

ACTIVE · BID SALE

Irwin Timberlands

± 40 Acres | Lane County | Oregon | Near Cottage Grove

±40 acre Merchantable Timber Tract - sealed bid auction

MINIMUM BID \$585,000	PRICE / ACRE —	ACREAGE ± 40
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PROPERTY OVERVIEW

±40 acre timber tract with beautiful merch timber. Just minutes from Dorena Lake, this parcel has the opportunity to be a hidden recreation spot as well as a cash flowing timber asset. The property is adjacent to government, industrial and private ownership. February 2026 Timber Cruise inventoried ±932 mbf of merch timber. The sale is being conducted via sealed bid auction with bids due 5:00pm, October 23rd, 2026. Sale Prospectus, Bid Terms & Form as well as additional property info can be obtained from the listing brokerage. Buyer due diligence required regarding all aspects of the property condition.

PROPERTY DETAILS

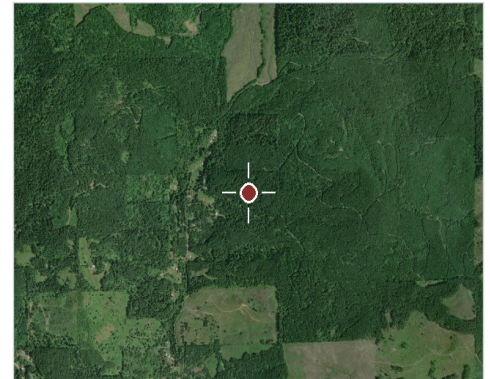
TYPE
Recreation (ATV-UTV)

ACCESS
Legal Access

COUNTY TAX PARCEL IDS
1916665 0879773 4139851

DOCUMENTS INCLUDED
Property Maps

LOCATION



Lane County, Oregon



Colton Jacobson

Pacific Northwest Real Estate Manager
O: 541.510.1670 C: 541.510.1670
Colton.Jacobson@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



