

SOLD · BID SALE

Irwin Timberlands

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

±40 acre Merchantable Timber Tract - sealed bid auction

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

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

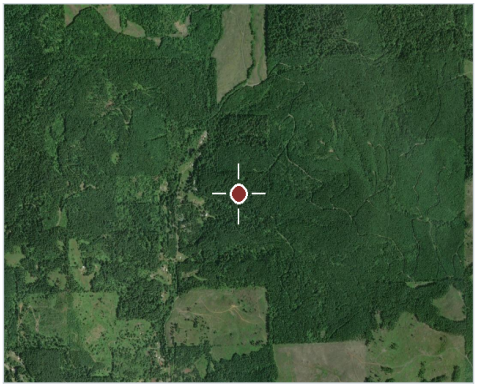
TYPE
Recreation (ATV-UTV)

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

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 12, 2026 · https://www.afmrealestate.com/properties/40-acres-land-for-sale-in-lane-county-oregon/irwin-timberlands

Property Photos

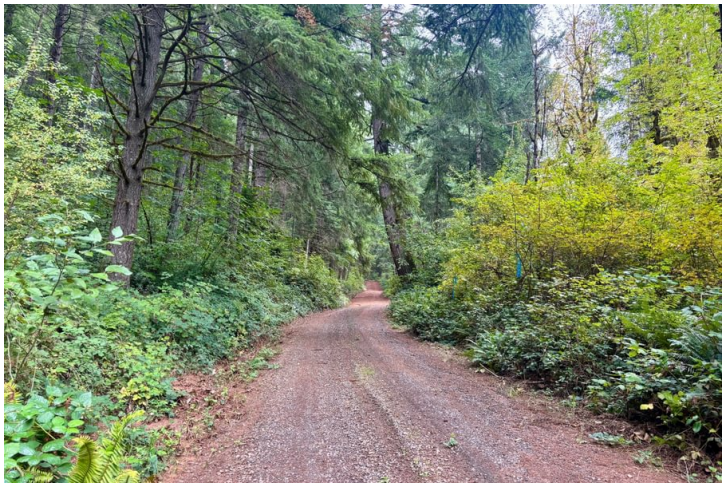
Irwin Timberlands · Lane County · Oregon · Near Cottage Grove







