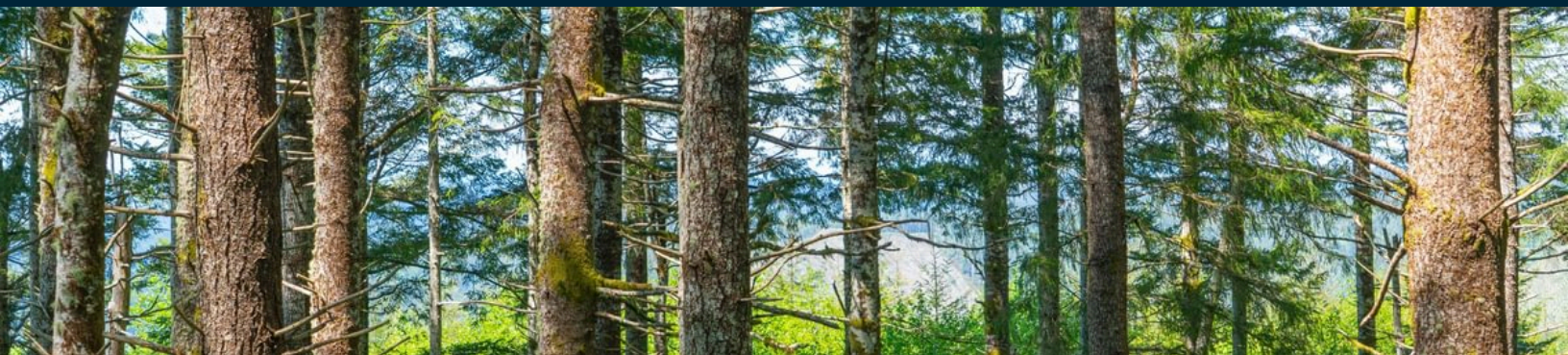




SOLD · SET PRICE

Hayes creek 80

± 80 Acres | Lincoln County | Oregon | Near Eddyville

80 Acre coastal timber property

PRICE	PRICE / ACRE	ACREAGE
\$470,000	—	± 80

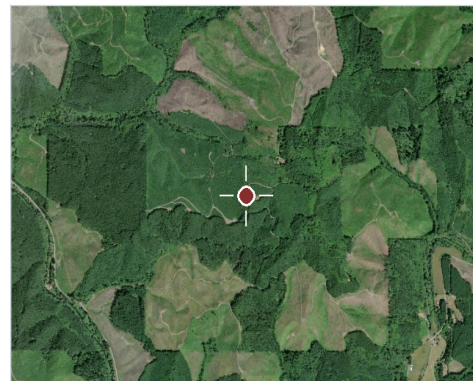
PROPERTY OVERVIEW

Hayes Creek 80 is ideally situated nearly midway between Newport and Philomath, offering a rare opportunity for both industrial timber investors and small woodland owners alike. Professionally managed to maximize the property's highly productive soils, this diverse timberland showcases exceptional growth and long-term sustainability. The forest features a well-balanced mix of age classes ranging from approximately 20 to 60 years old, consisting primarily of Douglas-fir, Western Hemlock, Red Alder, and Redwood. This diversity provides an attractive combination of near-term revenue potential and long-term investment value. An estimated 19 acres of merchantable timber exists on the property composed of Douglas-fir and Red Alder. Approximately 58 acres of 20-29 year old plantations of Douglas-fir, Western hemlock and Red Alder. The majority of the property consists of gentle slopes that are suitable for ground based timber harvest. Legacy r...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Gravel Road
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains	R369520
DOCUMENTS INCLUDED	
Type maps	

