

ACTIVE · SET PRICE

Helm's Creek

± 198 Acres | Lincoln County | Oregon | Near Yachats

Timberland Investment Opportunity less than 10 miles from the Coast near Yachats

PRICE	PRICE / ACRE	ACREAGE
\$1,189,000	—	± 198

PROPERTY OVERVIEW

This exceptional ±197.9-acre timberland property, located approximately seven miles from the coastal community of Yachats, offers an investment opportunity for industrial timber operators, small woodland owners, and outdoor enthusiasts alike. In addition to its timber value, the property provides excellent recreational and hunting opportunities in a highly desirable Oregon Coast Range setting. Approximately 125 acres are stocked with a well-established 21-year-old stand comprised primarily of Douglas-fir and western hemlock. This timber stand is exhibiting excellent growth and demonstrates strong long-term investment potential. The terrain across much of this area is suitable for both ground-based and cable logging systems, providing flexibility for future harvest operations. An additional...

PROPERTY DETAILS

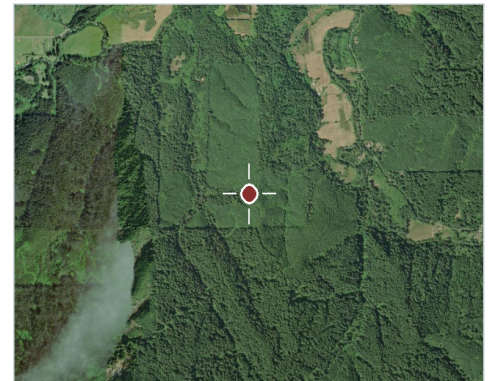
TYPE	ACCESS
Recreation (Large Game Hunting)	Dirt Road · Gravel Road · Legal Access · Paved Road
WATER FEATURES	VIEWS
Creeks / Streams	Timber

COUNTY TAX PARCEL IDS
R162281

DOCUMENTS INCLUDED

Helms creek timber cruise stats report · Helms creek cruise data · Helms creek timber assessment report · Helms creek aerial 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

