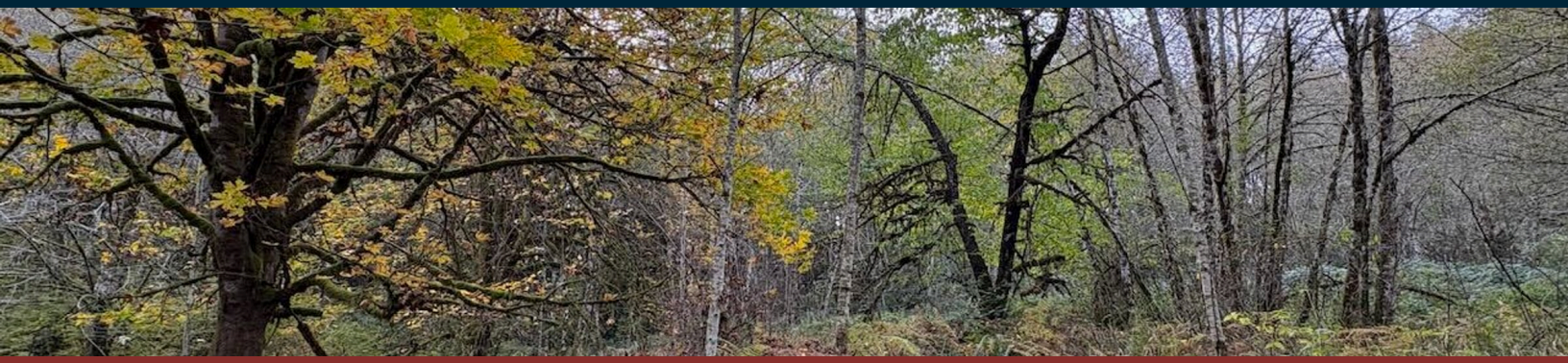


ACTIVE · SET PRICE

Butcher Holler

± 22 Acres | Columbia County | Oregon | Near Clatskanie

Secluded forest home site

PRICE	PRICE / ACRE	ACREAGE
$169,000	$7,770	± 22

PROPERTY OVERVIEW

Build the home you've imagined on ±22 private, forested acres, just a few miles east of Clatskanie off Highway 30. This parcel is yours to explore, and the homesite is yours to choose. Stately maple and western red cedar trees shade the property, which is crisscrossed by old logging roads that make natural trails for hiking or riding. Several draws with running water wind through the land, adding sound, movement, and character. Whether you picture a quiet retreat, a horse property, or a private homestead, this setting delivers the privacy and natural beauty that are hard to find. The first step is done. An approved Template Test is already in place, the first step toward...

PROPERTY DETAILS

TYPE

Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Mixed Hardwood)

ACCESS

Dirt Road · Gravel Road

WATER FEATURES

Creeks / Streams

VIEWS

Timber

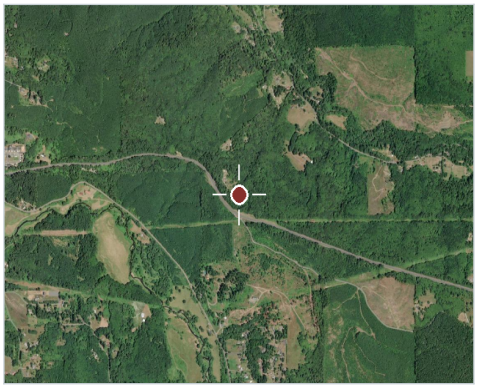
COUNTY TAX PARCEL IDS

27068

DOCUMENTS INCLUDED

Photo Map · Survey · Tax Lot Map · Template Test Approval Letter · Template Test Results · Assessment Summary

LOCATION



Columbia County, Oregon



Jim Bunker
Real Estate Salesperson, WA, OR
C: 503.551.1735
jim.bunker@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/21.75-acres-land-for-sale-in-columbia-county-oregon/butcher-holler

