



ACTIVE · SET PRICE

Kozlosky Creek South

± 45 Acres | Clatsop County | Oregon | Near Seaside

±51-Acre Coastal Timber Investment – Site II Forestland with County Road Access Near Cannon Beach, OR

PRICE	PRICE / ACRE	ACREAGE
\$339,000	\$7,490	± 45

PROPERTY OVERVIEW

Exceptional ±51-acre timberland investment property, conveniently located just 14 miles from Cannon Beach, OR. This diverse parcel features approximately 18 acres of thriving 12-year-old Western Hemlock, 31 acres of robust 19-year-old Douglas Fir, and 1 acre of 74-year-old Western Hemlock. The property boasts county road access, rolling terrain, and a site II index, making it an ideal investment opportunity. Don't miss the chance to own this unique and valuable timberland asset.

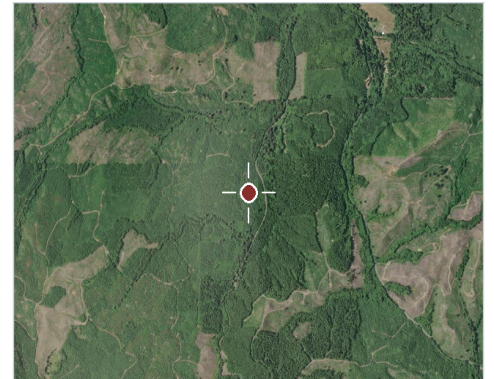
PROPERTY DETAILS

ACCESS	VIEWS
Gravel Road · Paved Road	Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Gate	4193

DOCUMENTS INCLUDED

Location Map · Parcel Map · Photo Map · Stand Map

LOCATION



Clatsop County, Oregon



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Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