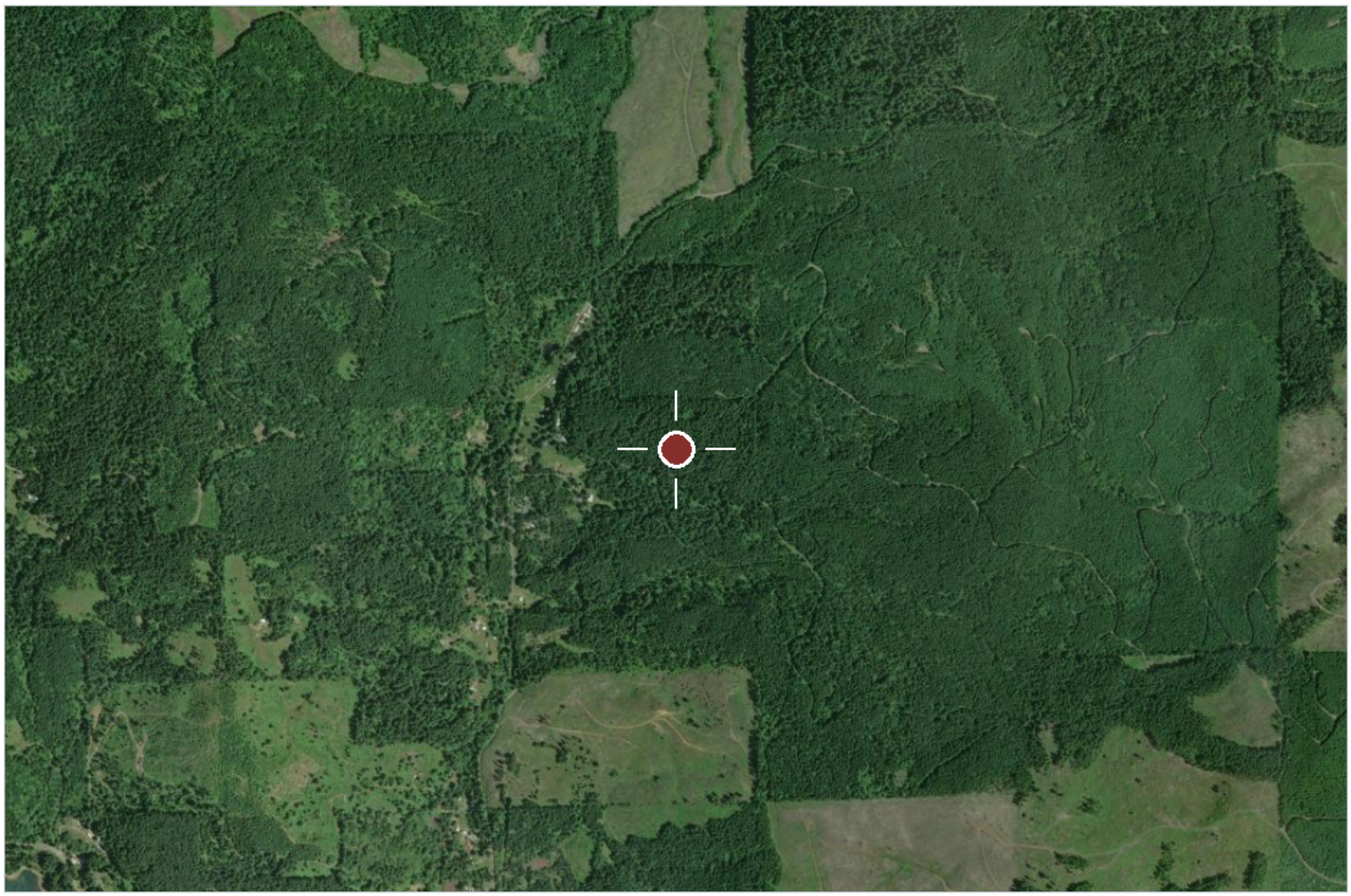




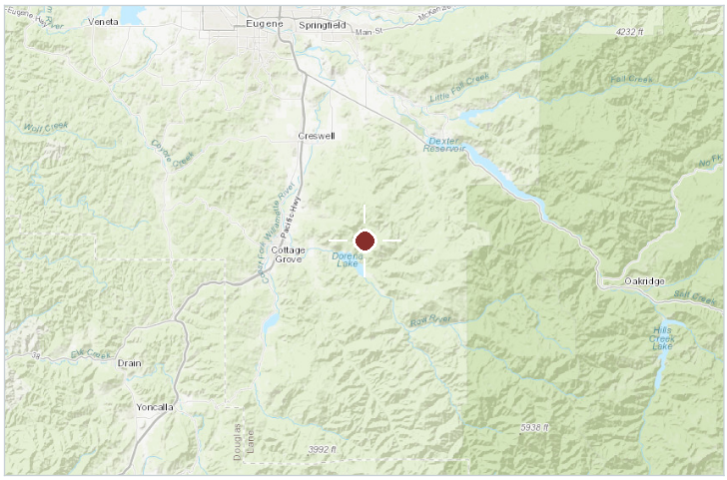


Location & Access

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

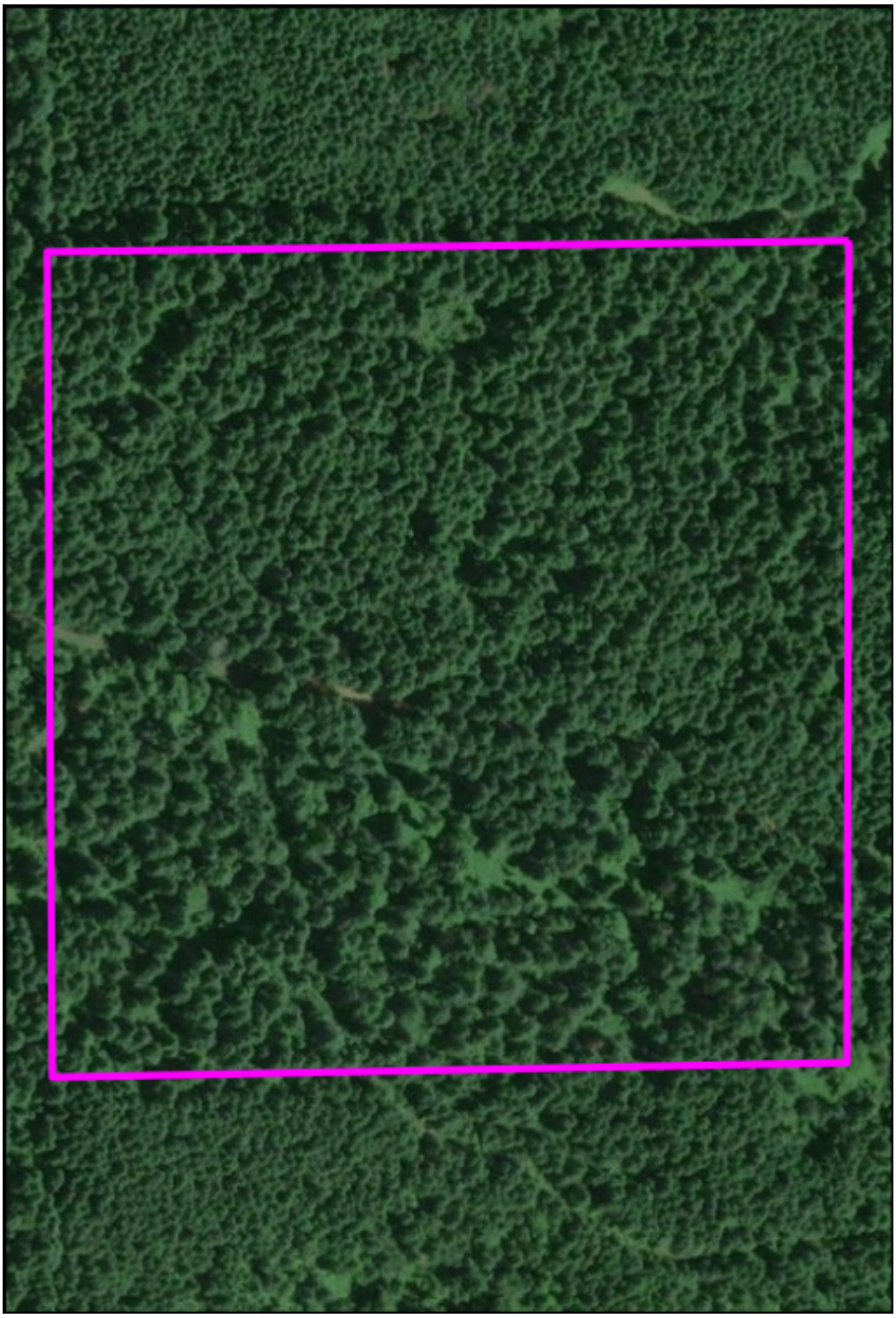
43.80097, -122.91107

COUNTY TAX PARCEL IDS

1916665 0879773 4139851

INTERACTIVE MAP

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



Your Property

Irwin Timberla

Report Generated on: Tue Sep 15 08:27:

https://landmapper.ecotrust.org/

Acres: 40.3

Elevation Range: 1,148 - 1,552 ft

Township, Range, Section: S27 (T20S R

Structural Fire District: ROW RIVER RF

Forest Fire District: South Cascade

Watershed: Dorena Lake-Row River

Watershed (HUC): 170900020205

Zoning: Secondary Forest 80

Counties: Lane

Central Coordinates: -122.9106° W, 4



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

Aerial Photo

Aerial Imagery date: 06/06/2025

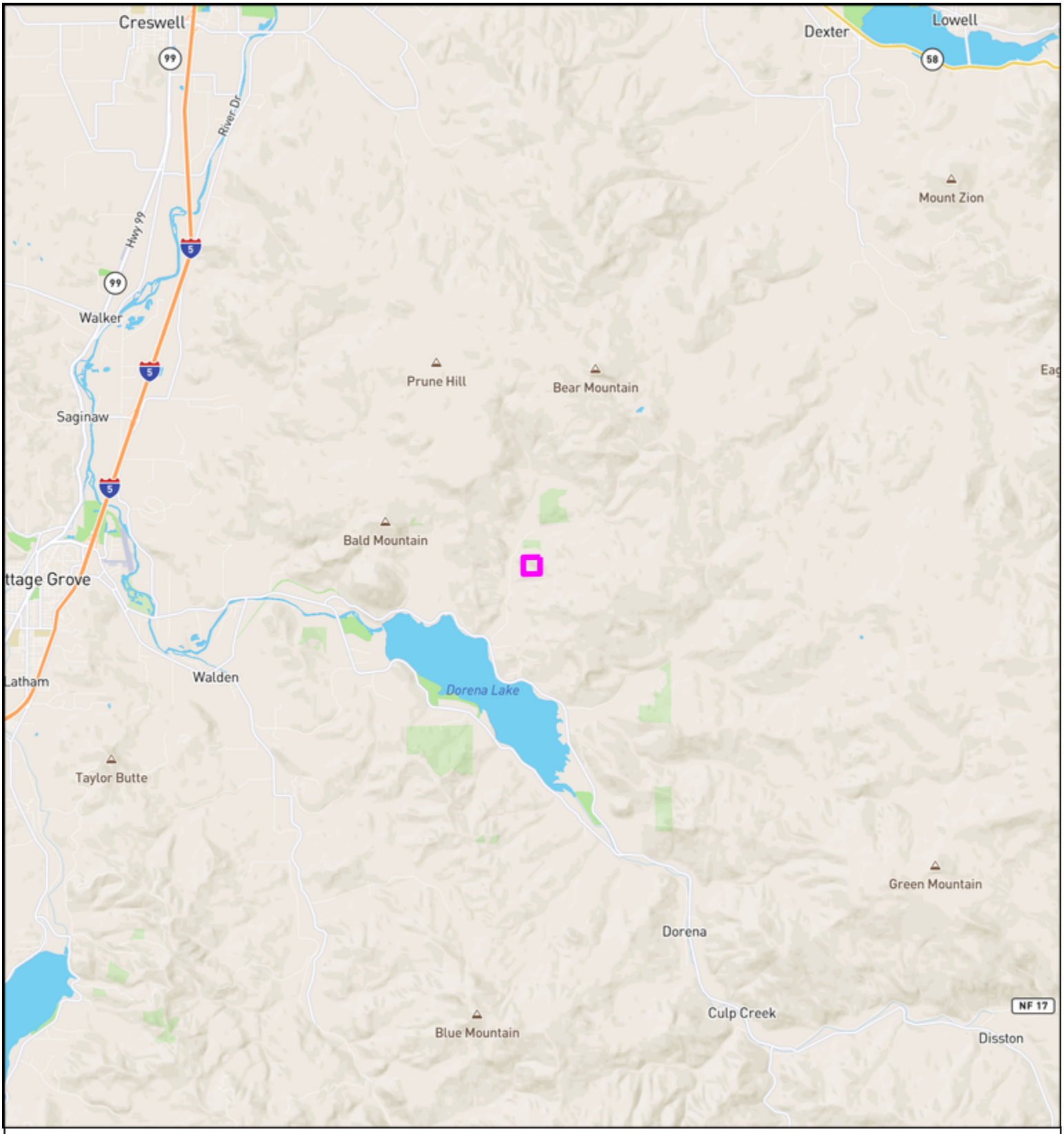
Property boundary

Tax lot boundary

Data Sources
ESRI

0 feet 500 1,000

0 meters 100 200 300



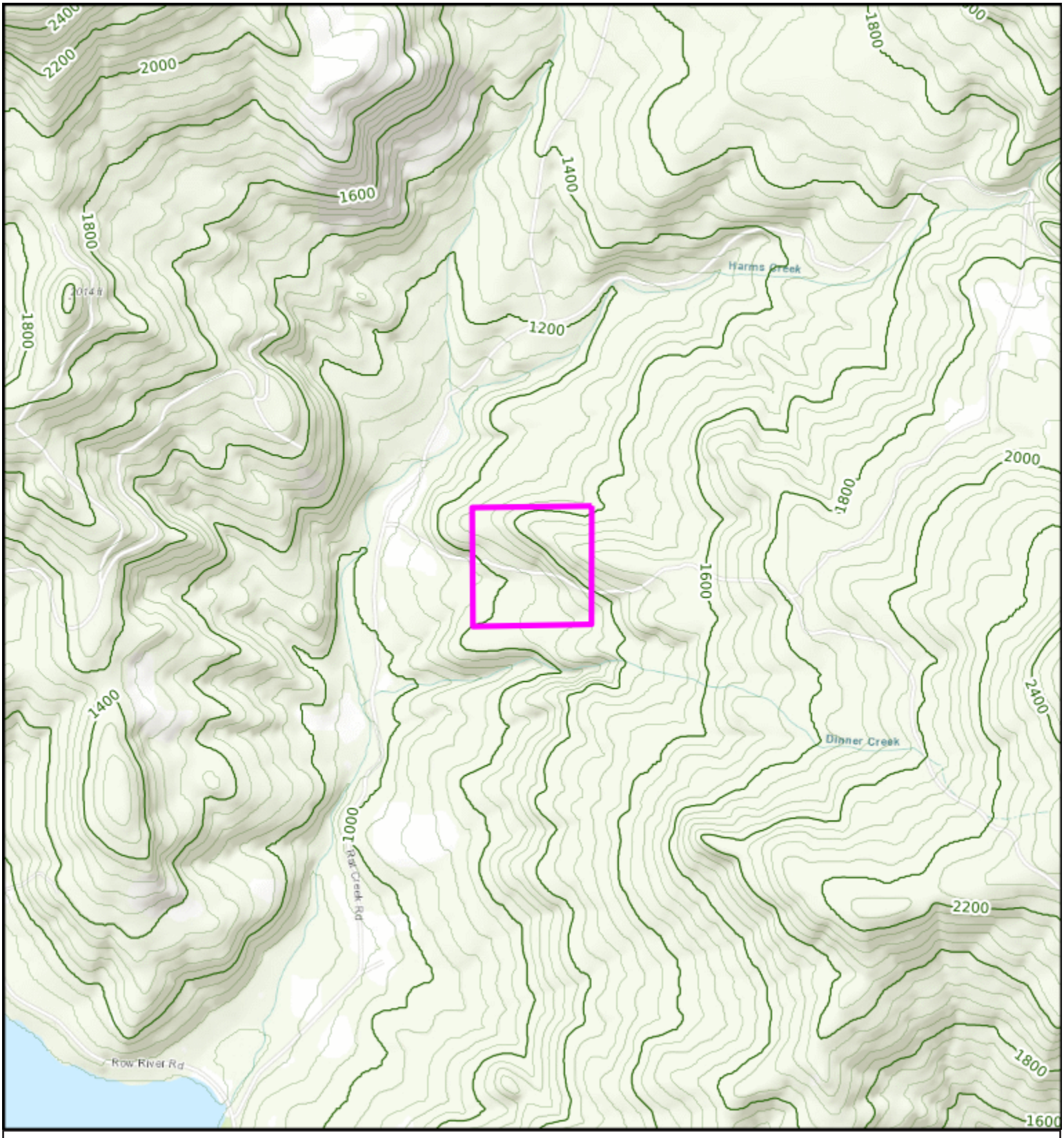
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https://landmapper.ecotrust.org

Vicinity

Property boundary

Data Sources
MapBox

0 miles 5 10
0 km 5 10 15



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Topography

Property boundary

Data Sources
ESRI

0 feet 2,000 4,000 6,000 8,000

0 meters 500 1,000 1,500 2,000 2,500



Hydrology

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https://landmapper.ecotrust.org