Property Photos

Butcher Holler · Columbia County · Oregon · Near Clatskanie













Location & Access

Butcher Holler · Columbia County · Oregon · Near Clatskanie



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



Regional locator

COUNTY & STATE

Columbia County, Oregon

NEAREST CITY

Clatskanie

APPROXIMATE CENTRE

46.10099, -123.16256

COUNTY TAX PARCEL IDS

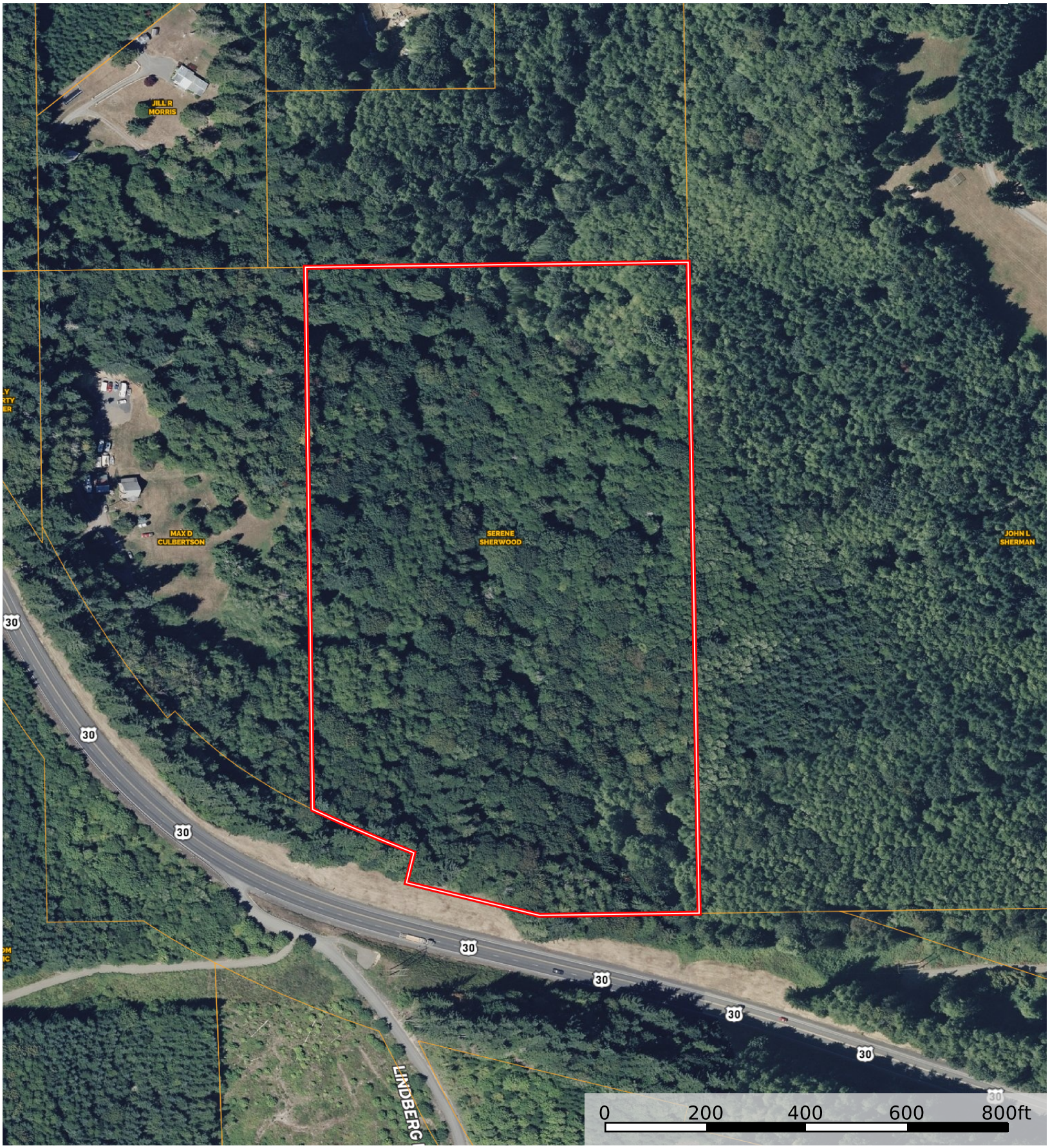
27068

INTERACTIVE MAP

https://id.land/maps/24b2fca071f5a7ed881b4a4015c15cc9/share

Sherwood-Clatskanie

Oregon, AC +/-



Boundary Stream, Intermittent River/Creek Water Body

Jim Bunker

P: 503-551-1735 afmrealestate.com

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

SECTION 10 T.7N. R.4W. W.M.
COLUMBIA COUNTY
1" = 400'

