



ACTIVE · SET PRICE

Bellinger Road South

± 57 Acres | Linn County | Oregon | Near Lebanon

Beautiful Linn County Timber Investment

PRICE	PRICE / ACRE	ACREAGE
\$675,000	—	± 57

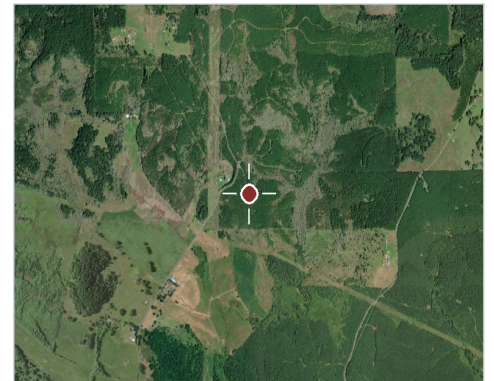
PROPERTY OVERVIEW

Just outside of Lebanon, Oregon, this ±57-acre tree farm offers a well-balanced investment and recreational opportunity in a quiet, private setting. The property features approximately 43 acres of 24-year-old timber and ±10 acres of 14-year-old timber, providing both near-term and long-term management potential. The age class diversity creates flexibility for future harvest planning while maintaining strong growth characteristics. Well-stocked stands and manageable terrain make the property suitable for continued forest management or long-term hold strategy. Beyond its timber value, the property offers a peaceful setting with regular deer activity and other native wildlife present. The surrounding area is rural and quiet, making it an ideal retreat for those looking to combine working timb...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Gravel Road · Legal Access
VIEWS	IMPROVEMENTS
Timber	Gate
COUNTY TAX PARCEL IDS	
0163002	
DOCUMENTS INCLUDED	
Property Maps	

LOCATION



Linn County, Oregon



Colton Jacobson

Pacific Northwest Real Estate Manager
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Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