LOCATION



Lincoln County, Oregon



Chris Woodward

Real Estate Broker, OR

C: 503.539.6656

Chris.woodward@afmforest.com

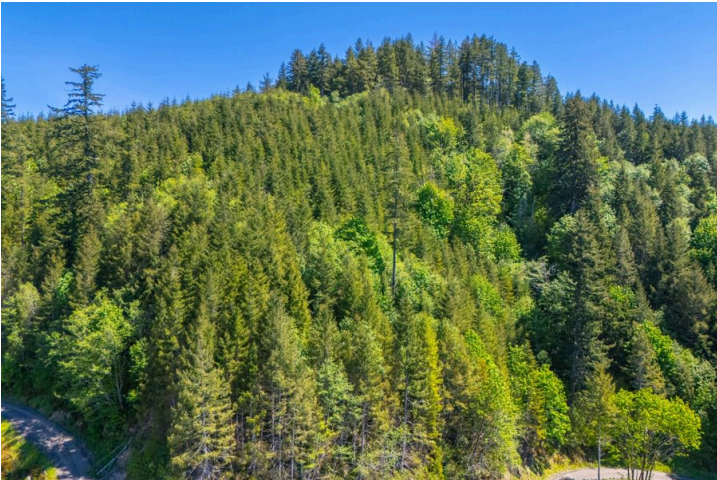
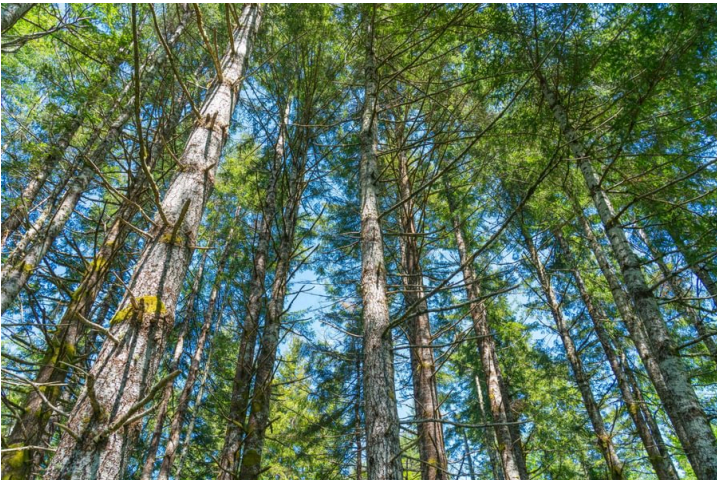
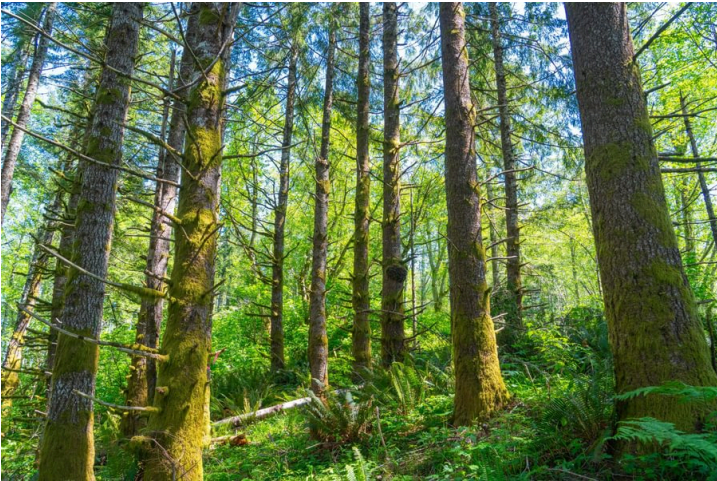
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