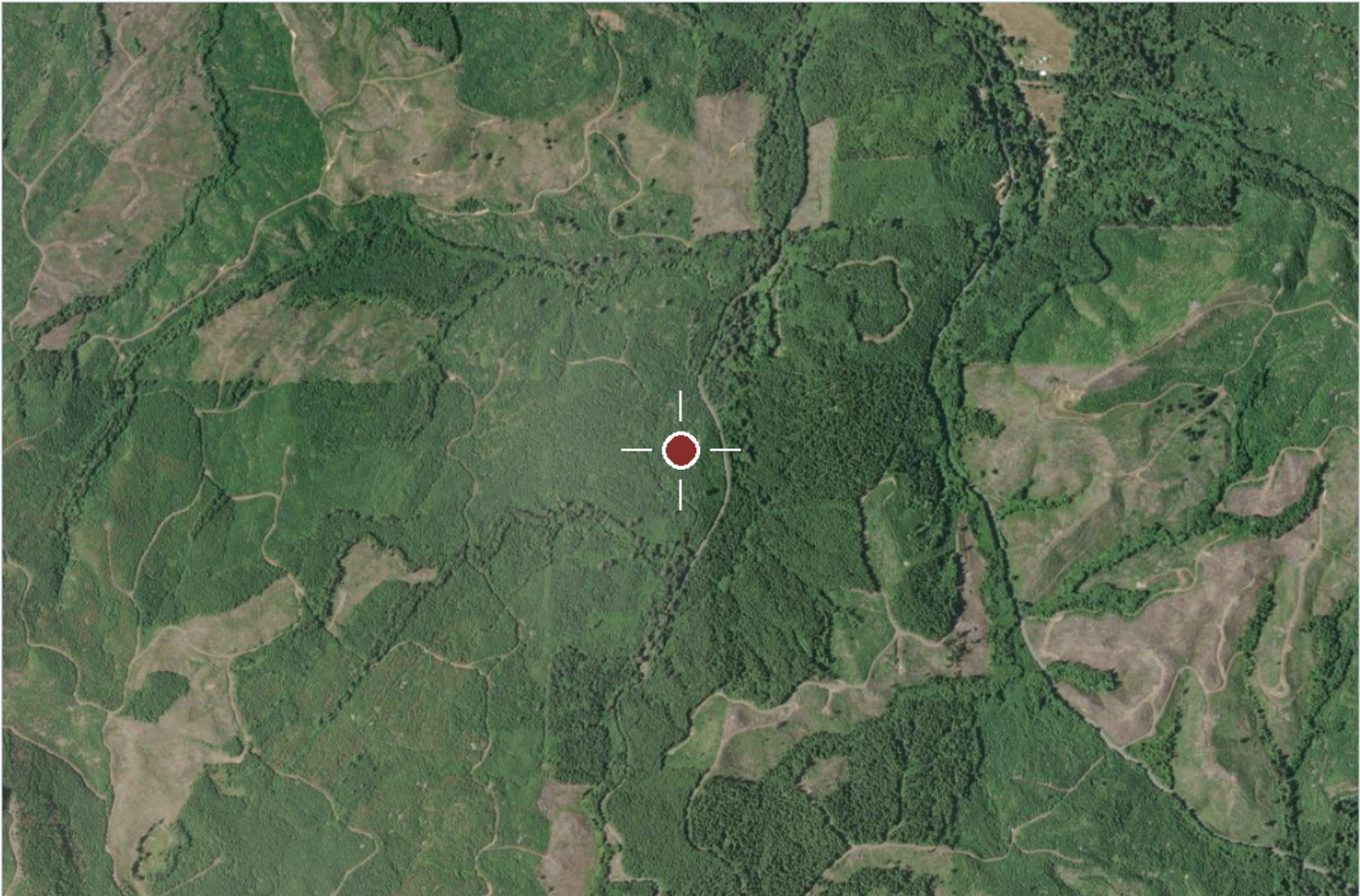
Property Photos

Kozlosky Creek South · Clatsop County · Oregon · Near Seaside



Location & Access

Kozlosky Creek South · Clatsop County · Oregon · Near Seaside



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

COUNTY & STATE