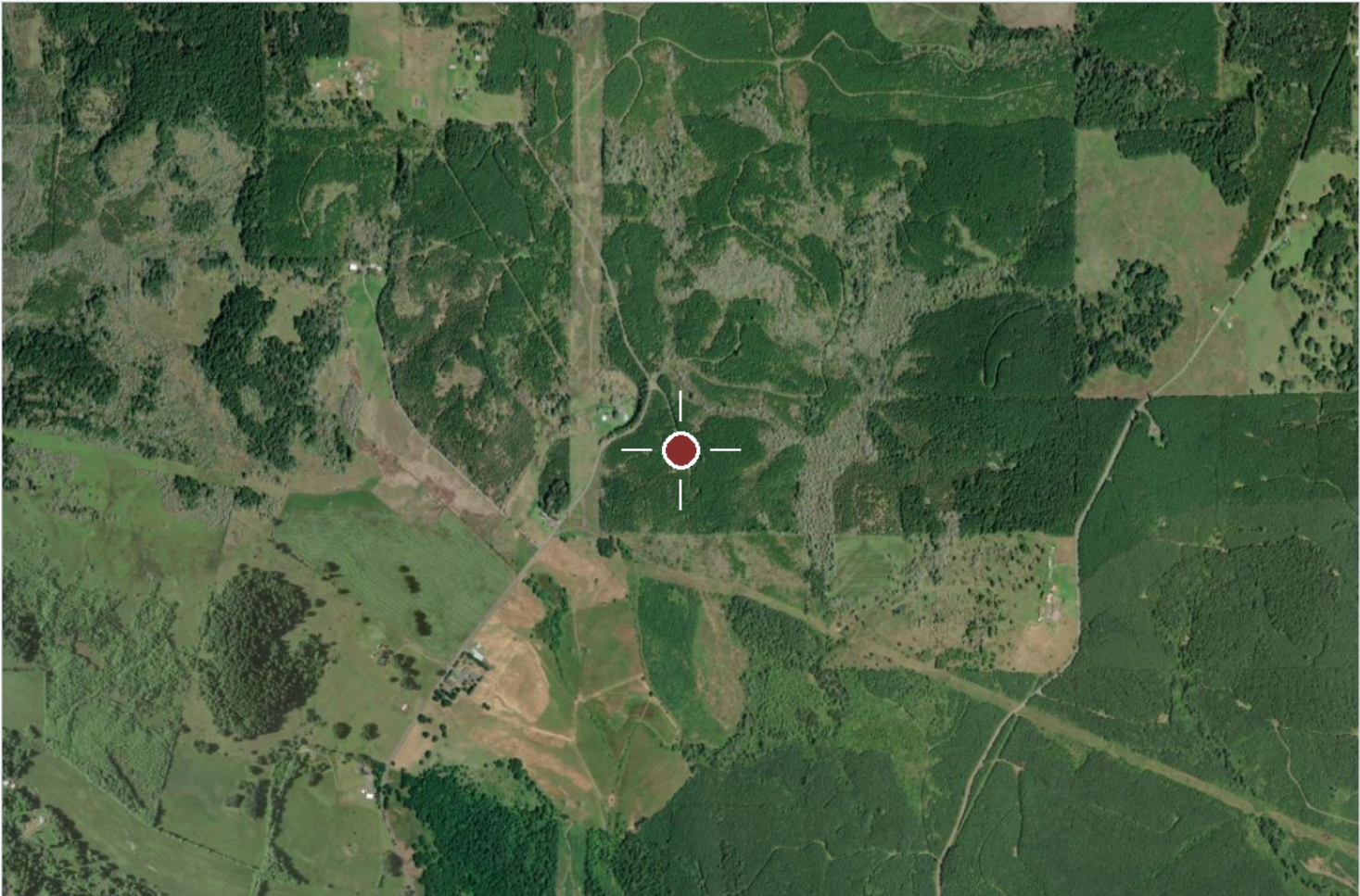
Property Photos

Bellinger Road South · Linn County · Oregon · Near Lebanon



Location & Access

Bellinger Road South · Linn County · Oregon · Near Lebanon



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