Helm's Creek · Lincoln County · Oregon · Near Yachats

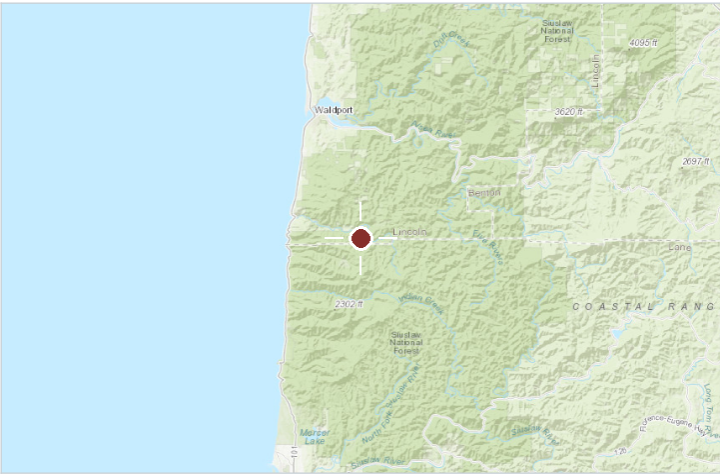


Location & Access

Helm's Creek · Lincoln County · Oregon · Near Yachats



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



Regional locator

COUNTY & STATE
Lincoln County, Oregon

NEAREST CITY
Yachats

APPROXIMATE CENTRE
44.28313, -123.99212

COUNTY TAX PARCEL IDS
R162281

INTERACTIVE MAP



<https://id.land/maps/6b7f2025861d3648b6fe7db7ad202e7a/share>

TC TSTATS				STATISTICS				PAGE	1			
				PROJECT	HELMS	DATE 5/12/2026						
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt			
15S	11W	03	900	0100	34.00	35	154	S	W			
										TREES	ESTIMATED	
										TOTAL		PERCENT
												SAMPLE
										PLOTS	TREES	PER PLOT
TOTAL		35	154	4.4								
CRUISE		20	86	4.3	8,371	1.0						
DBH COUNT												
REFOREST												
COUNT		15	67	4.5								
BLANKS												
100 %												
STAND SUMMARY												
SAMPLE		TREES	AVG	BOLE	REL	BASAL	GROSS	NET	GROSS	NET		
TREES		/ACRE	DBH	LEN	DEN	AREA	BF/AC	BF/AC	CF/AC	CF/AC		
DOUG FIR		72	222.2	9.3	34	34.6	105.6	7,363	7,275	2,068		
R ALDER		13	17.2	12.3	38	4.1	14.3	946	946	332		
WHEMLOCK		1	6.8	8.0	53	0.8	2.4	546	546	84		
TOTAL		86	246.2	9.5	35	39.6	122.2	8,855	8,766	2,484		
CONFIDENCE LIMITS OF THE SAMPLE												
68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR												
CL:	68.1 %	COEFF	SAMPLE TREES - BF				# OF TREES REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		53.7	6.3	36	38	41						
R ALDER		59.1	17.0	56	68	79						
WHEMLOCK												
TOTAL		61.4	6.6	41	43	46	151	38	17			
CL:	68.1 %	COEFF	SAMPLE TREES - CF				# OF TREES REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		61.4	7.2	11	11	12						
R ALDER		45.8	13.2	21	24	27						
WHEMLOCK												
TOTAL		66.8	7.2	12	13	14	178	45	20			
CL:	68.1 %	COEFF	TREES/ACRE				# OF PLOTS REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		59.6	10.1	200	222	245						
R ALDER		195.7	33.1	12	17	23						
WHEMLOCK		435.7	73.6	2	7	12						
TOTAL		49.5	8.4	226	246	267	98	24	11			
CL:	68.1 %	COEFF	BASAL AREA/ACRE				# OF PLOTS REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		55.2	9.3	96	106	115						
R ALDER		207.6	35.1	9	14	19						
WHEMLOCK		435.7	73.6	1	2	4						
TOTAL		37.1	6.3	115	122	130	55	14	6			
CL:	68.1 %	COEFF	NET BF/ACRE				# OF PLOTS REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		54.7	9.2	6,603	7,275	7,946						
R ALDER		223.1	37.7	590	946	1,303						
WHEMLOCK		435.7	73.6	144	546	947						
TOTAL		45.2	7.6	8,097	8,766	9,436	82	20	9			
CL:	68.1 %	COEFF	NET CUFT FT/ACRE				# OF PLOTS REQ.		INF. POP.			
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15			
DOUG FIR		54.2	9.1	1,862	2,050	2,237						
R ALDER		220.8	37.3	208	332	455						
WHEMLOCK		435.7	73.6	22	84	146						

TC TSTATS				STATISTICS				PAGE	2
				PROJECT	HELMS			DATE	5/12/2026
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
15S	11W	03	900	0100	34.00	35	154	S	W
CL:	68.1 %	COEFF		NET CUFT FT/ACRE			# OF PLOTS REQ.		INF. POP.
SD:	1.0	VAR.	S.E. %	LOW	AVG	HIGH	5	10	15
TOTAL		35.9	6.1	2,316	2,465	2,615	52	13	6

T	Species, Sort Grade - Board Foot Volumes (Type)										Page	1					
Project: HELMS											Date	5/12/2026					
											Time	10:32:44AM					
T15S R11W S03 T0100											T15S R11W S03 T0100						
Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees	CuFt	BdFt								
15S	11W	03	900	0100	34.00	35	87	S	W								
S So Gr Spp T rt ad			% Net BdFt	Bd. Ft. per Acre			Total Net MBF	Percent Net Board Foot Volume						Average Log		Logs Per /Acre	
			Def%	Gross	Net	Log Scale Dia.				Log Length				Ln	Dia		Bd
DF	DO	3M	13	996	996	34	90	10	100	35	7	61	0.54	16.2			
DF	DO	4M	87	1.4	6,367	6,279	213	99	1	52	48	27	5	27	0.28	233.1	
DF	Totals		83	1.2	7,363	7,275	247	98	2	45	55	27	5	29	0.30	249.3	
RA	DO	3M	20	192	192	7	100			100	36	9	106	0.82	1.8		
RA	DO	4M	80	754	754	26	100				31	59	10	44	0.52	17.2	
RA	Totals		11	946	946	32	80	20	24	67	8	32	6	50	0.55	19.0	
WH	DO	3M	75	409	409	14	100				100	36	6	60	0.27	6.8	
WH	DO	4M	25	136	136	5	100				100	15	5	20	0.17	6.8	
WH	Totals		6	546	546	19	100				25	75	26	6	40	0.24	13.6
Type Totals				1.0	8,855	8,766	298	96	4	41	58	1	28	5	31	0.32	282.0