Clatsop County, Oregon

NEAREST CITY
Seaside

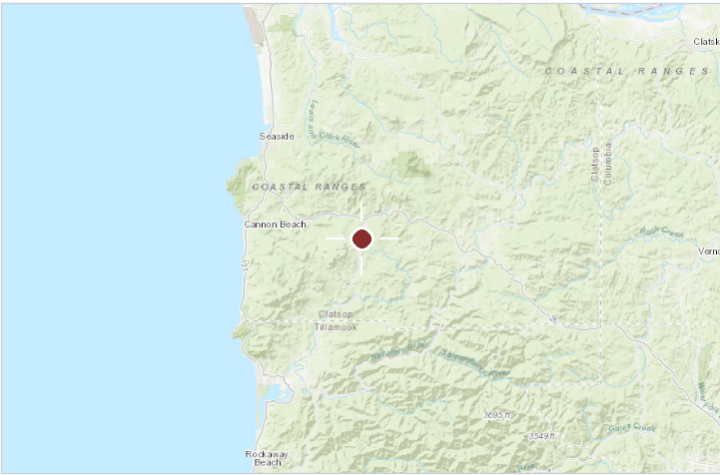
APPROXIMATE CENTRE
45.87899, -123.76328

COUNTY TAX PARCEL IDS
4193

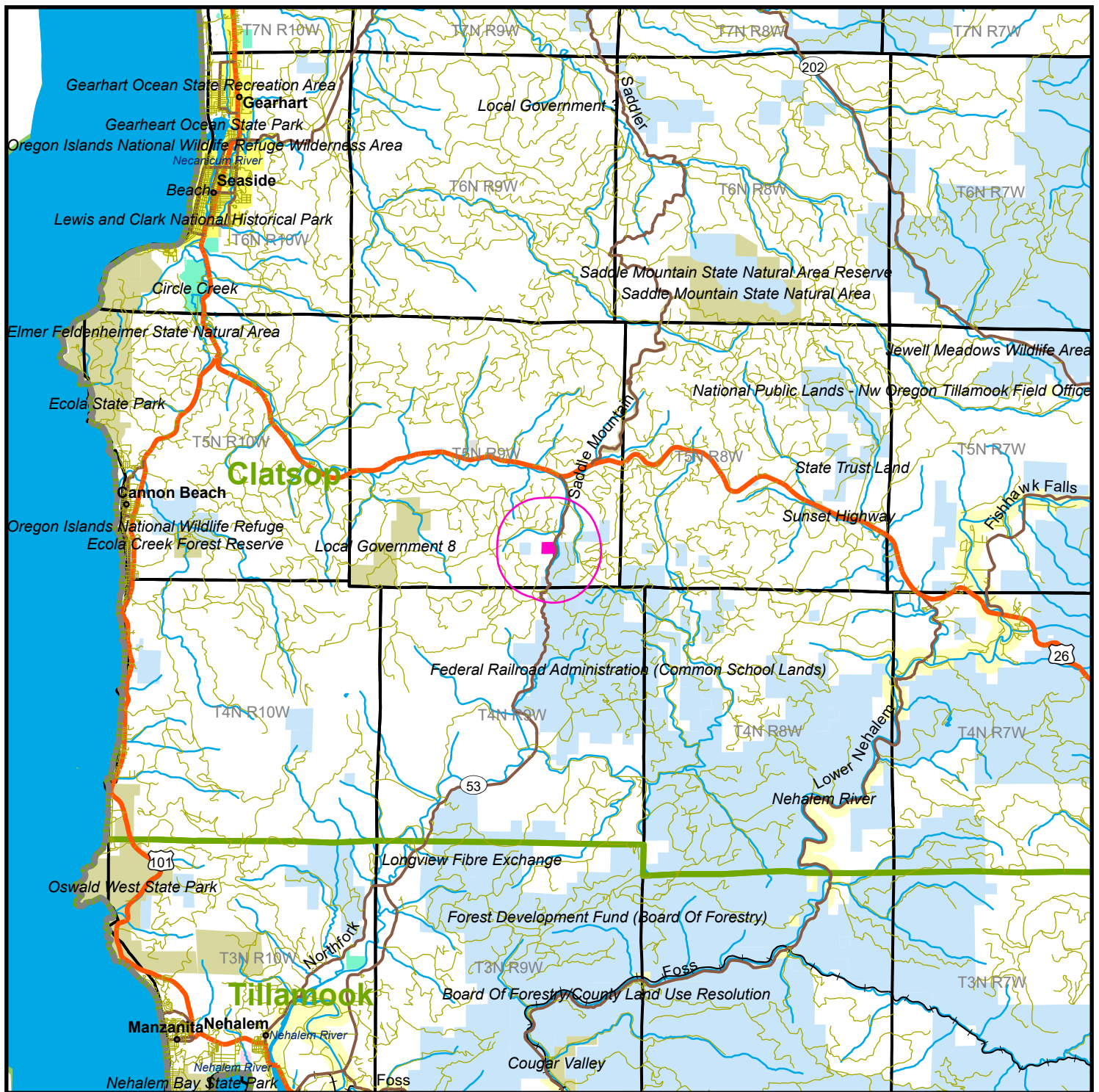
INTERACTIVE MAP



<https://id.land/maps/31d237f294dbae923e388f95621b334/share>