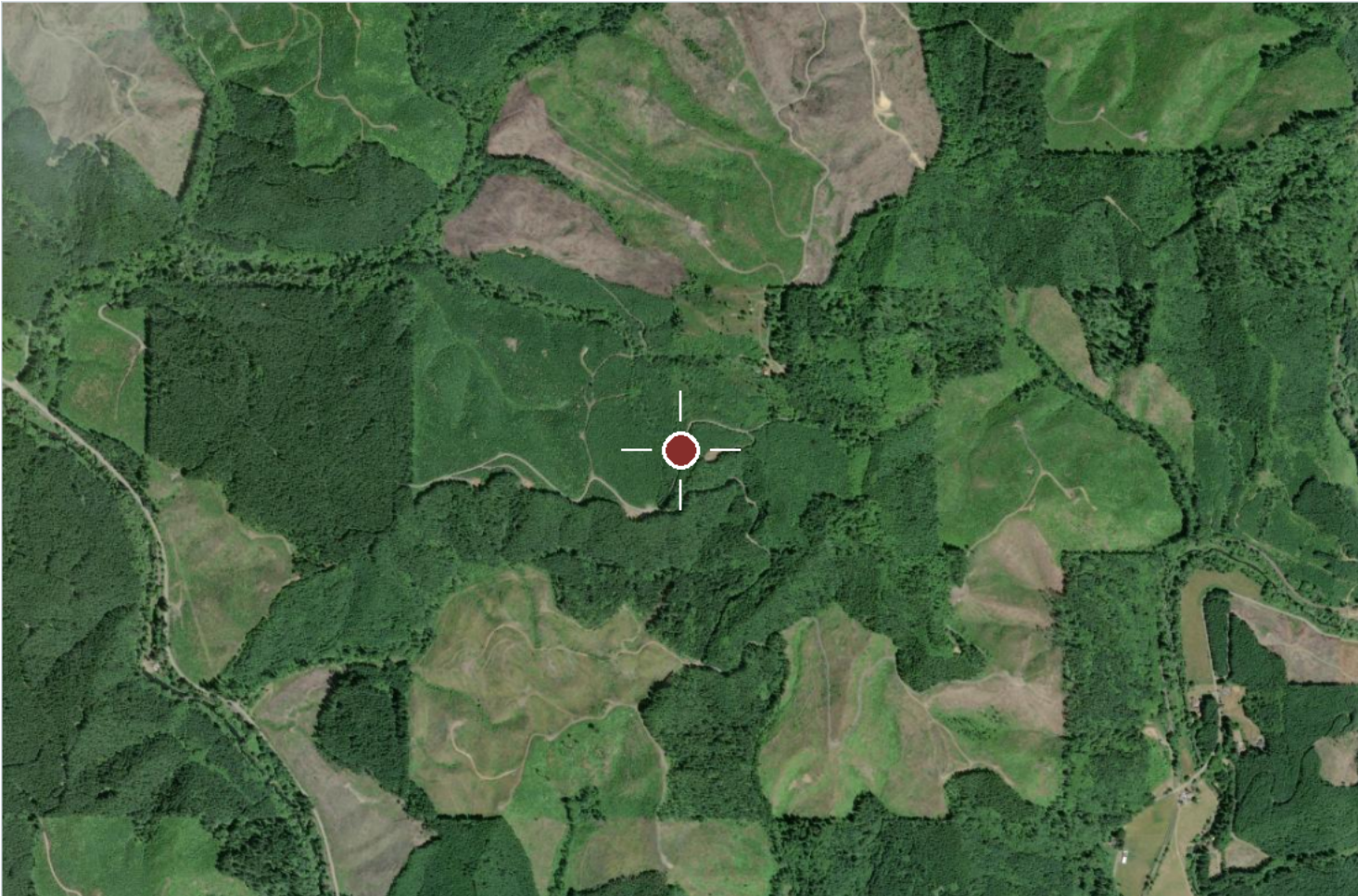
Property Photos

Hayes creek 80 · Lincoln County · Oregon · Near Eddyville

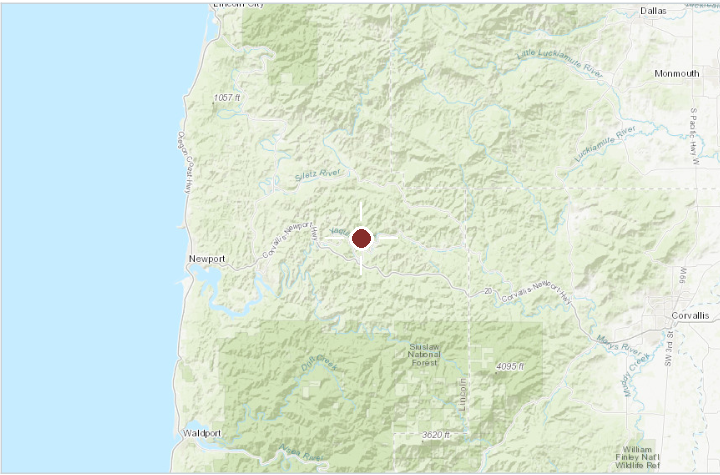


Location & Access

Hayes creek 80 · Lincoln County · Oregon · Near Eddyville



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



COUNTY & STATE
Lincoln County, Oregon

NEAREST CITY
Eddyville

APPROXIMATE CENTRE
44.66155, -123.77435

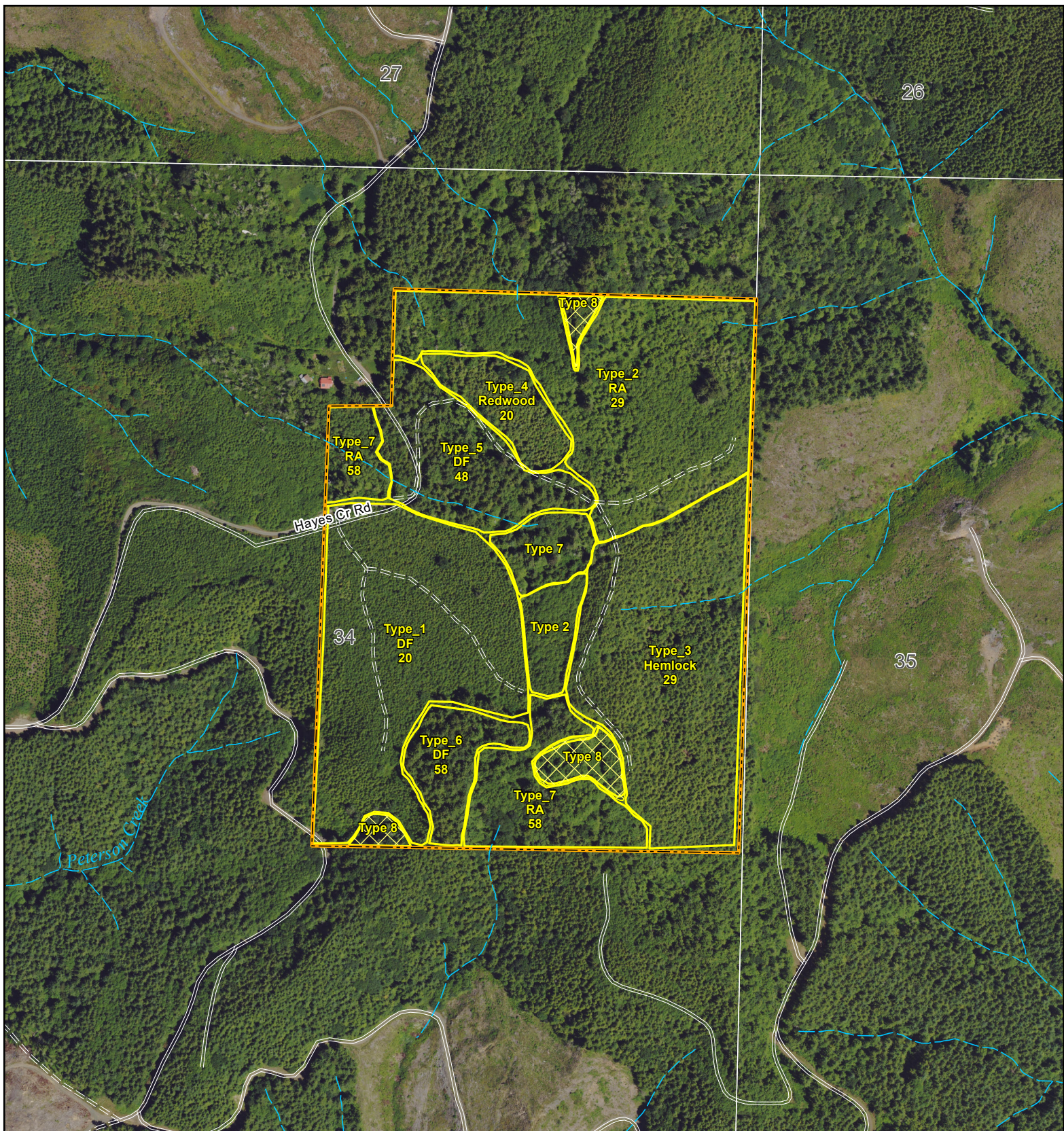
COUNTY TAX PARCEL IDS
R369520

INTERACTIVE MAP



<https://id.land/maps/aecdc9b1916be223cd3f47346a2b9129/share>

Regional locator