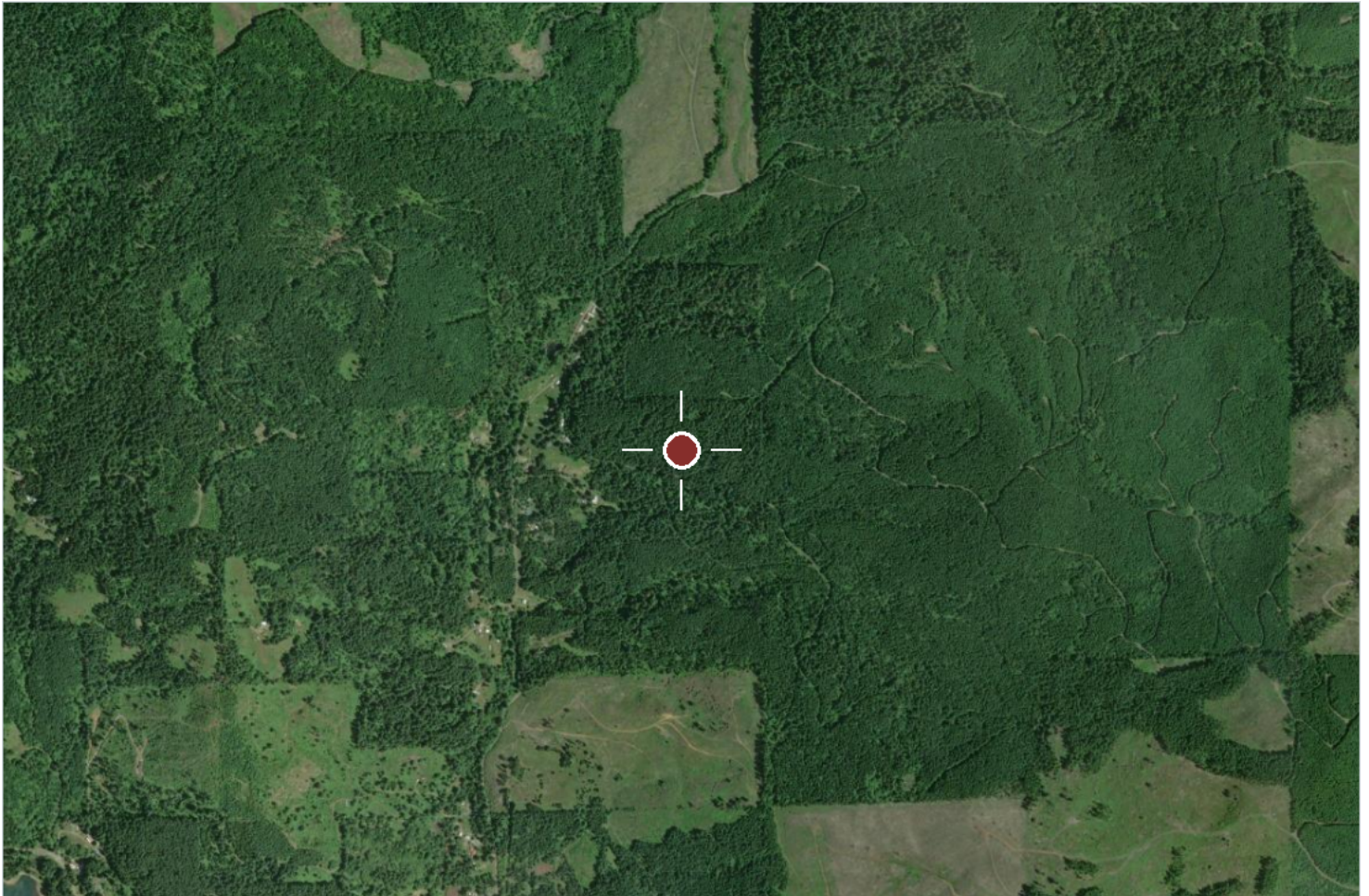
Property Photos

Irwin Timberlands · Lane County · Oregon · Near Cottage Grove

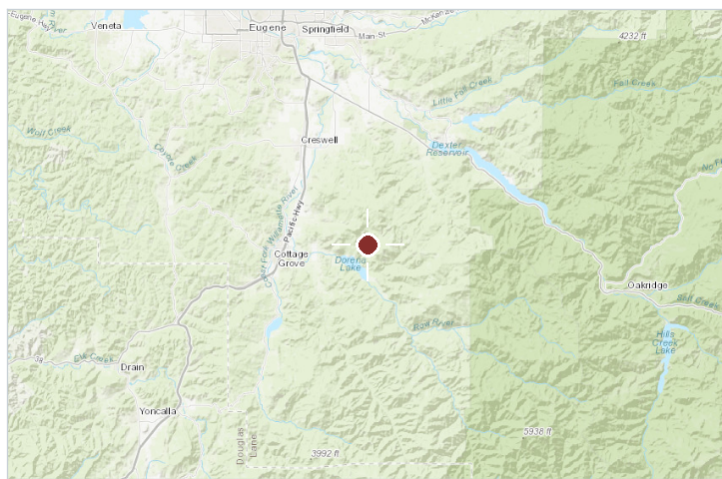


Location & Access

Irwin Timberlands · Lane County · Oregon · Near Cottage Grove



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



Regional locator

COUNTY & STATE
Lane County, Oregon

NEAREST CITY
Cottage Grove

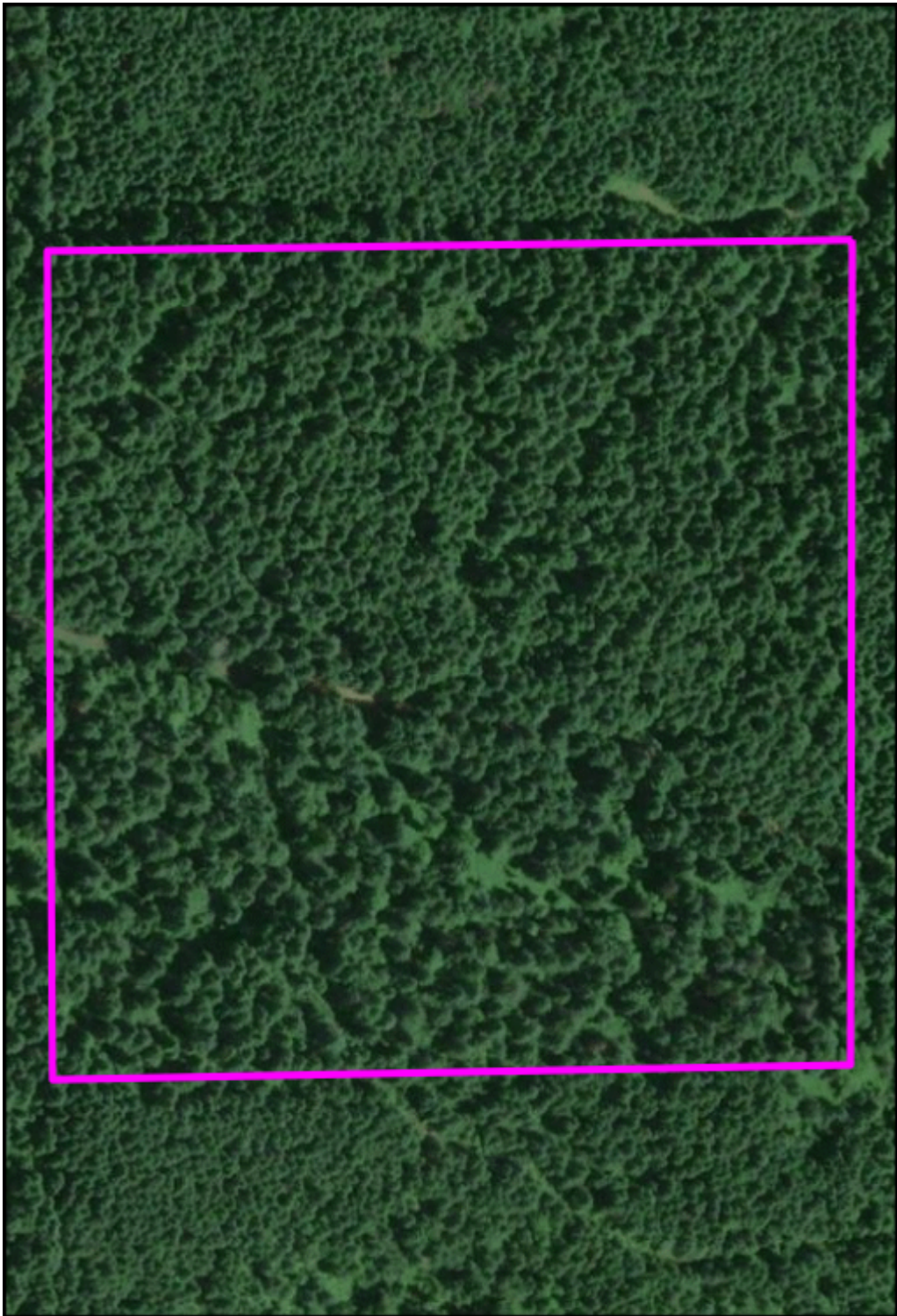
APPROXIMATE CENTRE
43.80097, -122.91107