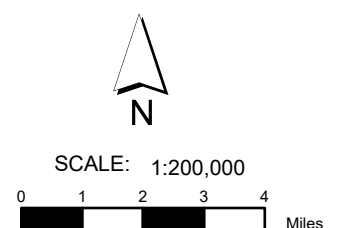


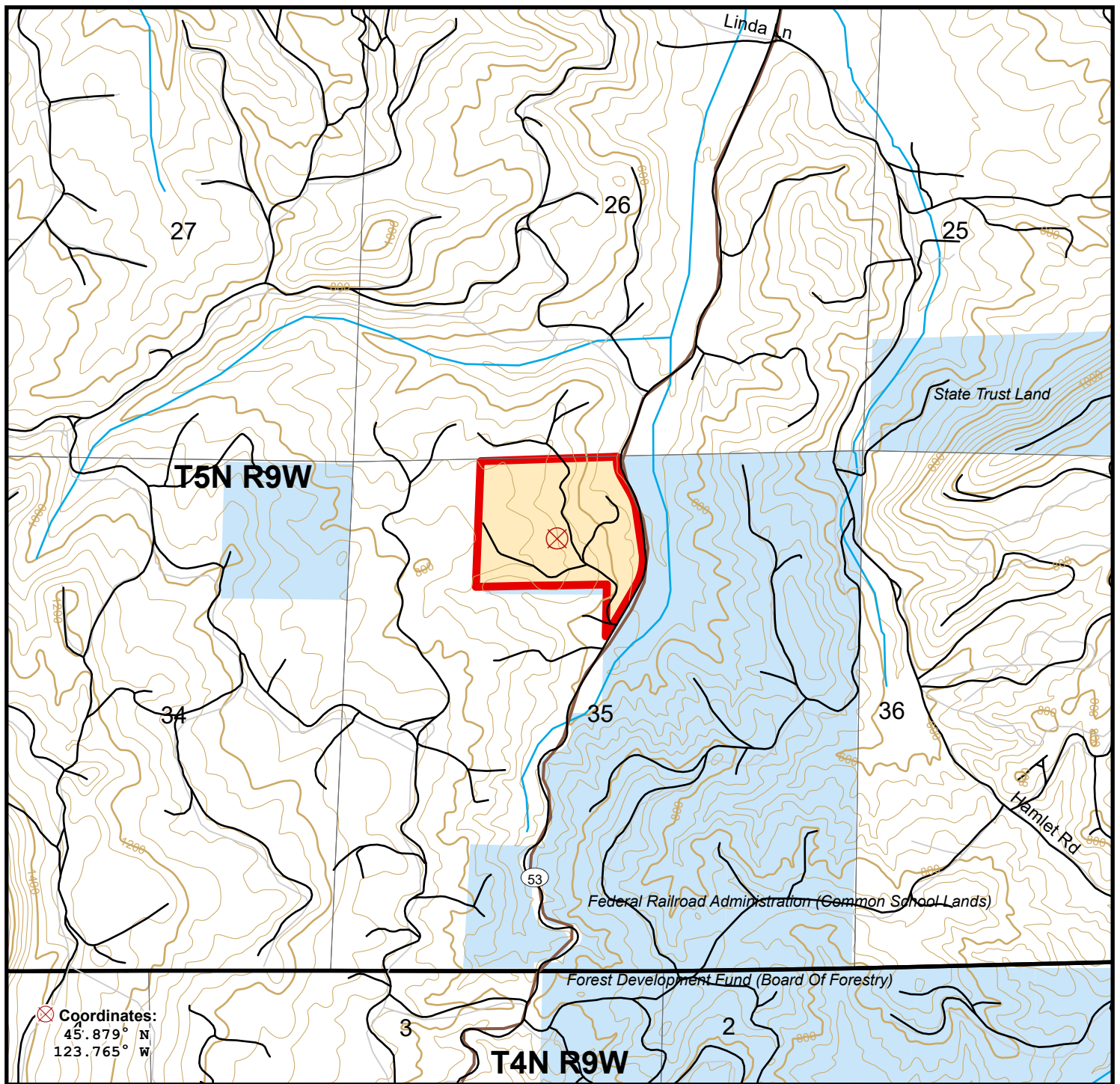
Regional locator



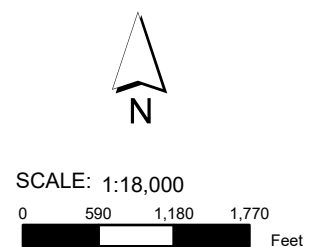
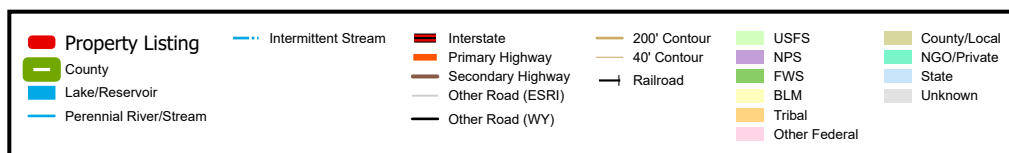
Kozlosky Creek South - Location Map **Parcel # 41007Hb1008** **Clatsop County, OR - approx. 51.3 acres +/-**