T10S-R09W-Sec 34

- Ownership bdy.
- Stand bdy.
- Non merch / unk.
- Section line

Roads

- All weather
- Dirt
- Subject Rd

Streams

- Fish
- Non-Fish
- NA - No

All boundaries and roads are approximate

1:6,000



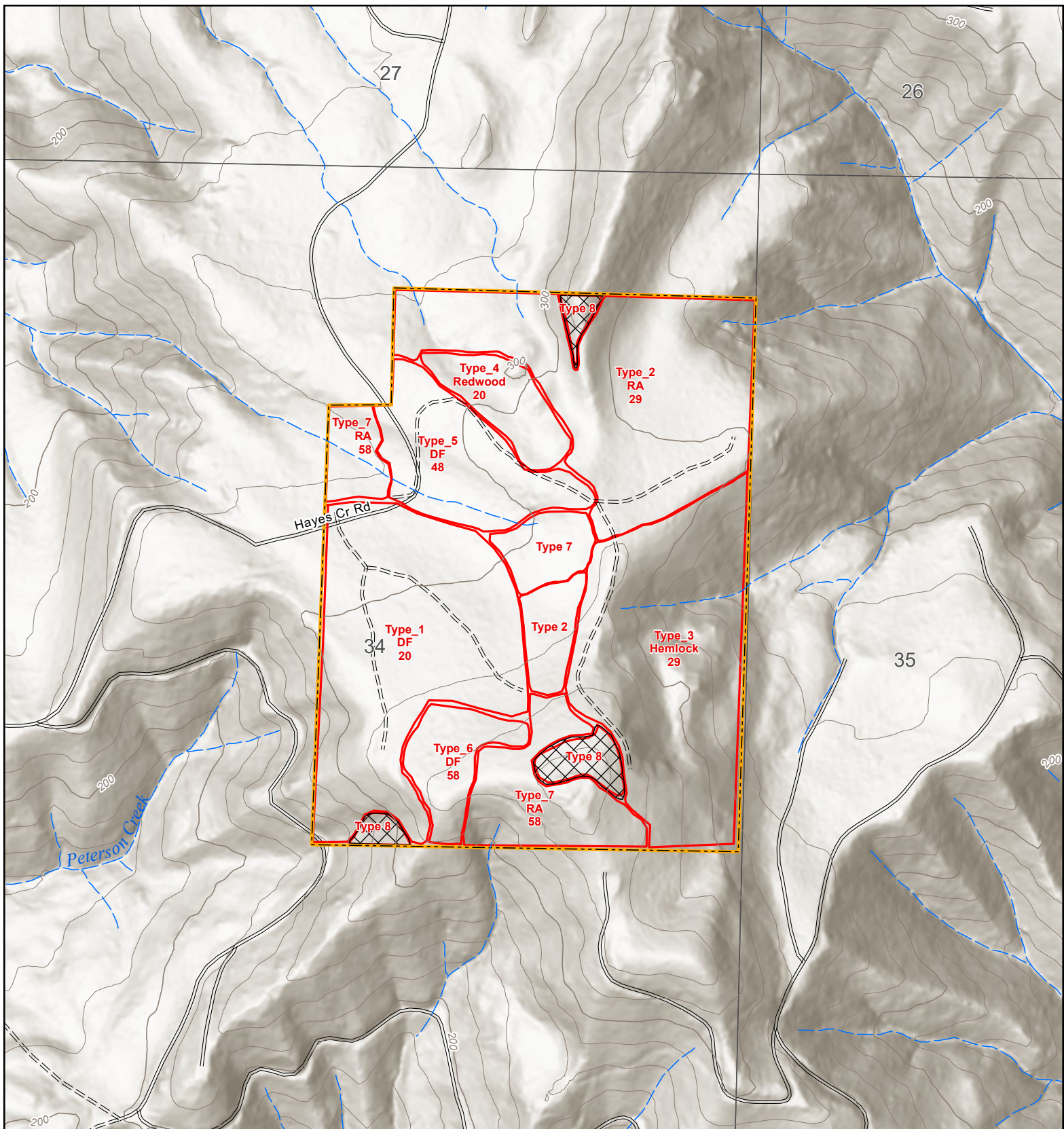
Hayes Creek



AFM
REAL ESTATE

0 1,000 Feet

American Forest Management, Inc.
www.americanforestmanagement.com



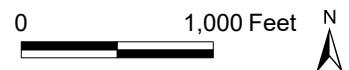
T10S-R09W-Sec 34

Hayes Creek

- Ownership bdy.
- Stand bdy.
- Non merch / unk.
- Section line
- 20' contour
- 100' contour

- Roads**
- All weather
 - Dirt
 - Subject Rd

- Streams**
- Fish
 - Non-Fish
 - NA - No Channel



American Forest Management, Inc.
www.americanforestmanagement.com

1:6,000 All roads and boundaries are approximate

Type descriptions
Hayes creek 80

Type_1

Acres: 19
Species: DF
Age: 20

Type_2

Acres: 17
Species: RA
Age: 29

Type_3

Acres: 20
Species: Hemlock/DF Mix
Age: 29

Type_4

Acres: 2
Species: Redwood
Age: 20

Type_5

Acres: 6
Species: DF
Age: 48

Type_6

Acres: 3
Species: DF
Age: 58

Type_7

Acres: 8 + 2 (NW corner)
Species: RA
Age: 58

Type_8

Acres: 3
Mixed species