Woodward Forestry ^{LLC}

Chris Woodward

PO Box 1407

Silverton Or, 97381

503-539-6656 cell

chris@chriswoodward.org

woodwardforestry.com



May 14, 2026

Property: T15S R11W Section 03
Tax lot: 900

Approximately 197.9 Acres
Lincoln county, Oregon

Re: Helms Creek - Timber evaluation

Property Description

The property is located approximately 7 miles Southeast of the town of Yachats Or. From Yachats travel East on Yachats River road for 8.5 miles. Then turn South onto Keller creek rd. In 0.4 miles, stay to the right and the road becomes NF5590. Continue for approximately 2.4 miles, then turn North onto an unnamed forest road. Continue for 1.3 miles and at that point you enter the Southern property line.

The property is a total of approximately 197.9 acres and consists of one tax lot. The property consists entirely of commercial timberland that is well stocked with young timber and a plantation. The majority of the timber onsite was established after the previous timber harvests. The planting and site preparation was very successful and has generated very productive stands of timber that are growing well.

An all season rocked road provides good access to the property and is connected to a paved forest road.

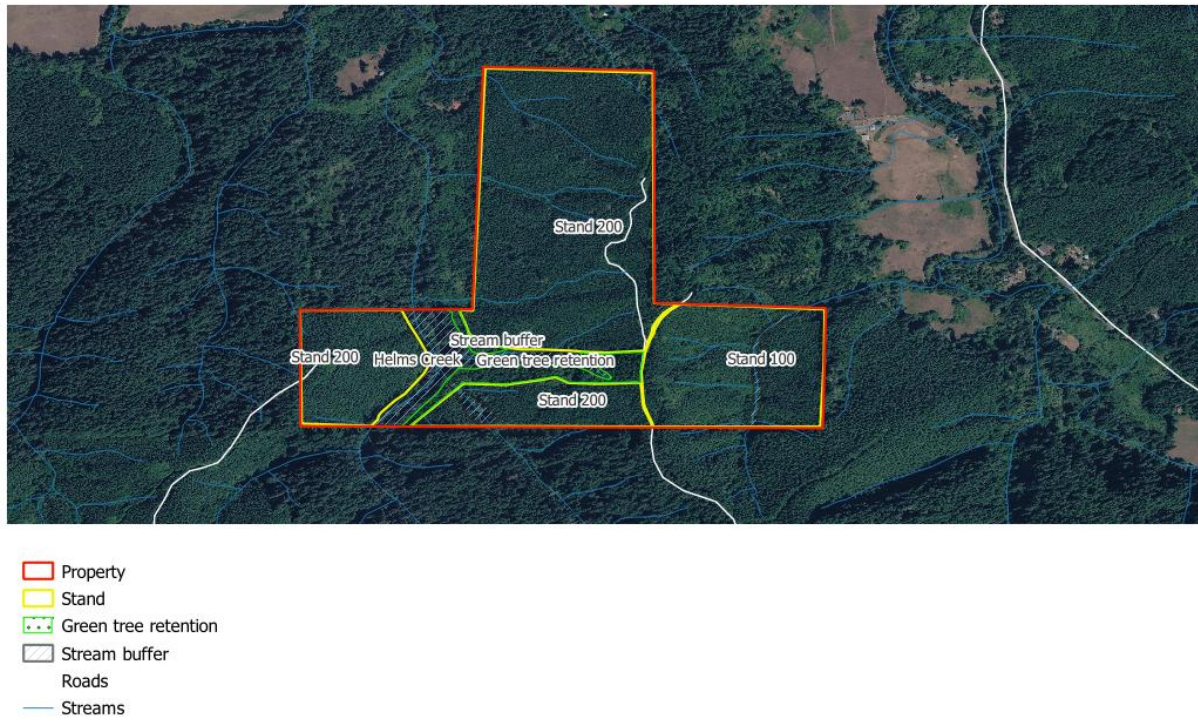
Multiple seasonal and perennial streams that are classified as either small or medium in size are present within the boundaries of the property. The majority of the streams are classified as non-fish while some are expected to be fish bearing. The available data from Oregon Dept. of Forestry was not conclusive.