COUNTY TAX PARCEL IDS
1916665 0879773 4139851

INTERACTIVE MAP



<https://id.land/maps/327cd1a91d4c5afc0f190e83cdd78125/share>



Your Property

Irwin Timberland

Report Generated on: Tue Sep 15 08:27:30
<https://landmapper.ecotrust.org/>

- Acres:** 40.3
- Elevation Range:** 1,148 - 1,552 ft
- Township, Range, Section:** S27 (T20S R10E)
- Structural Fire District:** ROW RIVER REEF
- Forest Fire District:** South Cascade
- Watershed:** Dorena Lake-Row River
- Watershed (HUC):** 170900020205
- Zoning:** Secondary Forest 80
- Counties:** Lane
- Central Coordinates:** -122.9106° W, 43.7500° N



Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

Aerial Imagery date: 06/06/2025

Aerial Photo

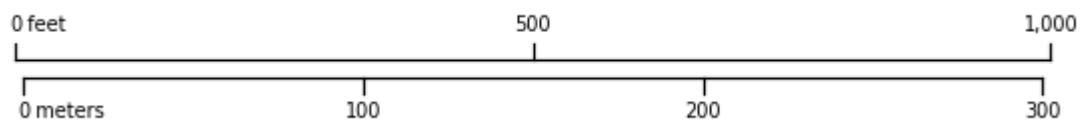


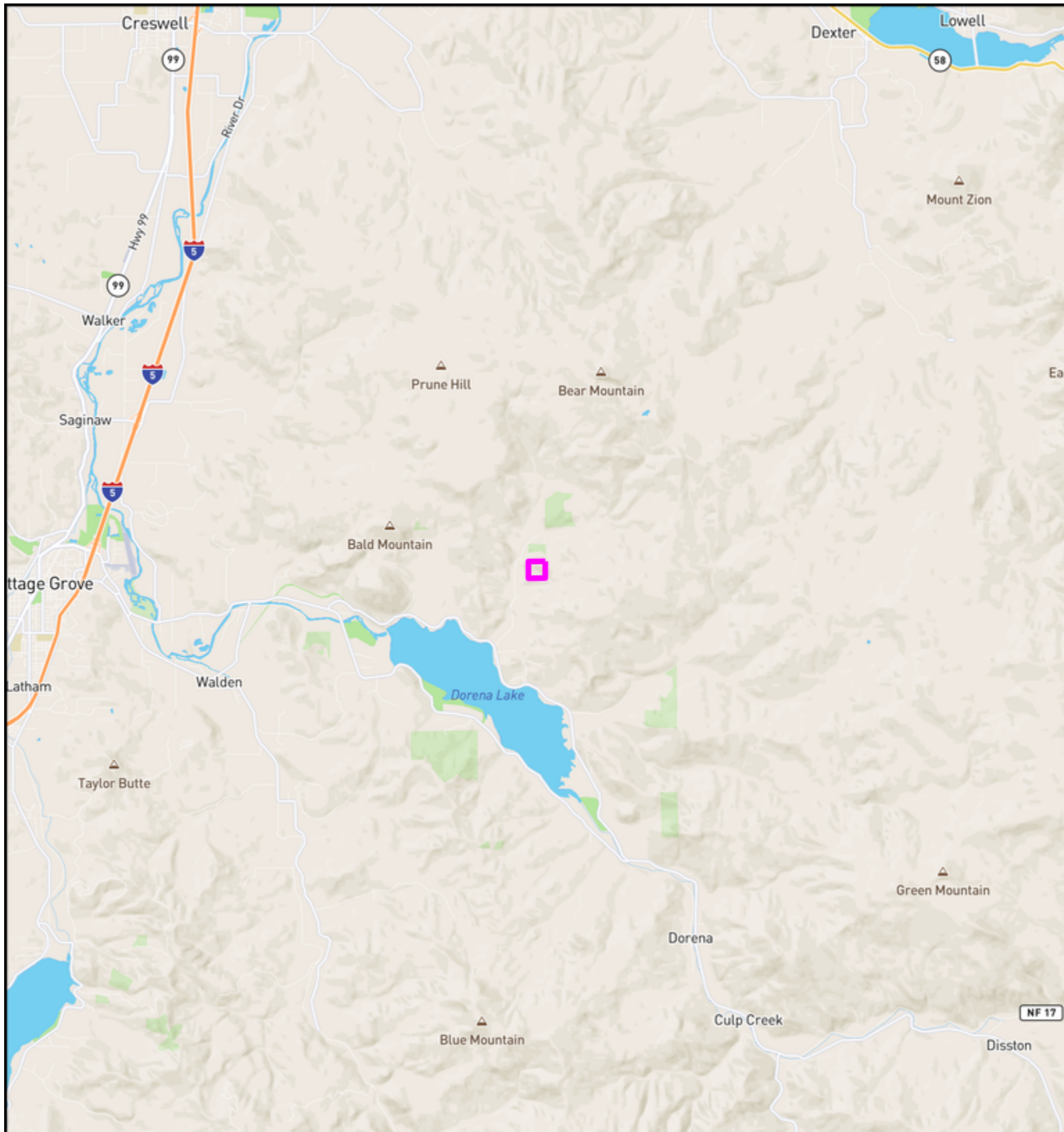
Property boundary



Tax lot boundary

Data Sources
ESRI





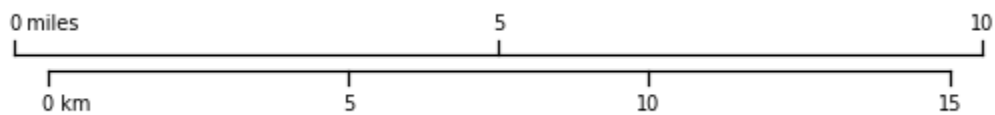
Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