Streams: Size, type

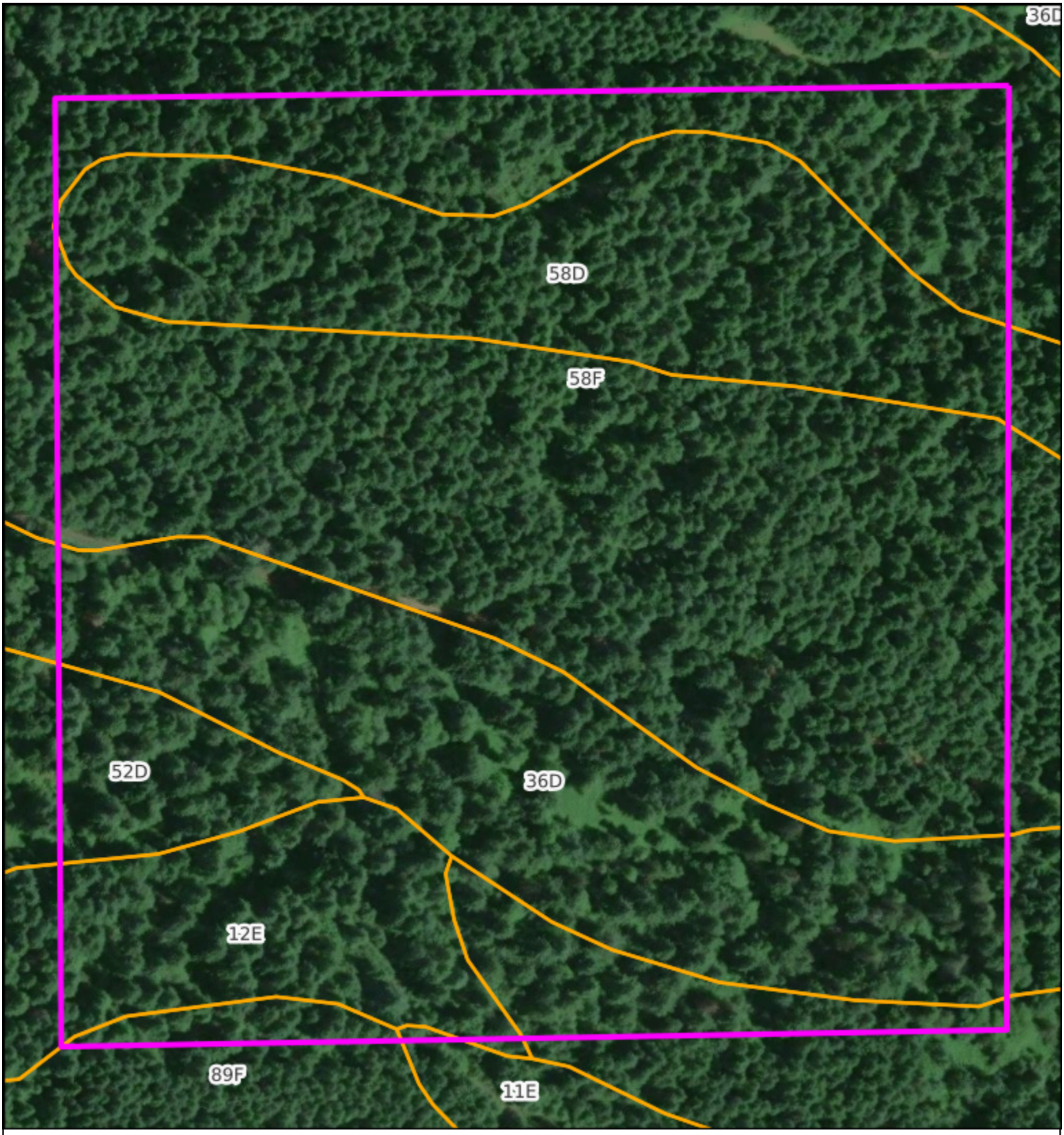
- Large, fish
- Medium, fish
- Small, fish
- Large, SSBT
- Medium, SSBT
- Small, SSBT
- Large, non-fish
- Medium, non-fish
- Small, non-fish

Property boundary

Data Sources
ODF

0 feet 500 1,000

0 meters 100 200 300



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Soil Types

Property boundary

Soil type

Data Sources
NRCS

0 feet 500 1,000

0 meters 100 200 300

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

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

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

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

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

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

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:



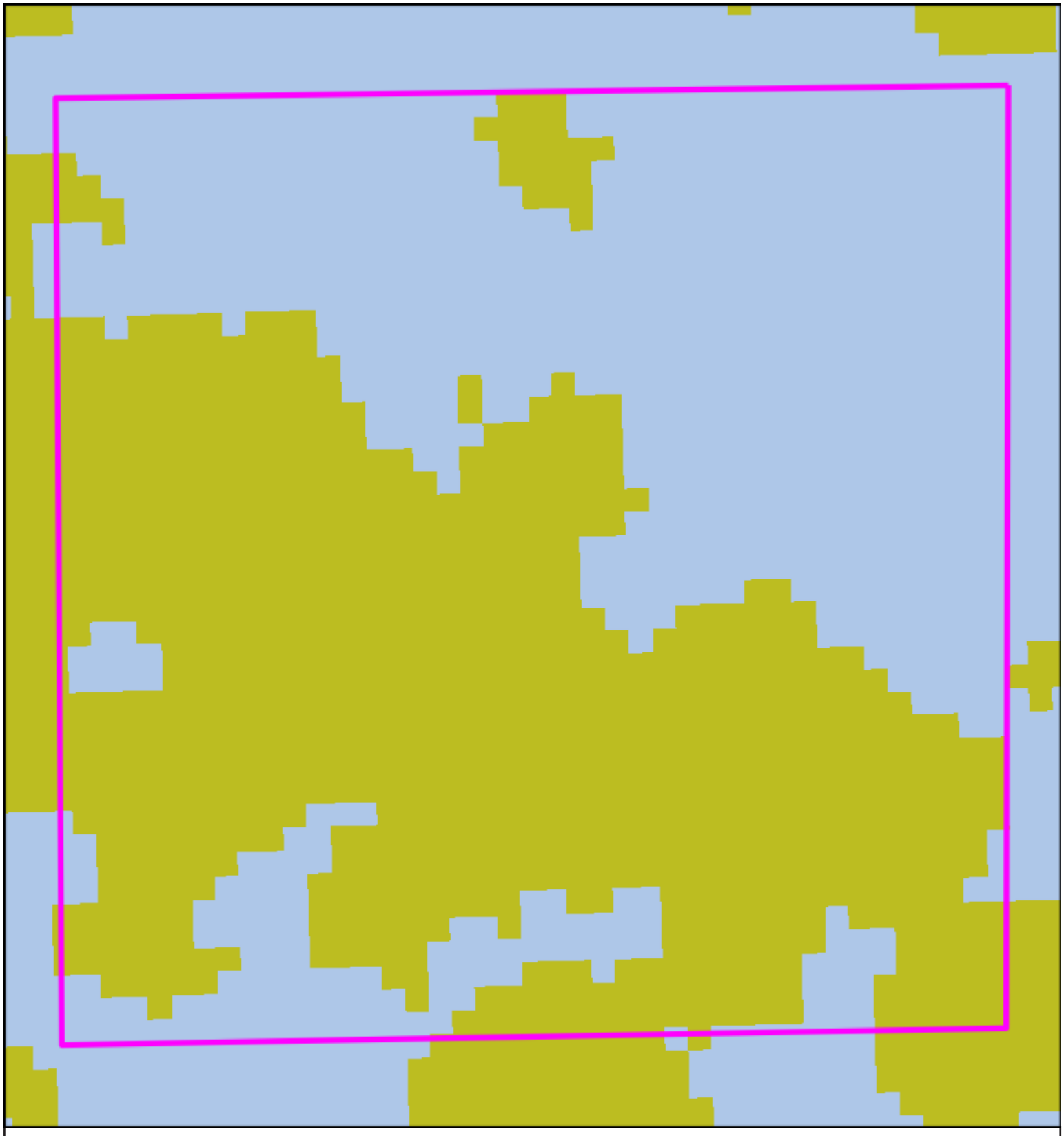
Area:

Drainage:

Site Index:

Erosion Hazard:

Restrictive Layer Depth:



Forest Community Type

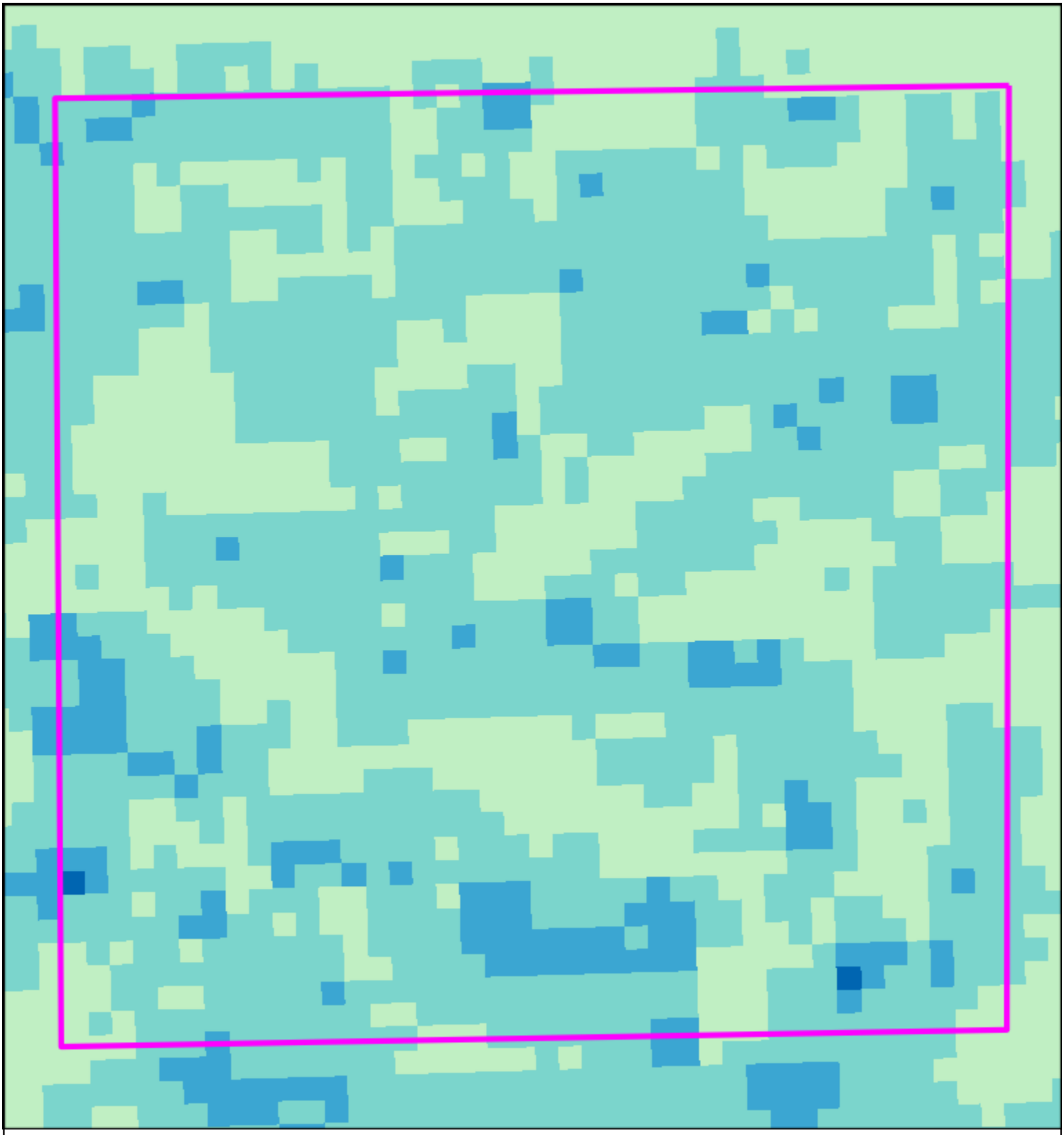
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https://landmapper.ecotrust.org