07 0
&

5-10

5-08

SEE MAP 7040300

SEE MAP 70403D0

SEE MAP 70409A0

SEE MAP 7040900

SEE MAP 7041100

SEE MAP 7041500

70410A0

1/4 COR

CEN SEC

NE COR JAMES HILL DLC 43

NE COR HAVEN ACRES NO. 2

NORTH LINE HAVEN ACRES NO. 2

HAVEN ACRES NO. 2

HAVEN ACRES

RUTTERS ROAD

OLD COLUMBIA RIVER HWY. NO. 21

COLUMBIA RIVER HWY. U.S. HWY. 30

PUBLIC ROAD (NOT CONSTRUCTED)

SWEDETOWN CO. RD. NO. 27

L.B. JONES RD. 90

E.J. LINDBERG

BEAVER CREEK

RIVER

CS# 2880

CS# 5940

CS# 6174

CS# 6174
1. S62°39'49"W 109.19'
2. S39°17'126"W 343.78'
3. S31°28'58"E 239.06'
4. S59°39'15"E 101.08'
5. N75°50'31"E 116.99'
6. N1°08'54"W 149.74'
7. N1°08'54"W 266.27'
N1°07'45"W 276.45'

CS# 725

CS# 146

CS# 3352

CS# 2438

CS# 99-36

100 58.85 Ac.

200 70.02 Ac.

300 5.02 Ac.

400 7.28 Ac.

500 9.54 Ac.

501 12.17 Ac.

600 3.48 Ac.

700 30.36 Ac.

800 29.78 Ac.

801 2.70 Ac.

900 24.27 Ac.

901 5.06 Ac.

902 5.05 Ac.

1000 7.29 Ac.

1001 63.63 Ac.

1100 21.75 Ac.

1200 10.51 Ac.

1300 2.37 Ac.

1400 6.92 Ac.

1500 4.45 Ac.

1600 49.18 Ac.

502 3.90 Ac.

40 1/2

LOT 2 23.87

Last Revised:
04-29-16

Columbia County

Oregon

DEPARTMENT OF LAND DEVELOPMENT
SERVICES PLANNING DIVISION

Columbia County Courthouse, St. Helens, OR 97051
Phone: (503)397-1501
www.columbiacounty.or.gov

September 22, 2026

Owner
Serene Sherwood
334 SE 19th St.
Troutdale, OR 97060-2264
orders@glitterpuff.com

RE: Template Test **(TT 26-137)** for the approximate 21.75-acre Primary Forest (PF-80) property currently associated with Tax Map ID Number 7410-00-01100 and Tax Account Number 27068

The template test you requested for the referenced PF-80 zoned property identified above has been completed. According to the attached Template Test map, this property meets the minimum requirements of Oregon Administrative Rule 660-006-0027(1) (f) and Section 506.4(A) of the Columbia County Zoning Ordinance (CCZO).

According to the Soil Survey of Columbia County, Oregon, the soil on the subject tract consists of Goble and Brau -Scaponia Silt Loam Soils 23D and 7D. The growth at the culmination of the mean annual increment (CMAI) for these soil types is greater than 85 cubic feet per acre. A forest dwelling on these soil types requires all or part of at least eleven (11) other lots or parcels and three (3) dwellings that existed on January 1, 1993 to be within a 160-acre template centered on the subject tract.