The topography is fairly gentle for being on the coast range and when compared to adjacent timberland. Timber harvest operations would include both ground based and cable operations. Nearly all of the timber is Douglas-fir with a smaller component of Red Alder, Western hemlock and Spruce.

A portion of the timber types on the property include stream buffers and mature timber in a Green tree retention are from previous harvest activities.

The adjacent ownerships consist predominately of commercial timberland, federal forestland, private non-industrial timberland and some large acreage homesite.

Helms Creek



The purpose of this report is to provide an assessment of the plantations that are present on the property and have been managed to become commercially available timber in the future. Additional purposes include evaluating the condition of the timber component, roads and property lines.

Property lines

The property lines were initially derived by county tax lot GPS shapefiles. A portion of these lines were identified in the field by survey markers. The remaining portions of the property lines were identified by distinct timber type changes.



Boundary marker located on East property line

Cruise

Stand 100 was cruised with variable radius plots being installed which is an industry standard for timber volume measurements. An average of one plot per acre was installed with a minimum of a 1:1 ratio of count to measure plots.

The measure plots collected the following measurements: Species, diameter, taper, height to merchantable top and log lengths. Log lengths included a sort and grade code that was used to identify the destination mill for each piece and the grade was consistent with the Columbia river bureau grades. Any defect identified was recorded by log segment.

The remaining plots were count plots that tallied the number of trees on the plot by species.

No additional hidden defect was applied.

The boundaries of each timber type were measured in the field with a resource grade GPS.

All of the data compiling was done in the cruise software “SuperAce” which is an industry standard for timber cruising and generating reports.

The cruise data was used to quantify the stocking levels and growth rates.

Streams

Multiple streams exist within the property. Helms creek is located on the Western portion of the property and is a medium sized perennial stream that is expected to be fish bearing. Previous timber harvest activities left a buffer of non-harvested timber adjacent to this stream that is greater than the requirements identified in the Oregon Forest Practices act. Several small streams flow into Helms creek that are expected to be perennial and classified as non-fish. One of these small streams had a harvest buffer applied, while the remaining streams had no harvest buffers. An unnamed small perennial stream is located on the Eastern portion of the property, and the fish-bearing status is unknown. Multiple small perennial non-fish bearing streams flow into the

primary perennial stream. These tributaries are expected to not require a harvest buffer for future timber harvests.

Helms creek is anticipated to require a harvest buffer during future timber harvest while the remaining streams are expected to require no regulatory stream protection that will impact any of the timber harvest opportunities or related costs.

Green tree retention area

A green tree retention area is present adjacent to Helms creek and its primary tributary stream buffers. This retention area was left un-harvested when stand 200 was last harvested. It is anticipated that this area was left not harvested for multiple reasons. The Oregon Forest Practices act (OFPA) limits a clear-cut area to 120 contiguous acres on a single property and also requires 2 leave trees per harvested acre to be left. The green tree retention area satisfies both of these requirements by limiting the harvest acres to 120 and maintaining the required leave trees on the landscape. The OFPA allow the portion of the retention area that is above and beyond the leave tree requirements to be harvested once the adjacent timber harvest has been successfully replanted and considered “free to grow”. The required leave trees can be harvested once the adjacent timber harvested area has reached a size with an average of 11” DBH. Stand 200 is well on its way to reaching this requirement.

Stand Descriptions

Stand 100

This stand is approximately 37 gross acres and is composed predominantly of Douglas-fir, with scattered Red Alder occurring primarily adjacent to the stream channels. The timber is well stocked, healthy, and exhibiting strong growth characteristics. A small perennial stream flows from south to north through the stand and is anticipated to be classified as fish-bearing. Several tributary channels enter the mainstream and are expected to be seasonal, non-fish-bearing streams based on observed flow volumes and channel gradients during field inspection. Property boundaries are generally identifiable in the field by distinct changes in timber type and stand composition. Portions of the eastern property boundary are further defined by existing survey monuments. Topography on the east side of the perennial stream is relatively gentle and provides favorable operating conditions.