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

Data Sources
Ecotrust

0 feet 500 1,000

0 meters 100 200 300



Tree Diameter Class

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https://landmapper.ecotrust.org

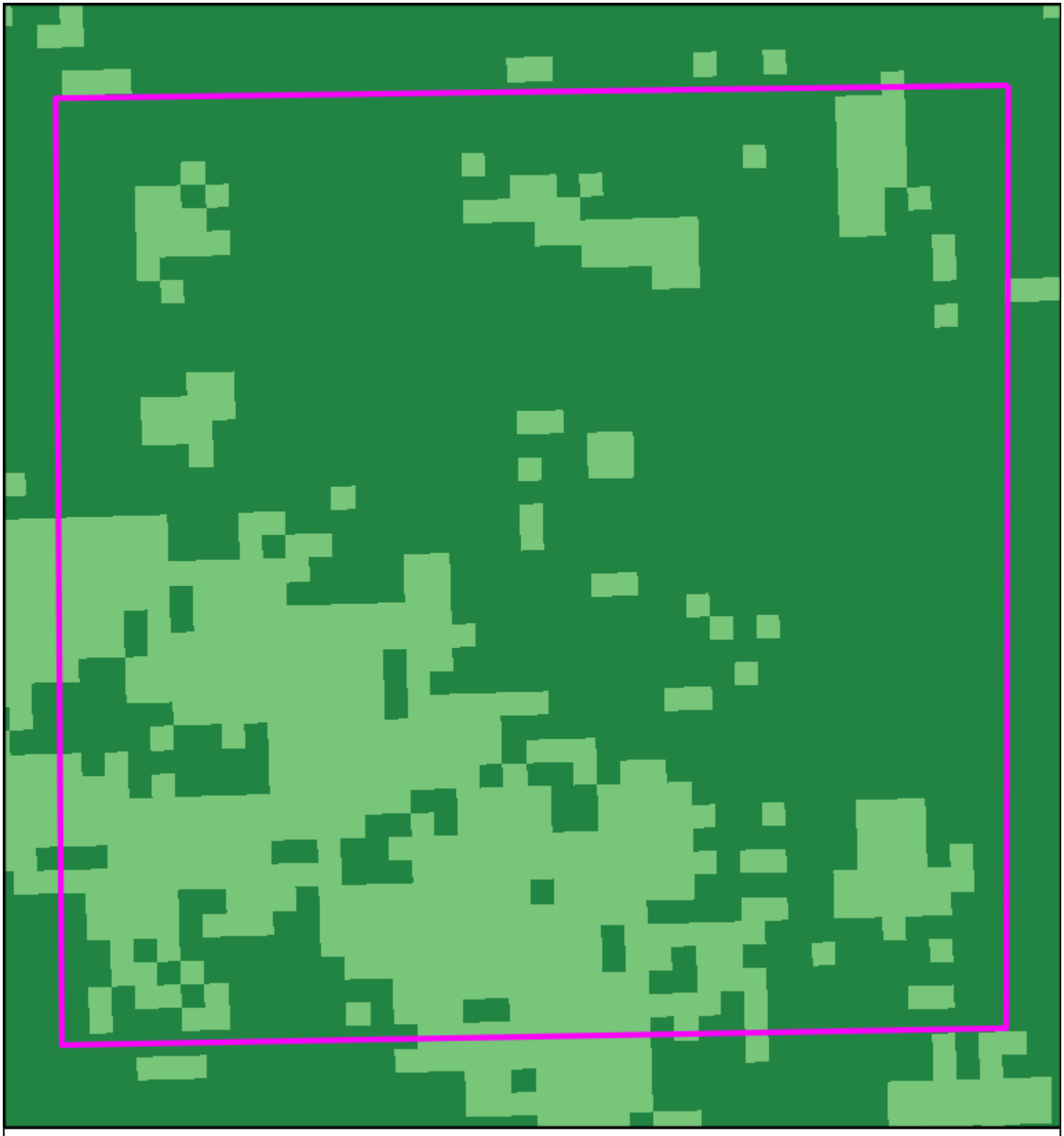
Quadratic Mean Diameter (inches)