 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

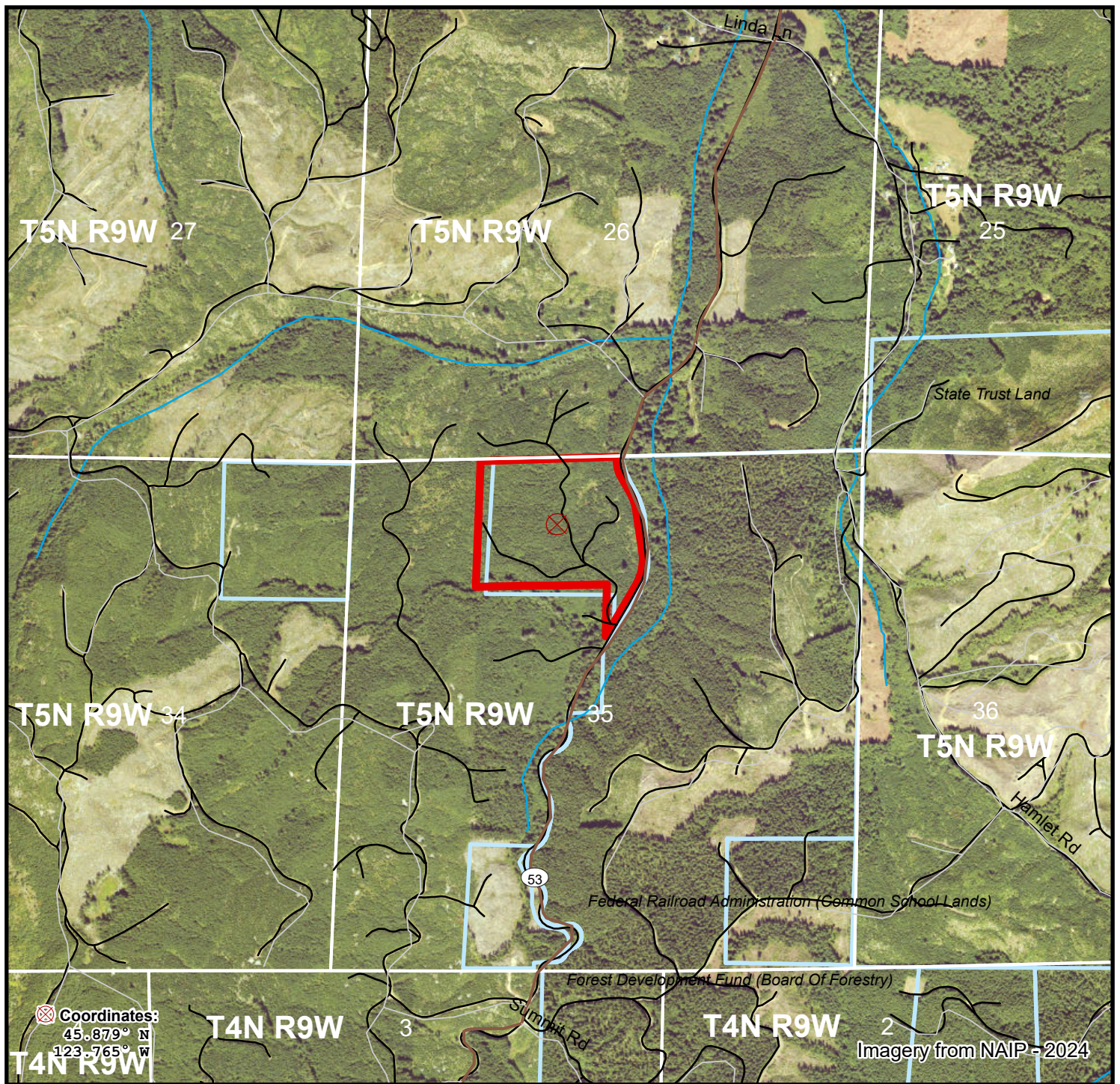




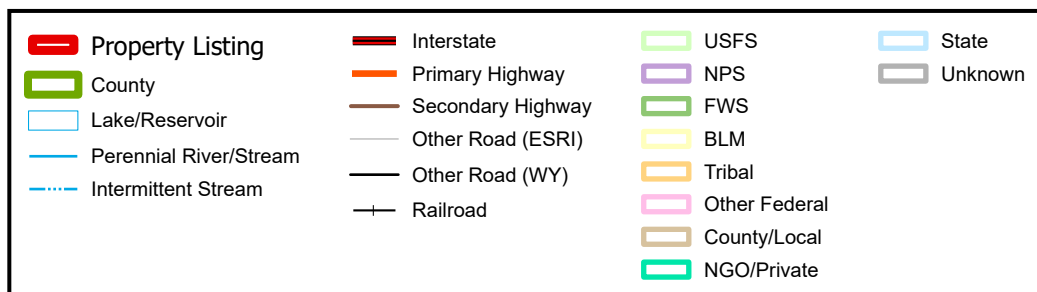
Kozlosky Creek South - Parcel Map **Parcel #41007Hb1008** **Clatsop County, OR - approx. 51.3 acres +/-**



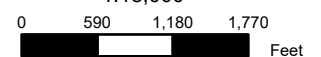
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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. 10/29/2025