COUNTY & STATE
Linn County, Oregon

NEAREST CITY
Lebanon

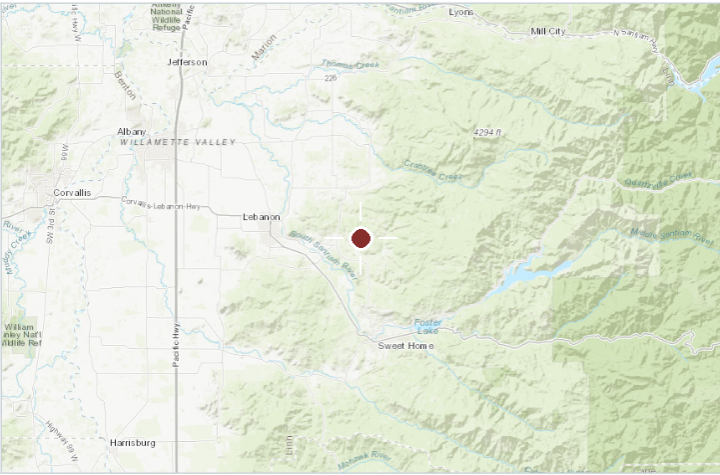
APPROXIMATE CENTRE
44.51782, -122.75845

COUNTY TAX PARCEL IDS
0163002

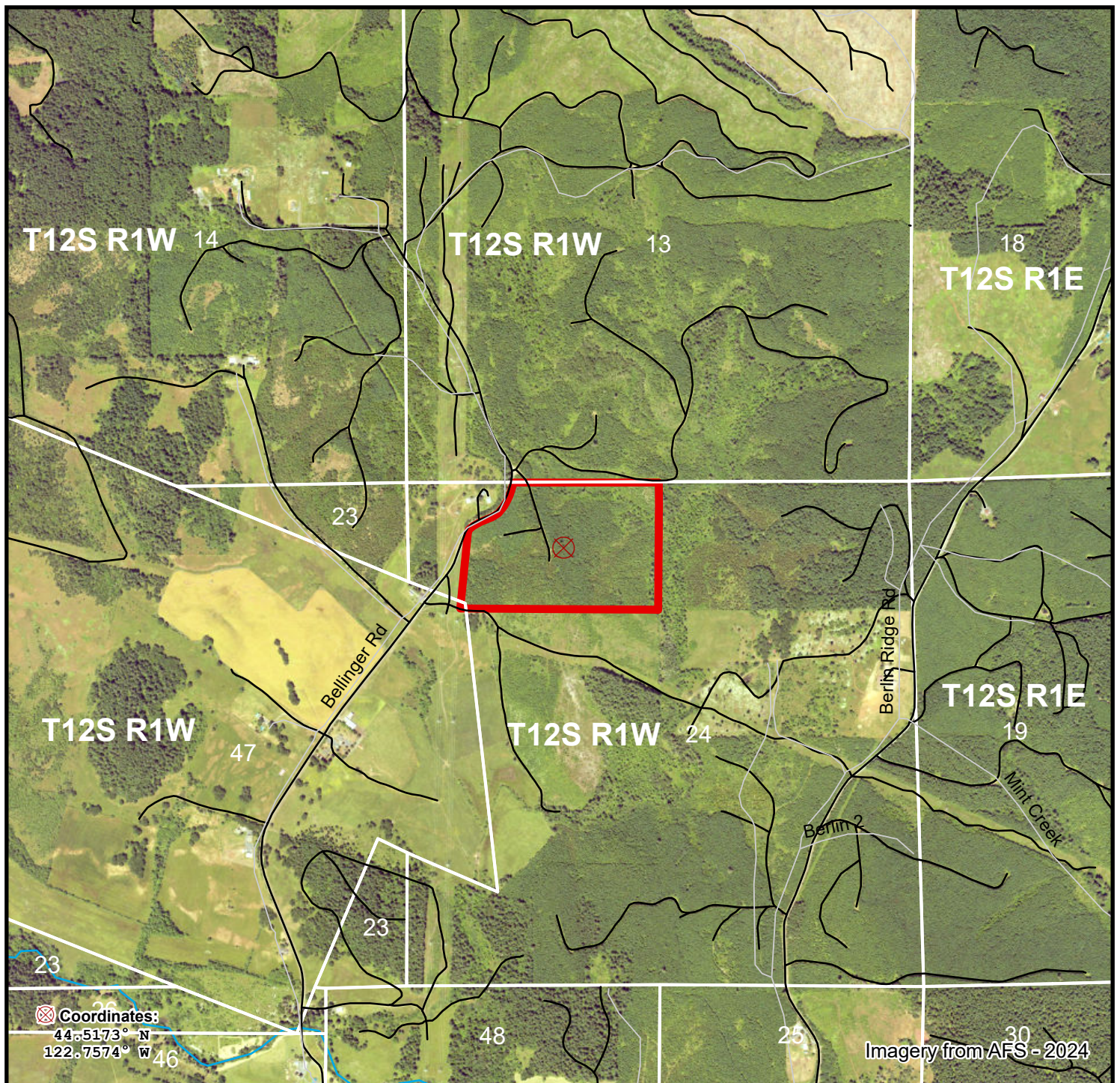
INTERACTIVE MAP



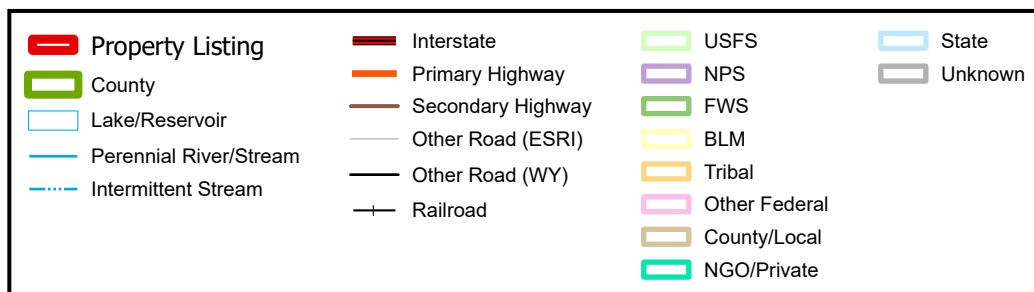
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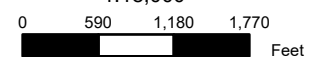
Regional locator



Bellinger Road South - Photo Map
Parcel #41043Hb1018
 Linn County, OR - approx. 57.5 acres +/-