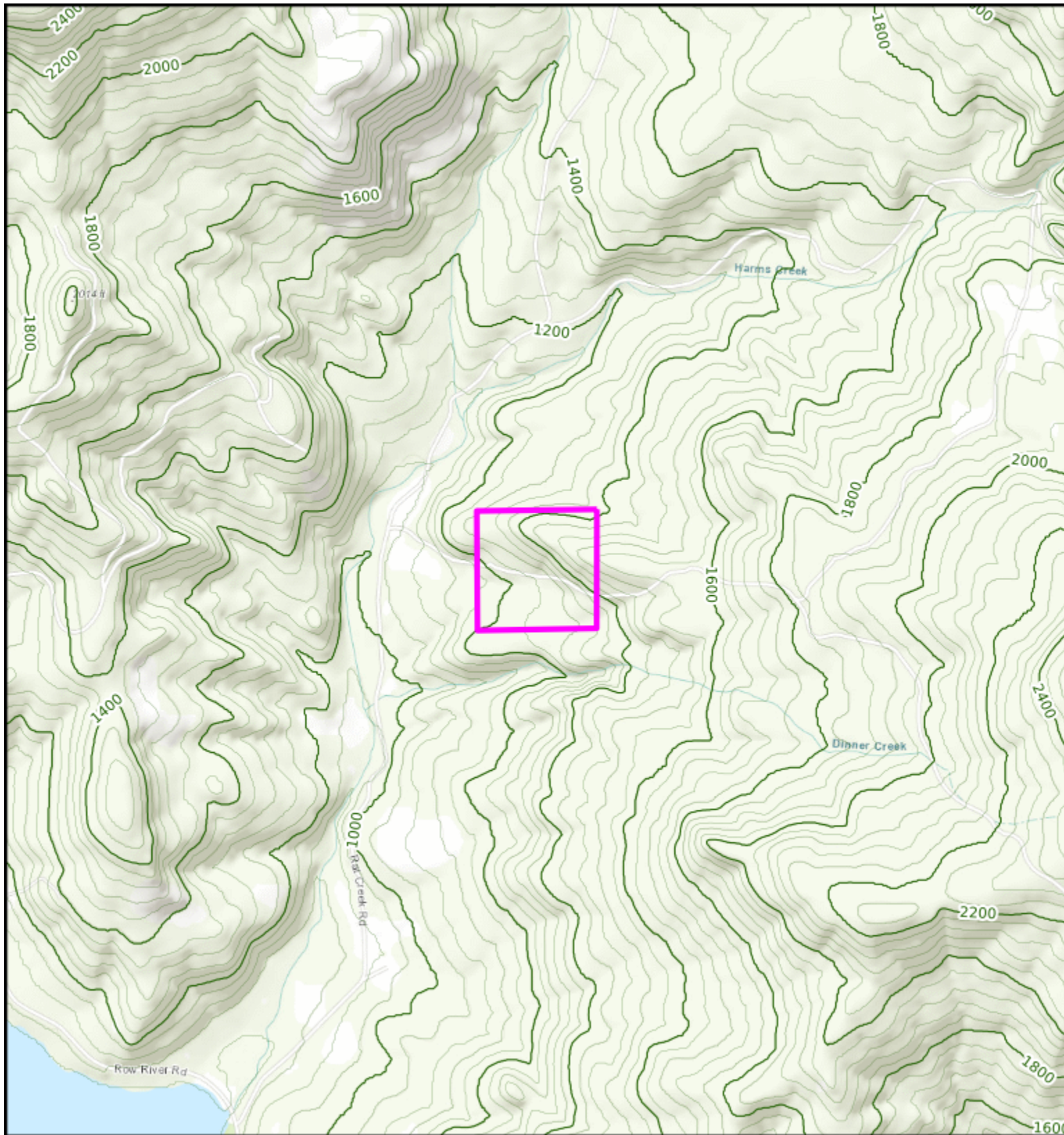
Vicinity



Property boundary

Data Sources
MapBox





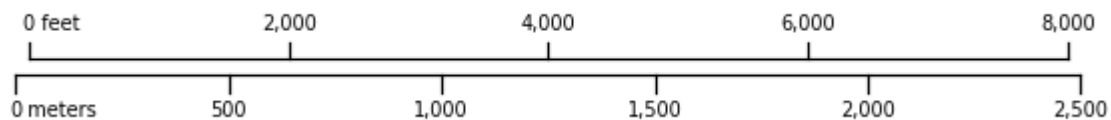
Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

Topography



Property boundary

Data Sources
ESRI





Hydrology

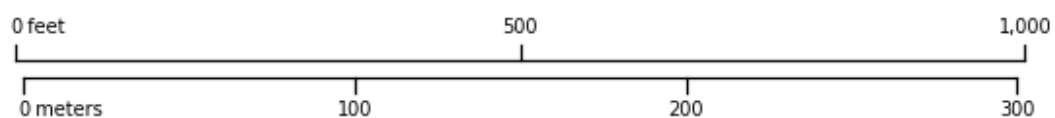
Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