Example of growth of Stand 100



Timber type of Stand 100

Stand 200

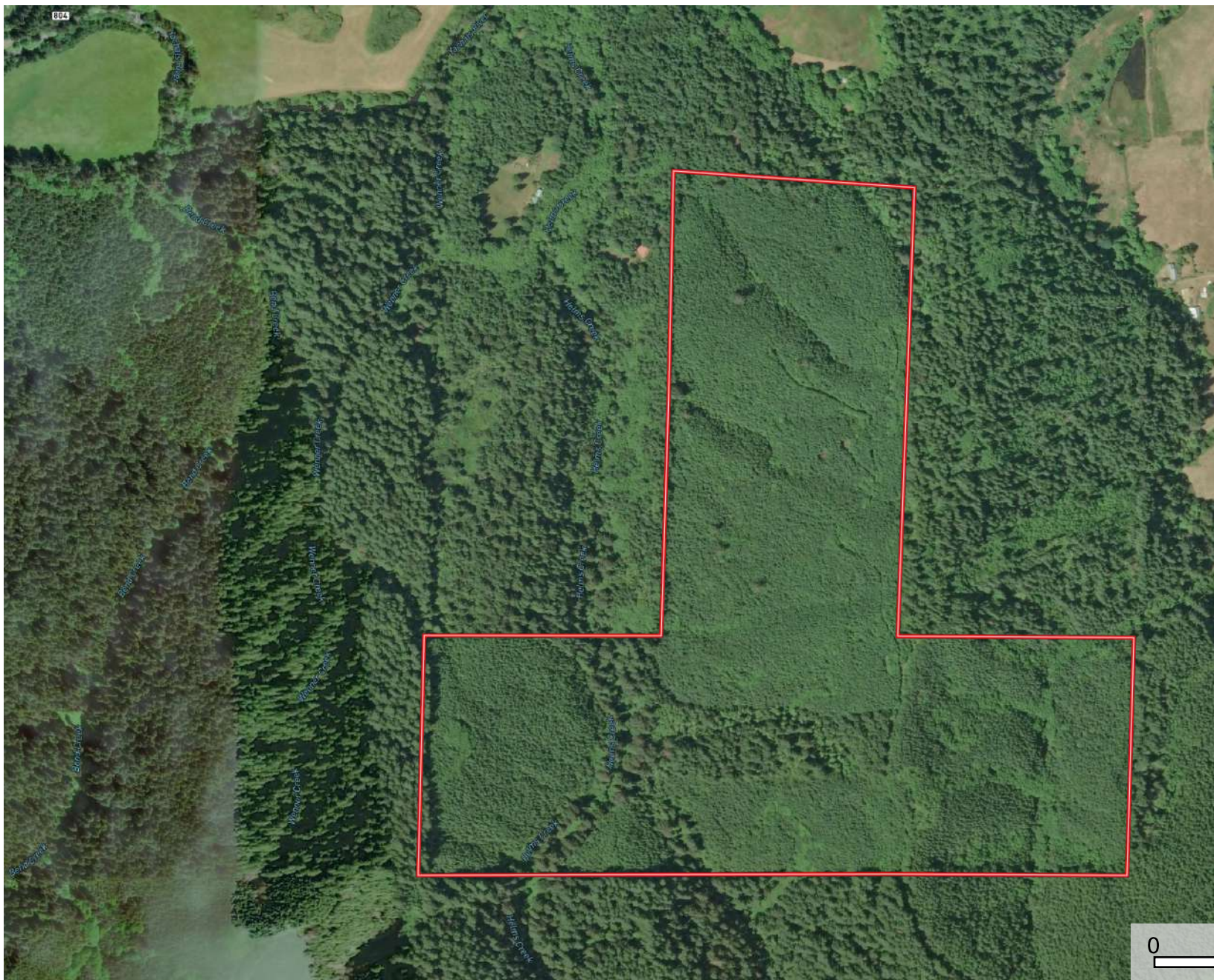
This stand is approximately 21 years of age and consists primarily of Douglas-fir with a minor component of Western Hemlock and Spruce. The plantation is growing vigorously and is developing into a highly productive timber stand. Stocking throughout the stand is dense and consistent, indicating successful establishment and early stand management. Topography within the stand ranges from gentle to moderate slopes. Helms Creek, a medium-sized stream flowing from south to north, traverses the stand and is expected to be classified as fish-bearing. Multiple tributary streams drain into Helms Creek and range from perennial to seasonal in nature. Exterior stand boundaries coincide with the property boundaries and are generally identifiable in the field by distinct changes in timber type. Interior stand boundaries are primarily defined by stream buffer areas and designated green tree retention areas.