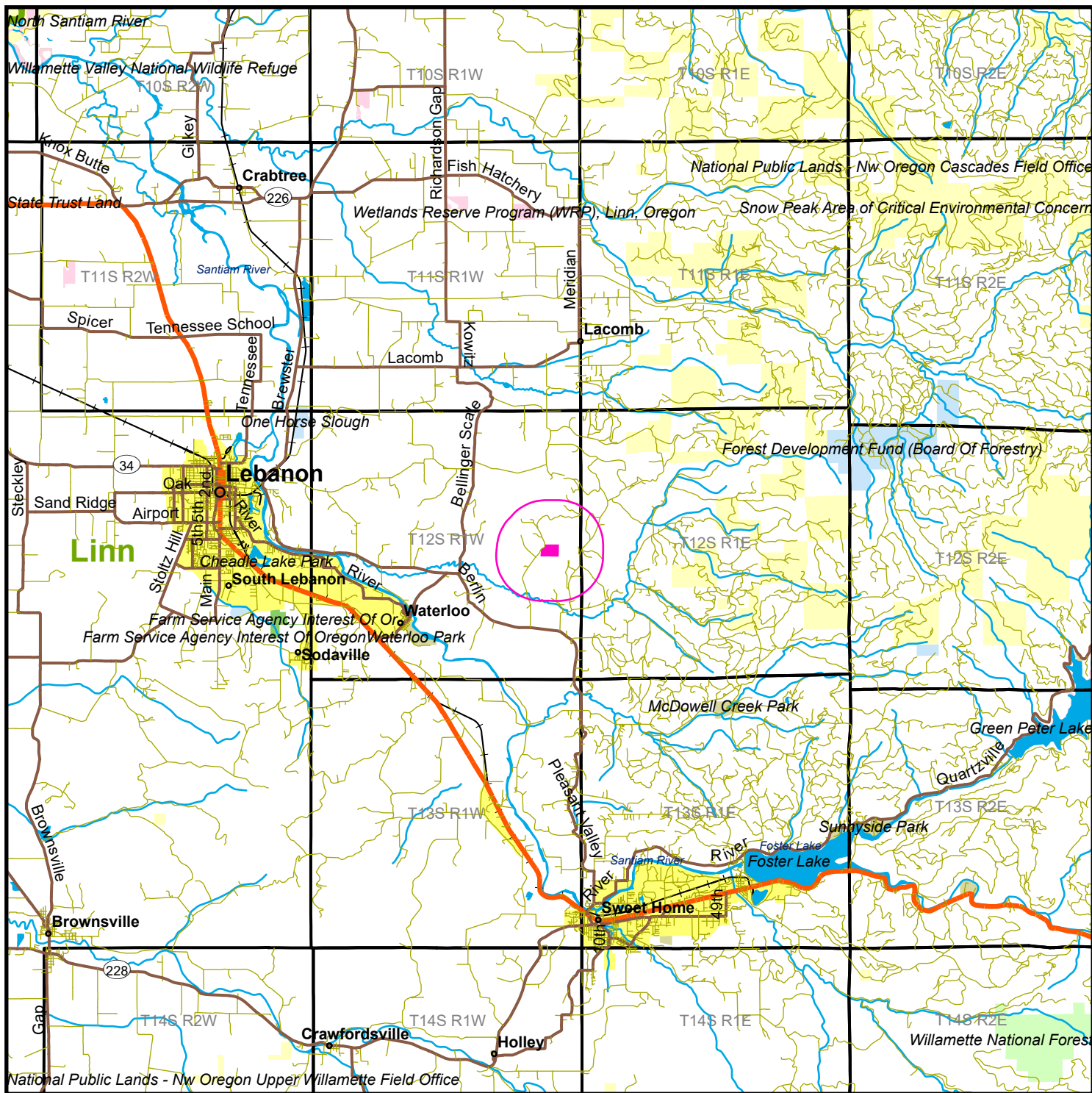


SCALE: 1:18,000



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.

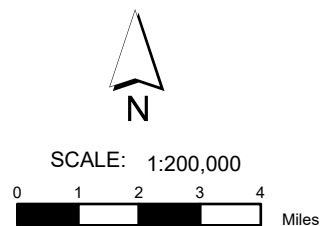
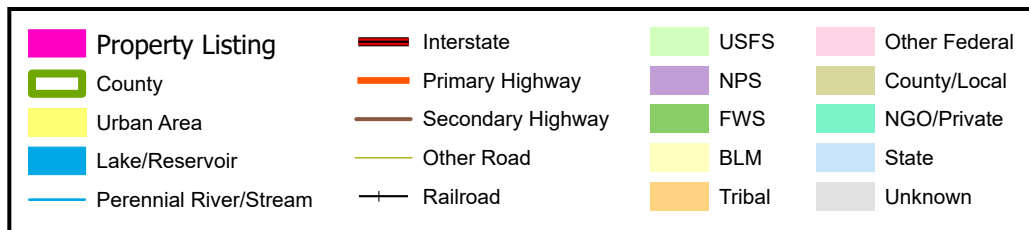
6/20/2026



