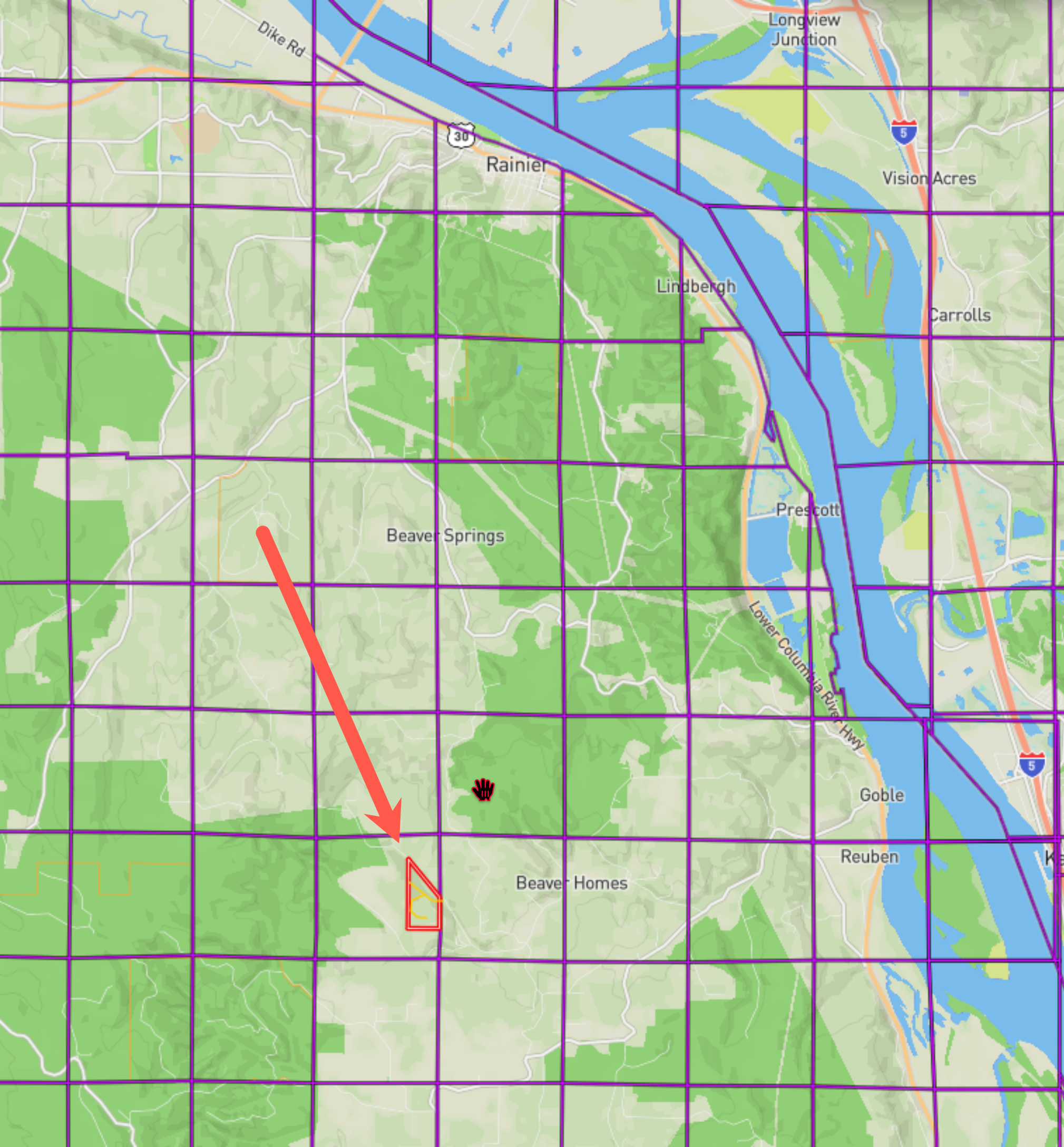
Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No



Columbia County
2024 Real Property Assessment Report
Account 21357

Map 6N2W17-00-01400
Code - Tax ID 0312 - 21357

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing FRITZ FAMILY TRUST
GRANT KAREN R TRUSTEE
7610 NW ARBORETUM RD
CORVALLIS OR 97330