- Seed/Sap (1-5")
- Small (5-10")
- Medium (10-15")
- Large (15-20")
- Very Large (20"+)
- Non-forest
- Property boundary

Data Sources
Ecotrust

0 feet — 500 — 1,000

0 meters — 100 — 200 — 300



Forest Canopy Cover

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https://landmapper.ecotrust.org

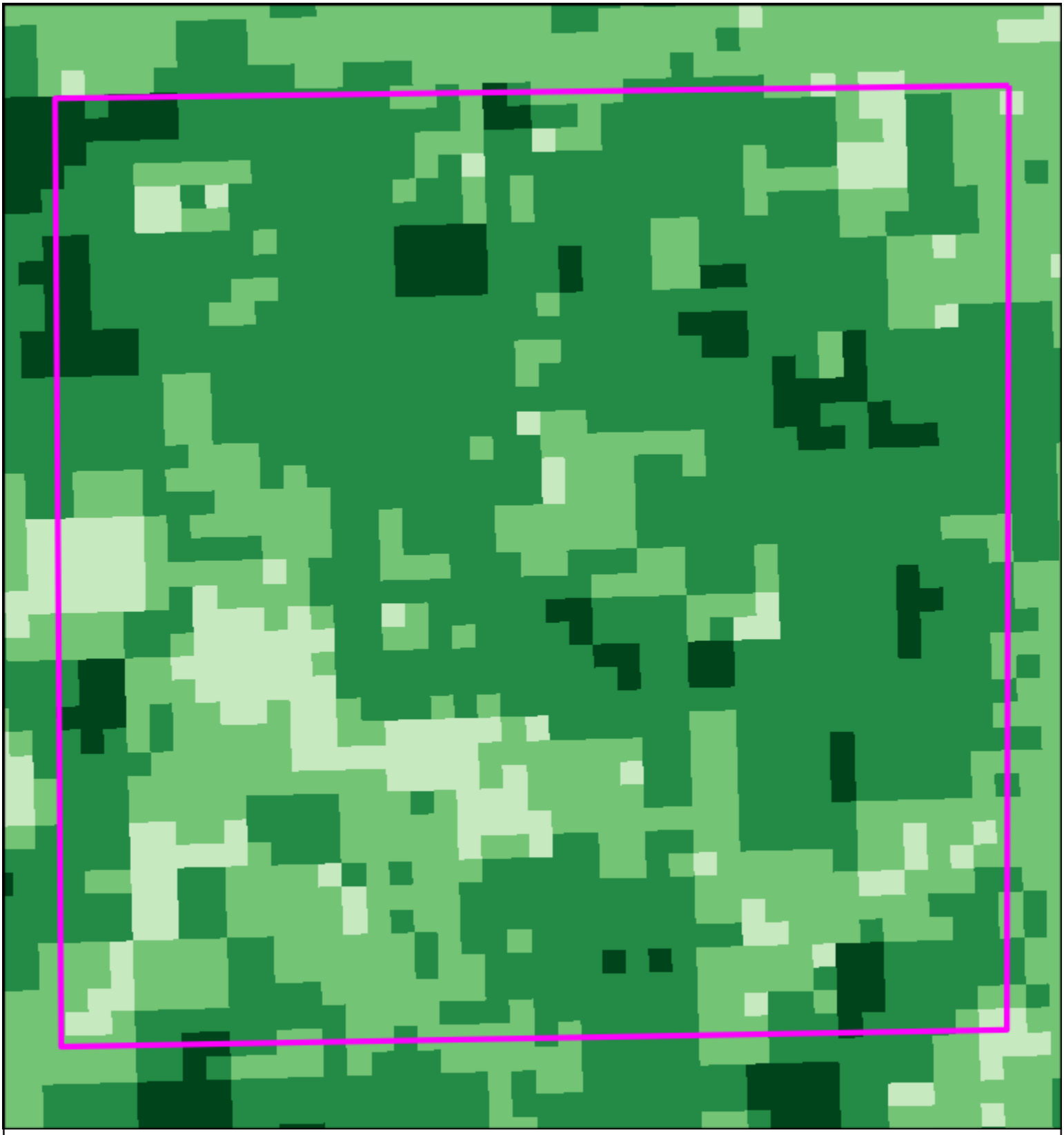
Canopy Cover (percent)

- Open (0-10%)
- (10-30%)
- (30-70%)
- Closed (70-100%)
- Non-forest
- Property boundary

Data Sources
Ecotrust

0 feet — 500 — 1,000

0 meters — 100 — 200 — 300



Forest Density

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Basal Area (sq.ft./acre)

- Less Dense (0-50)
- (50-100)
- (100-150)
- (150-250)
- More Dense (250+)
- Non-forest
- Property boundary

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 Oppo
(COAs) are places where broad fish and wildlife conservation goals would best be met. To learn more, visit: OregonConservat

No Data Available

ID:

Ecoregion:

URL:

ID:

Ecoregion:

URL:

ID:

Ecoregion:

URL:

ID:

Ecoregion:

URL:

ID:

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