Bellinger Road South - Location Map

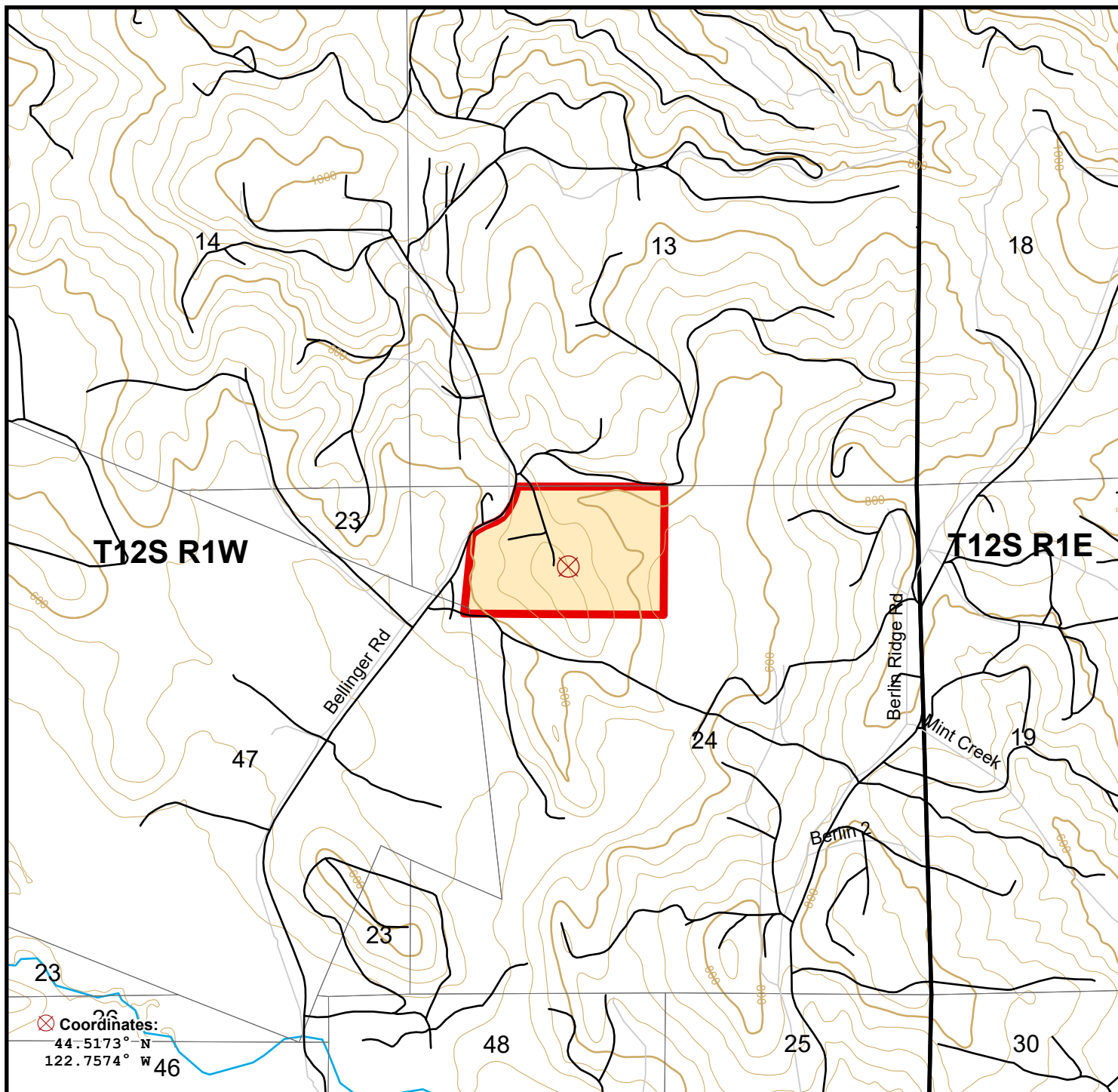
Parcel # 41043Hb1018

Linn County, OR - approx. 57.5 acres +/-

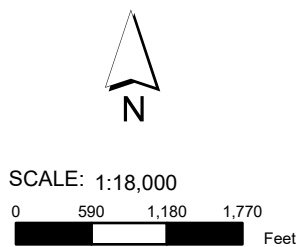
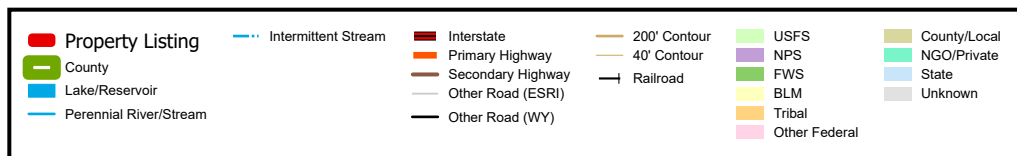