The attached Template Test dated 09/22/2026 revealed the following:

Tax Lot	Lots prior to Jan. 1, 1993	Dwellings prior to 1/1/93
7410-00-01100	12	6

Tract on January 1st, 2019	Other parcel(s) in tract	Comments
No	n/a	

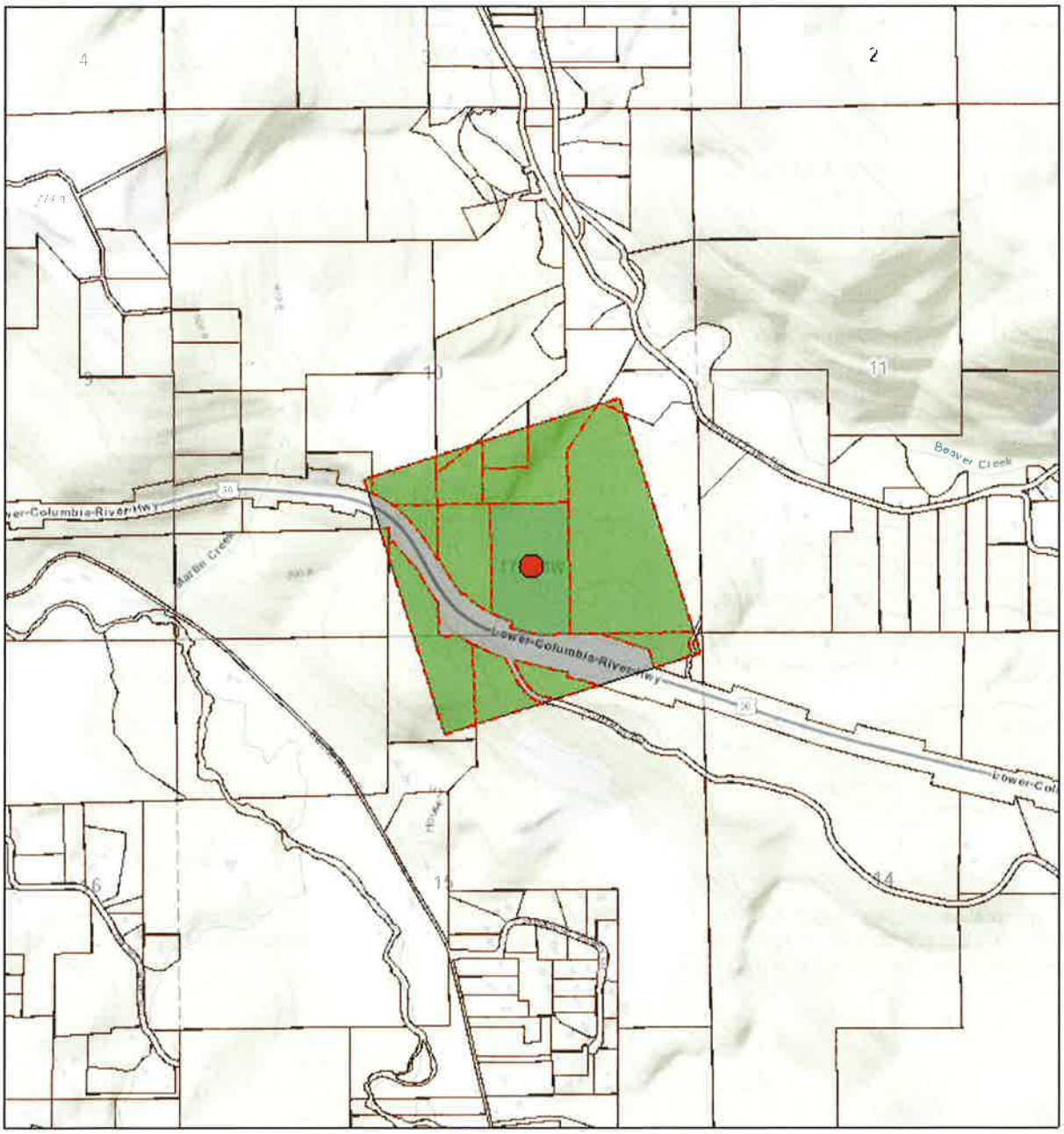
This Template Test Approval does not constitute an approval for a forest dwelling. A Columbia County Forest Dwelling Permit is required to be submitted to Land Development Services in order to site a forest dwelling (RDF) on the subject property. This Template Test map must be submitted with the future Forest Dwelling Permit application. This approval is specific to the facts presented as part of this Template Test application. Staff will reexamine the template area at the time of an application for a Forest Dwelling Permit and will review the application with the criteria of CCZO Section 506.4.