Example of stand 200

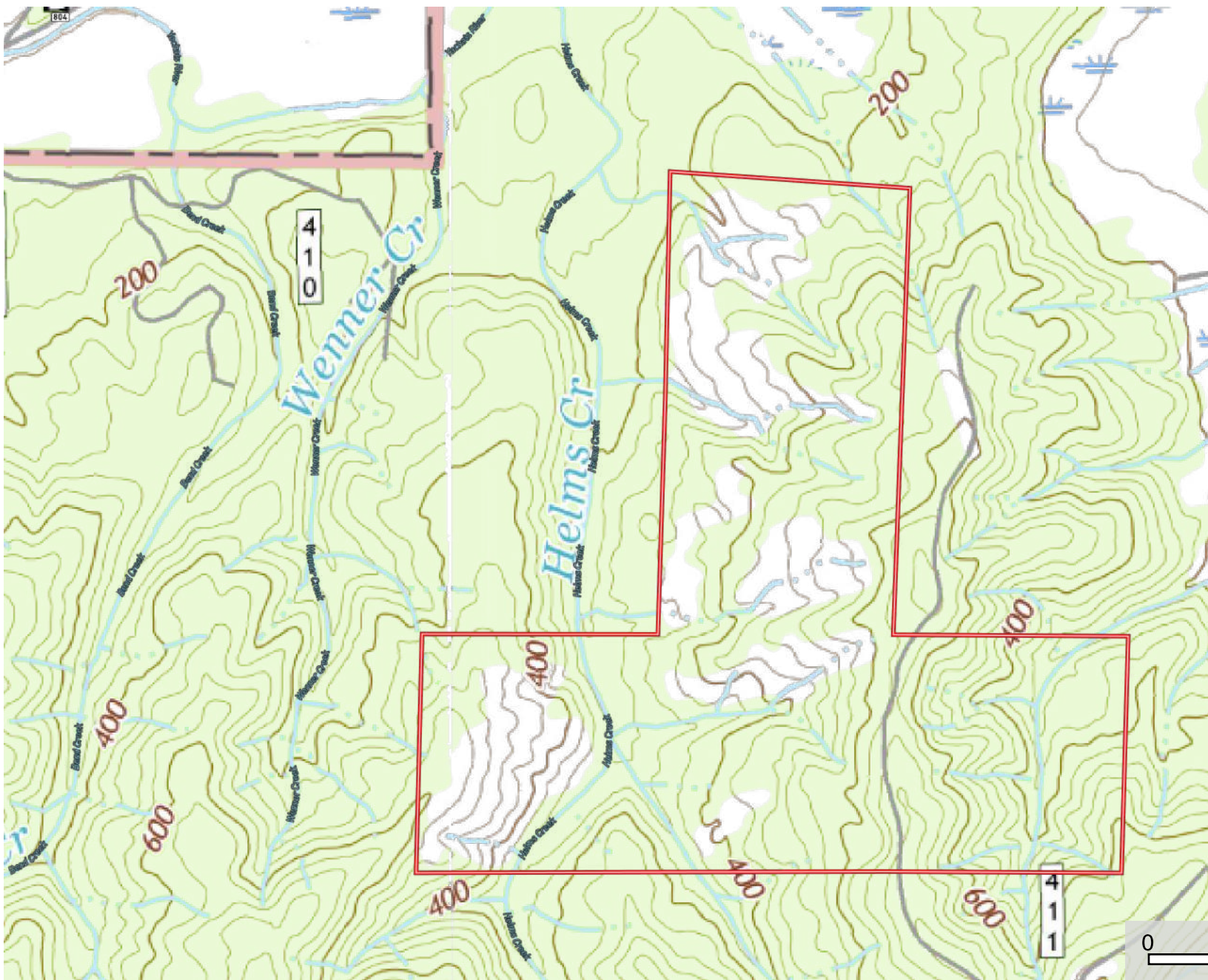
Helms Creek

Oregon, AC +/-



Colton Jacobson
P: 541-510-1670 AFMrealestate.com 91118 Harrison St., Suite 201. Coburg, OR 97408