Deed Reference # 2012-4209
Sales Date/Price 06-11-2012 / \$0
Appraiser DAVID L

Property Class 640 **MA SA NH**
RMV Class 400 04 41 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0312	Land	137,560		Land	0
	Impr	0		Impr	0
Code Area Total		137,560	0	13,107	0
Grand Total		137,560	0	13,107	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0312	1			CO:FA-80	Designated Forest Land	88	19.74 AC	FB	006*	137,560
Code Area Total							19.74 AC			137,560

Improvement Breakdown										
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV

Exemptions / Special Assessments / Notations										
Notations										
- Fire Patrol ADDED 2006 - Forest Potential Additional Tax Liability ADDED 2007										
Fire Patrol						Amount		Acres		Year
Fire Patrol Surcharge						0.00				2024
Code Area 0312										
Fire Patrol						Amount		Acres		Year
Fire Patrol						37.70		19.74		2024

Contig Accts 21359

Comments 2019 RA- Ptu'd with acct 21359, based on access and HBU. DL
2011-reappraisal. Has access from Barker road, heavily wooded w/a creek running through it. PTA'd w/21352, 21353, 21356, 21358 due to zoning. jl

Columbia County
2024 Real Property Assessment Report
Account 21359

Map 6N2W17-00-01600
Code - Tax ID 0312 - 21359

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing FRITZ FAMILY TRUST
GRANT KAREN R TRUSTEE
7610 NW ARBORETUM RD
CORVALLIS OR 97330

Deed Reference # 1993-4223 (SOURCE ID: F934223)
Sales Date/Price 04-06-1993 / \$0
Appraiser DAVID L

Property Class 640 **MA** **SA** **NH**
RMV Class 400 04 41 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0312	Land	150,520		Land	0
	Impr	0		Impr	0
Code Area Total		150,520	0	14,342	0
Grand Total		150,520	0	14,342	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0312	1			CO:FA-80	Designated Forest Land	88	21.60 AC	FB	006*	150,520
Code Area Total							21.60 AC			150,520

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations										
Notations										
■ Fire Patrol ADDED 2006										
■ Forest Potential Additional Tax Liability ADDED 2007										
Fire Patrol						Amount		Acres		Year
■ Fire Patrol Surcharge						0.00				2024
Code Area 0312										
Fire Patrol						Amount		Acres		Year
■ Fire Patrol						41.26		21.60		2024

Contig Accts 21357

Comments 2019 RA- Ptu'd with acct 21357, based on access and HBU. DL
2011-reappraisal. Unable to access. Heavily wooded. jl

Columbia County
2024 Real Property Assessment Report
Account 21358

Map 6N2W17-00-01500
Code - Tax ID 0312 - 21358

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing FRITZ FAMILY TRUST
GRANT KAREN R TRUSTEE
7610 NW ARBORETUM RD
CORVALLIS OR 97330

Deed Reference # 2012-4209
Sales Date/Price 06-11-2012 / \$0
Appraiser MARIE SANDGATHE

Property Class 640 **MA** **SA** **NH**
RMV Class 400 04 41 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0312	Land	217,230		Land	0
	Impr	0		Impr	0
Code Area Total		217,230	0	16,181	0
Grand Total		217,230	0	16,181	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0312	1			CO:FA-80	Designated Forest Land	88	24.37 AC	FB	006*	217,230
Code Area Total							24.37 AC			217,230

Improvement Breakdown										
Code Area	Year Built	Stat ID #	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations			
Notations			
■ Fire Patrol ADDED 2006			
■ Forest Potential Additional Tax Liability ADDED 2007			
Fire Patrol	Amount	Acres	Year
■ Fire Patrol Surcharge	0.00		2024
Code Area 0312			
Fire Patrol	Amount	Acres	Year
■ Fire Patrol	46.55	24.37	2024

Comments 2019 RA- No ptu based on HBU. DL

2011-reappraisal. Has access from Barker road, heavily wooded w/a creek running through it. PTA'd w/21352, 21353, 21356, 21357 due to zoning. jl