If you have further questions, feel free to contact me at 503-397-7260.

Deborah S. Jacob
Senior Planner

Attachment: Template Test 26-137 Results

TT 26-137 Results: 12 Lots & 6 dwellings prior to 1993



September 22, 2026

1:23,974

0 0.13 0.25 0.5 mi

0 0.23 0.45 0.9 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Time and Date: 3:24 PM 9/22/2026

The following values are the rounded calculations of the selected area.

TAXLOT	OWNER NAME	1993 DWELLINGS	ACRES	ACCOUNT NUMBER
7410-00-00502	EICHNER FAMILY PROPERTY TRUST	0	0.187	27066
7410-00-00700	BERGMAN JUDY LIVING TRUST	0	5.302	27067
7410-00-00900	DAVIS WAYNE	1	11.884	27834
7410-00-00901	MORRIS JILL R	1	5.013	27835
7410-00-00902	VAN HOOZER CAROL ANNE	1	3.472	27836
7410-00-01000	SHERMAN ELVIN L & SUSAN M	1	0.296	27837
7410-00-01001	SHERMAN JOHN L & LINDA J	0	43.567	27838
7410-00-01100	SHERWOOD SERENE	0	21.752	27068
7410-00-01200	CULBERTSON MAX D	1	10.503	27069
7410-00-01300	EICHNER FAMILY PROPERTY TRUST	0	2.369	27070
7410-00-01600	EVENSON LOGGING CO	0	0.273	27072
7415-00-00100	THOMPSON FAMILY TIMBER LLC	0	3.441	27119
7415-00-00100	THOMPSON FAMILY TIMBER LLC	0	0.143	27119
7415-00-00100	THOMPSON FAMILY TIMBER LLC	0	3.648	27119
7415-00-00300	HOUSE JAMES B LIVING TRUST	0	6.645	27120
7415-00-00400	BASCOM PACIFIC LLC	0	14.889	27122
7410-00-00800	EVENSON LOGGING COMPANY	0	0.695	27833
TOTALS		**5**	**160.000**	

Disclaimer: Information is based on Columbia County Tax Assessment data. This information is provided for land use planning purposes only. Columbia County is not responsible for map errors, misuse, or misinterpretation. Percent and total calculation are based on precise geometric calculations and may be rounded to the nearest significant digit.

Columbia County
2025 Real Property Assessment Report
Account 27068

Map	7N4W10-00-01100	**Tax Status**	Assessable
Code - Tax ID	0508 - 27068	**Account Status**	Active
		Subtype	Normal
Legal Descr	See Record		
Mailing	SHERWOOD SERENE 334 SE 19TH ST TROUTDALE OR 97060	**Deed Reference #**	2015-7835
		Sales Date/Price	06-25-2014 / $0
		Appraiser	MIKE SIMPSON

Property Class	400	**MA**	**SA**	**NH**
RMV Class	400	05	51	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0508	**Land**	182,730			**Land**	0	
	Impr	0			**Impr**	0	
Code Area Total		182,730	54,670	54,670		0	
Grand Total		182,730	54,670	54,670		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0508	1			CO:PF-80	Market	104	21.75 AC	FC	003	182,730
					Code Area Total		21.75 AC			182,730

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations

Notations

- Fire Patrol ADDED 2006

Fire Patrol	**Amount**	**Acres**	**Year**
■ Fire Patrol Surcharge	0.00		2025

Code Area 0508

Fire Patrol	**Amount**	**Acres**	**Year**
■ Fire Patrol	32.26	21.75	2025

Comments 2013 - Size Change due to Re-Map, - .39 AC. ms