Streams: Size, type

— Large, fish	— Large, SSBT	— Large, non-fish
- - - Medium, fish	- - - Medium, SSBT	- - - Medium, non-fish
· · · · · Small, fish	· · · · · Small, SSBT	· · · · · Small, non-fish

Property boundary

Data Sources
 ODF





Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

Soil Types

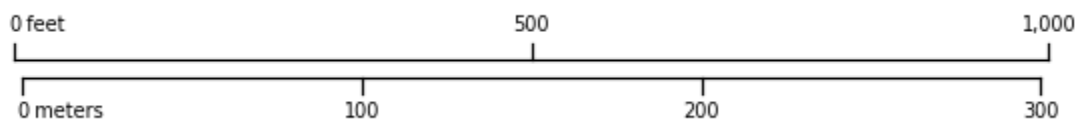


Property boundary



Soil type

Data Sources
 NRCS



Soil type table

Irwin Timberlands

11E	Bellpine silty clay loam, 20 to 30 percent slopes
Area:	0.0 acres (0.1%)
Drainage:	Well drained
Site Index:	Douglas-fir - 115 ft
Erosion Hazard:	Erosion hazard severe
Restrictive Layer Depth:	43.4 - 86.7 cm

36D	Cumley silty clay loam, 2 to 20 percent slopes
Area:	8.2 acres (20.3%)
Drainage:	Moderately well drained
Site Index:	Douglas-fir - 114 ft
Erosion Hazard:	Erosion hazard severe
Restrictive Layer Depth:	No Data Available

12E	Bellpine cobbly silty clay percent slopes
Area:	3.4 acres (8.3%)
Drainage:	Well drained
Site Index:	Douglas-fir - 115 ft
Erosion Hazard:	Erosion hazard moderate
Restrictive Layer Depth:	43.4 - 86.7 cm

52D	Hazelair silty clay loam, 7 slopes
Area:	1.5 acres (3.8%)
Drainage:	Moderately well drained
Site Index:	None
Erosion Hazard:	Erosion hazard severe
Restrictive Layer Depth:	46.4 - 91.3 cm

Soil type table

Irwin Timberlands

58D	Honeygrove silty clay loam, 3 to 25 percent slopes
Area: 8.6 acres (21.4%)	
Drainage: Well drained	
Site Index: Douglas-fir - 122 ft	
Erosion Hazard: Erosion hazard severe	
Restrictive Layer Depth: No Data Available	

89F	Nekia silty clay loam, 30 to 50 percent slopes
Area: 0.5 acres (1.2%)	
Drainage: Well drained	
Site Index: Douglas-fir - 113 ft	
Erosion Hazard: Erosion hazard severe	
Restrictive Layer Depth: 43.4 - 86.7 cm	

58F	Honeygrove silty clay loa percent slopes
Area: 18.1 acres (44.9%)	
Drainage: Well drained	
Site Index: Douglas-fir - 122 ft	
Erosion Hazard: Erosion hazard severe	
Restrictive Layer Depth: No Data Availab	

Area:	
Drainage:	
Site Index:	
Erosion Hazard:	
Restrictive Layer Depth:	

Soil type table

Irwin Timberlands



Area:
Drainage:
Site Index:
Erosion Hazard:
Restrictive Layer Depth:



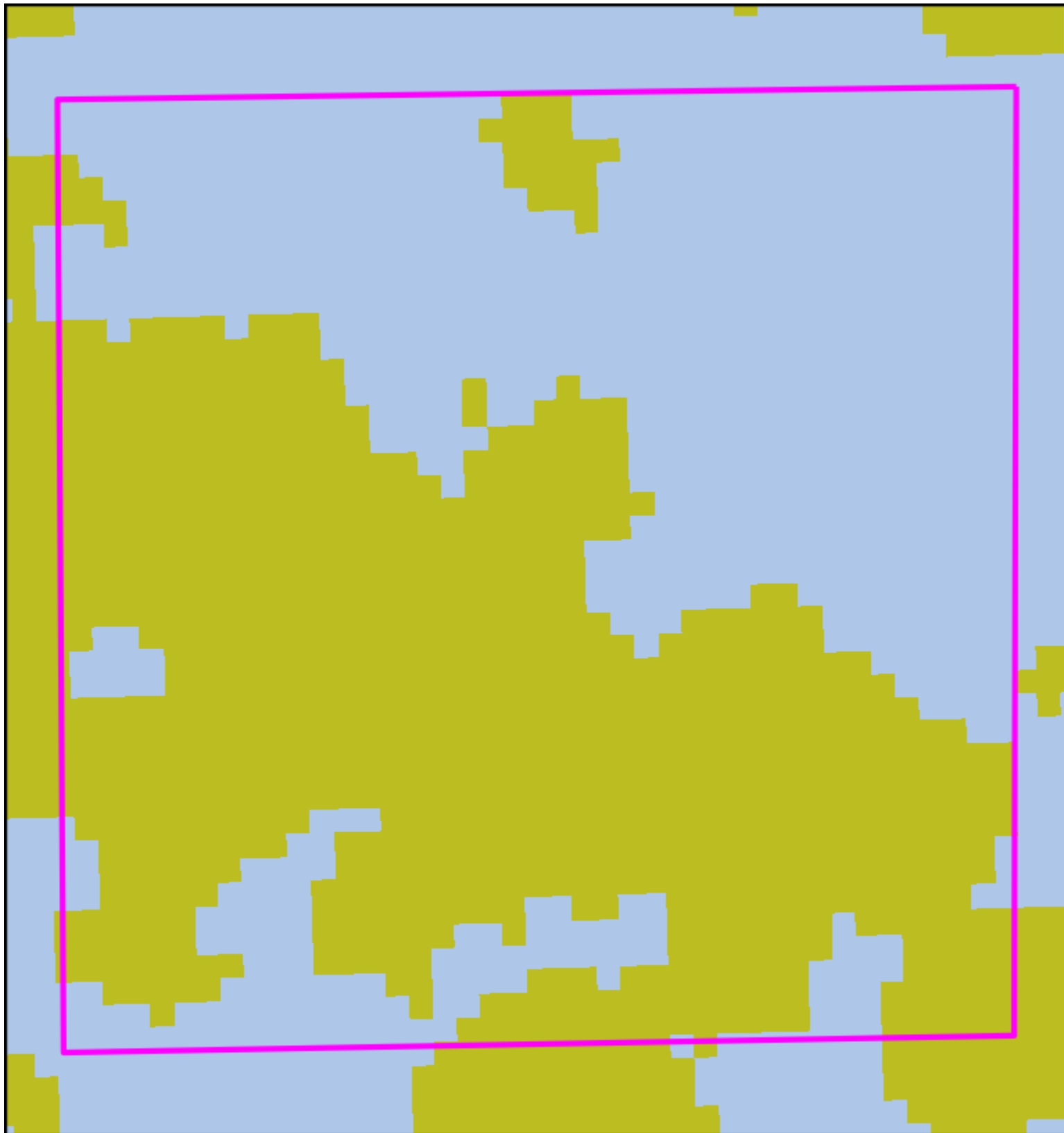
Area:
Drainage:
Site Index:
Erosion Hazard:
Restrictive Layer Depth:



Area:
Drainage:
Site Index:
Erosion Hazard:
Restrictive Layer Depth:



Area:
Drainage:
Site Index:
Erosion Hazard:
Restrictive Layer Depth:

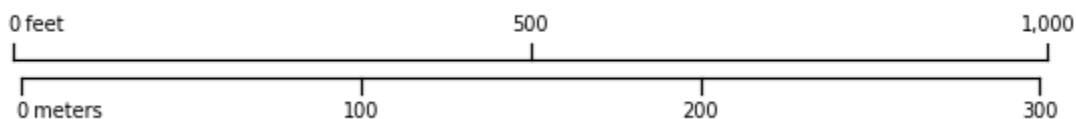


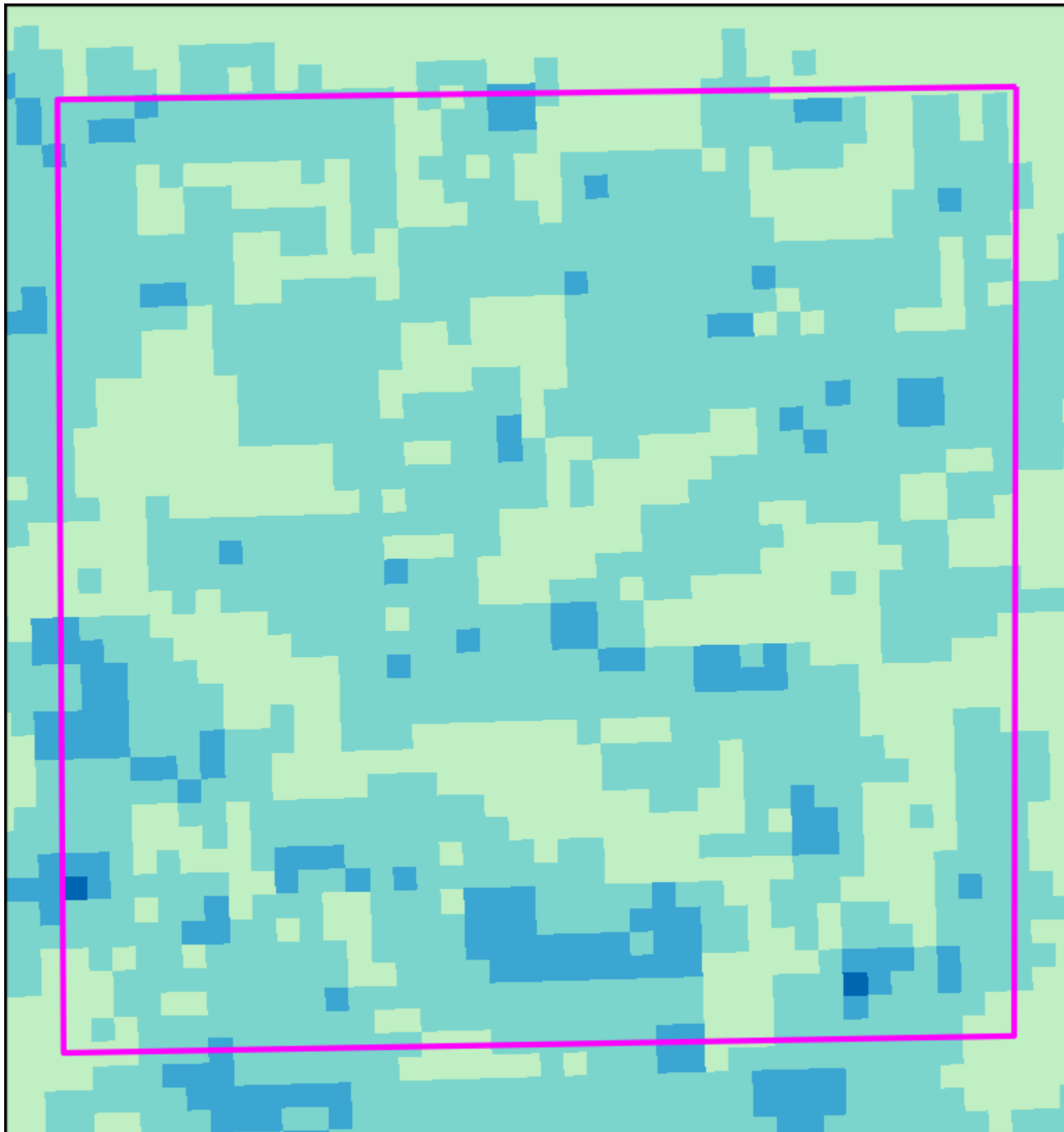
Forest Community Type

Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>

Douglas-fir/Western Hemlock (DF/WH)	Mixed Conifer (MC)	Quaking Aspen (QA)	Coastal Spruce/Cedar/Redwood (CSC/RW)
Ponderosa Pine (PP)	Mixed Hardwood/Conifer (MH/Con)	Silver Fir/Mountain Hemlock (SF/MH)	Shrub (Shb)
Lodgepole Pine (LP)	Mixed Oak/Conifer (MO/Con)	Spruce/Subalpine Fir (S/SF)	Riparian (Rip)
			Non-Forest
			Property boundary

Data Sources
 Ecotrust





Tree Diameter Class

Quadratic Mean Diameter (inches)



Seed/Sap (1-5")



Small (5-10")

Medium (10-15")



Large (15-20")



Very Large (20"+)



Non-forest

Created Tue Sep 15 08:27:06 2026
<https://landmapper.ecotrust.org>



Property boundary

Data Sources
 Ecotrust

0 feet

500

1,000

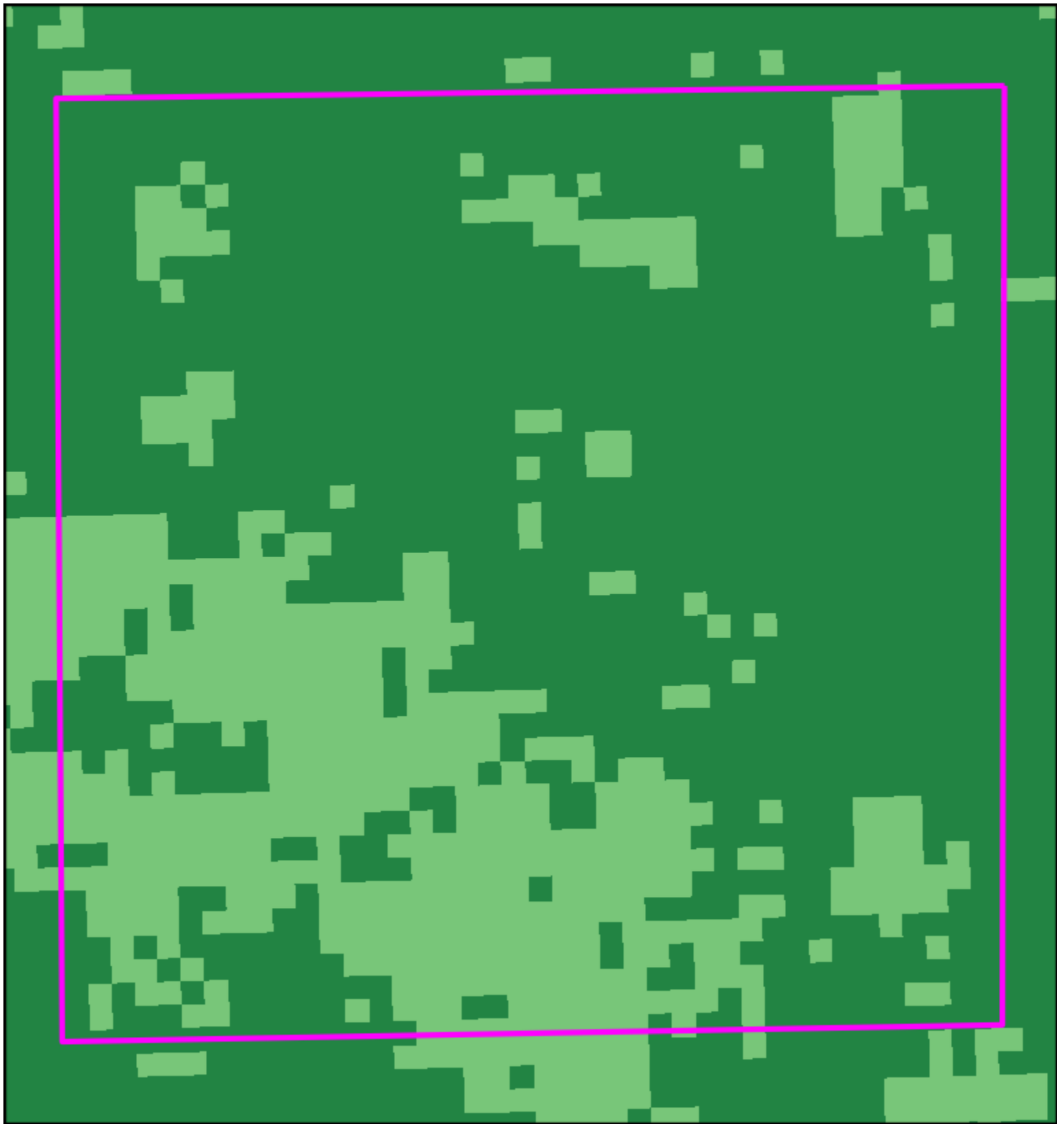
0 meters

100

200

300





Canopy Cover (percent)