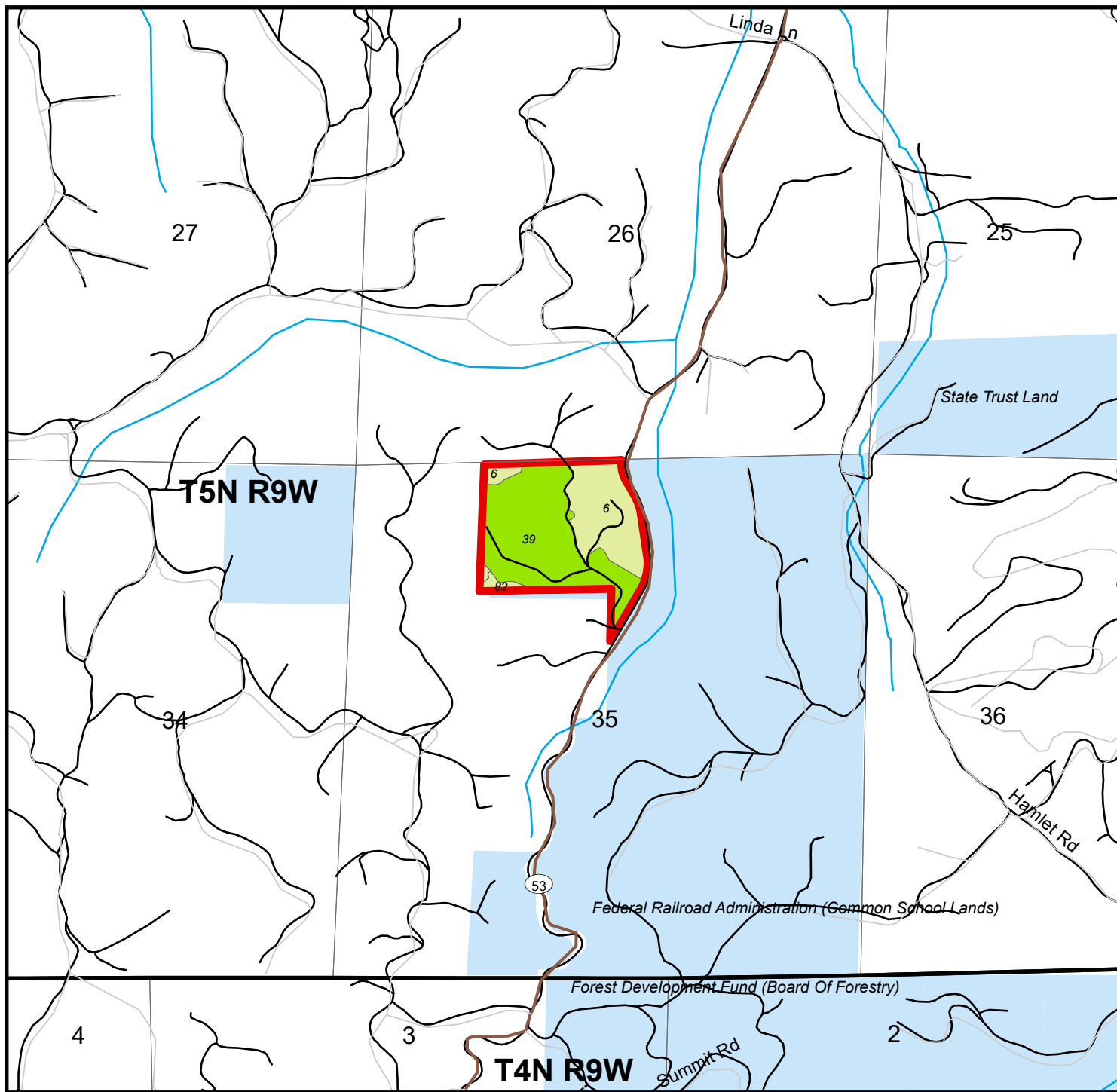


Kozlosky Creek South - Photo Map
Parcel #41007Hb1008
 Clatsop County, OR - approx. 51.3 acres +/-

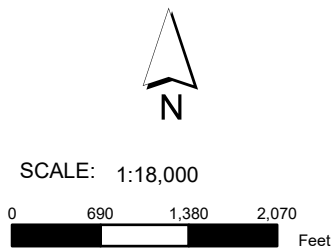


SCALE: 1:18,000





Kozlosky Creek South - Stand Map
Kozlosky Creek South
Parcel # 41007Hb1008
 Clatsop County, OR - approx. 51.3 acres +/-



Stand #	Cover Type	Age	Acres
6	Conifer Other	14	18.4
39	Douglas Fir	21	31.8
82	Conifer Other	76	1.2

Smaller stands have been excluded to fit in the allowable space