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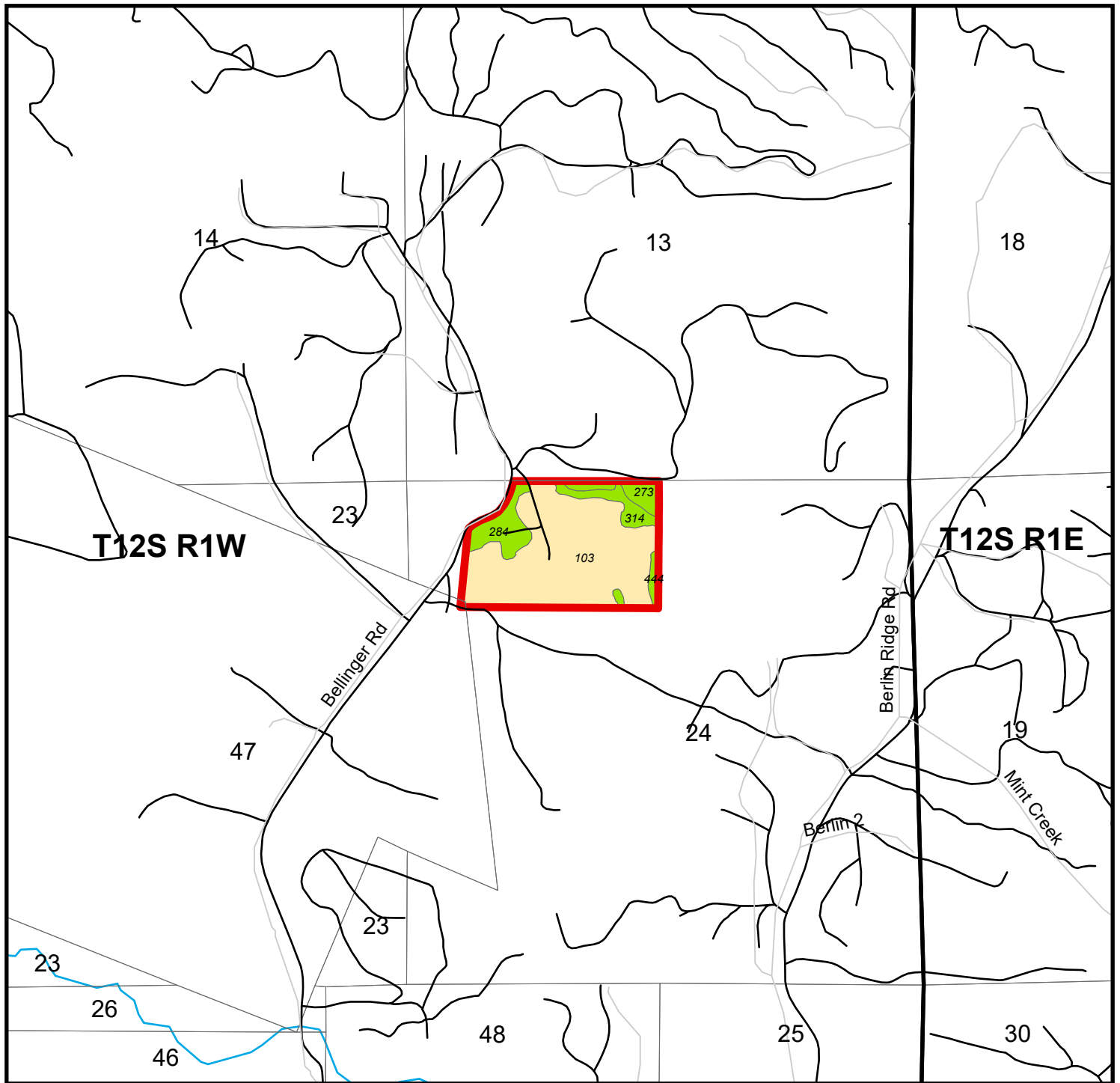


Bellinger Road South - Parcel Map **Parcel #41043Hb1018** Linn County, OR - approx. 57.5 acres +/-

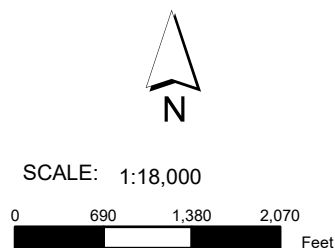


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Bellinger Road South - Stand Map
Bellinger Road South
Parcel # 41043Hb1018
 Linn County, OR - approx. 57.5 acres +/-



Stand #	Cover Type	Age	Acres
103	Hardwood	24	42.8
273	Douglas Fir	14	3.5
284	Douglas Fir	14	6.1
314	Douglas Fir	102	3.6
444	Douglas Fir	102	1.2
497	Douglas Fir	102	0.4

Smaller stands have been excluded to fit in the allowable space

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2/23/2026