Open (0-10%)

(10-30%)

(30-70%)

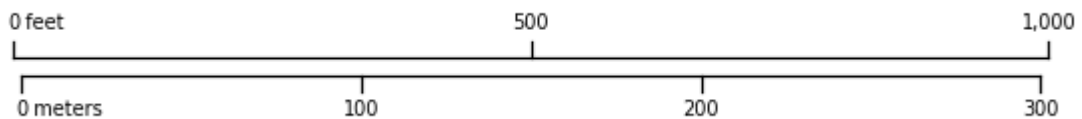
Closed (70-100%)

Non-forest

Property boundary

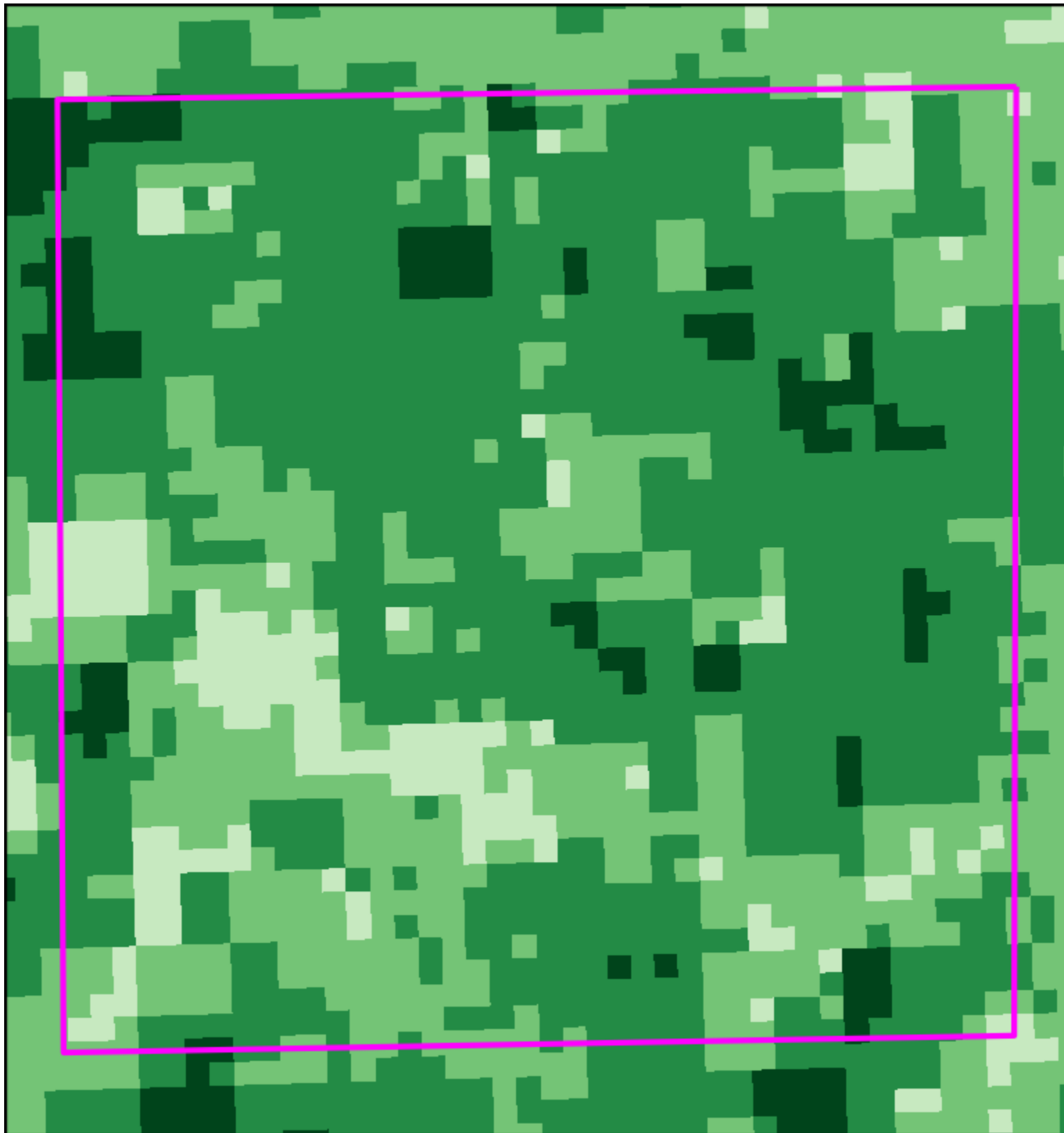


Data Sources
Ecotrust



Forest Canopy Cover

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<https://landmapper.ecotrust.org>



Forest Density

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<https://landmapper.ecotrust.org>

Basal Area (sq.ft./acre)

Less Dense (0-50)

(100-150)

More Dense (250+)

Property boundary

(50-100)

(150-250)

Non-forest

Data Sources
Ecotrust

0 feet

500

1,000

0 meters

100

200

300



Conservation Opportunity Areas

Below is a list of Conservation Opportunity Areas that fall within the same subwatershed as your property. Conservation Opportunity Areas (COAs) are places where broad fish and wildlife conservation goals would best be met. To learn more, visit: [OregonConservation.org](#)

No Data Available

ID:
Ecoregion:
URL:
ID:
Ecoregion:
URL:
ID:
Ecoregion:
URL:

ID:
Ecoregion:
URL:
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