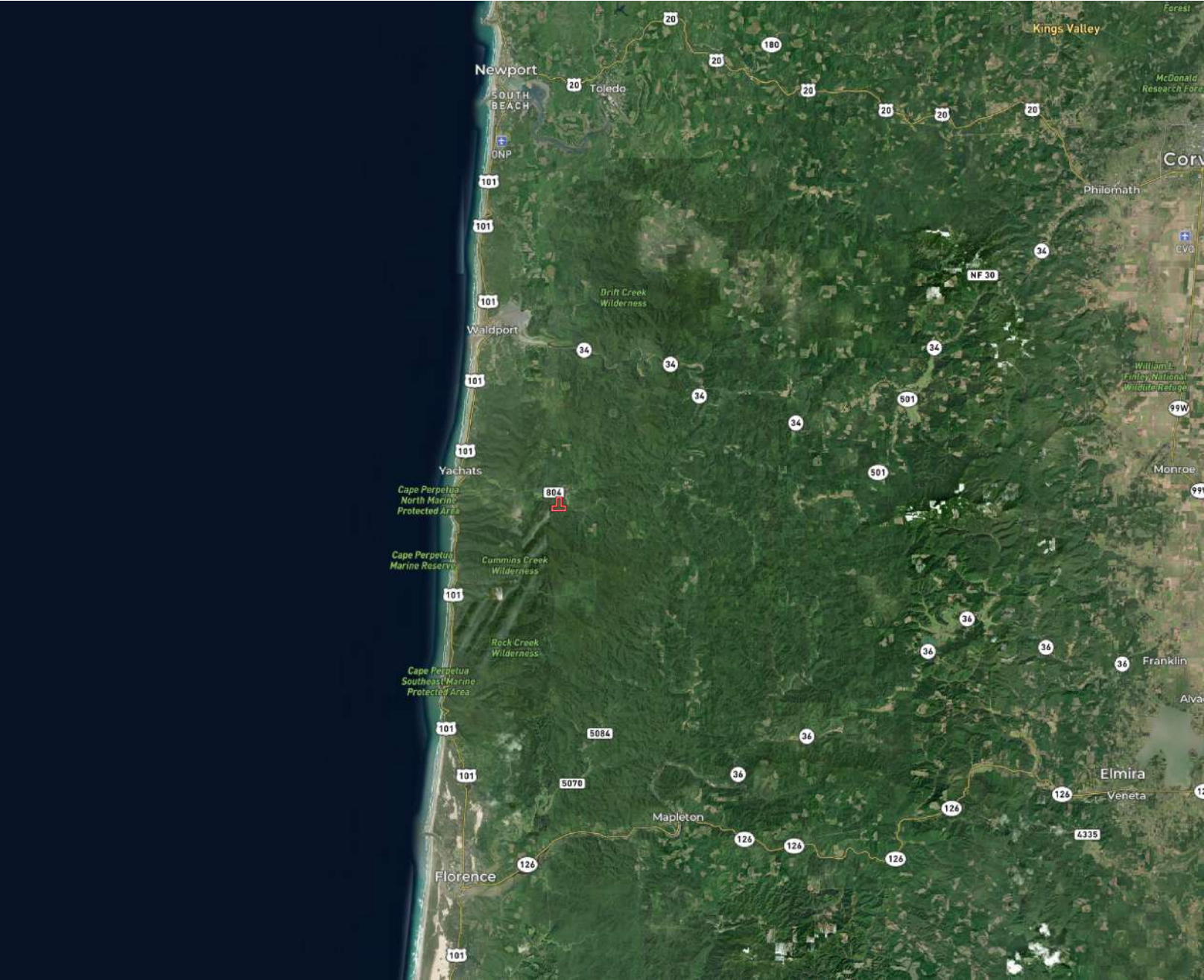
Helms Creek
Oregon, AC +/-



 Boundary

Colton Jacobson
P: 541-510-1670 AFMrealestate.com 91118 Harrison St., Suite 201. Coburg, OR 97408

Helms Creek
Oregon, AC +/-



 Boundary

Colton Jacobson
P: 541-510-1670 AFMrealestate.com 91118 Harrison St., Suite 201. Coburg, OR 97408