



AFM REAL ESTATE

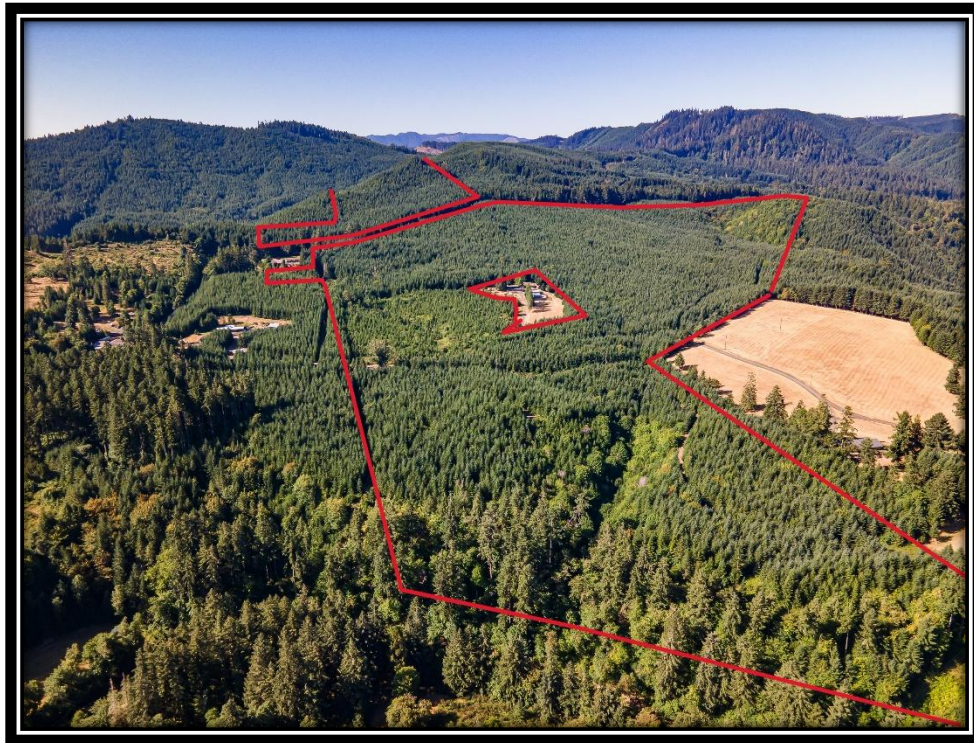
Land and Timber Offering

Bear Hill Timberlands

178 Acres (m/l)

SEALED BID AUCTION

BID DEADLINE: September 15th, 2025 (2pm PST)



Douglas County, Oregon

Tax Parcel #(s) - R36503, R36607, R36703

Map & Tax Lot(s) – 22061300902, 22061301300, 22061402700

Presented By:

Chris Marshall

Land Broker

Licensed in OR

Chris.Marshall@afmforest.com

(541) 930-2087

Colton Jacobson

Principal Broker

Licensed in OR, WA

Colton.Jacobson@afmforest.com

(541) 510-1670

PROPERTY DESCRIPTION

Generational timberland expanding across +/-178-acres just outside the town of Drain in Douglas County, Oregon. This productive tree farm features Site Class III soils and a strong professional management history, with well-maintained interior roads and access via both public and private routes. The majority of interior access is gated offering an additional layer of privacy and asset protection.

The property is stocked primarily with Douglas-fir, including ±106 acres planted in 2006 (following subsoiling for improved growth), ±38 acres from 2012, and roughly 35 acres dating to 1990. The diverse age classes create a valuable pipeline of timber, offering strong income potential now and into the future. With approximately 90% of the land suitable for ground-based logging, operational efficiency is built in.

Beyond timber value, this property offers more: Elk Creek frontage, abundant wildlife, and the potential for a large tract forest dwelling. Whether looking to expand your investment portfolio or secure a legacy property rich in natural resources, this tract offers incredible opportunity and long-term appeal.

Bear Hill Timberlands are being sold "As-Is". Buyers will need to conduct their own due diligence on all aspects of the property.

TIMBER INVENTORY INFORMATION

While there is not a formal cruise that has been conducted, the following information is deemed to be accurate but it is encouraged for any buyer to make their own assessment. NRCS soil survey for site index shows the majority of the ground is made up of Site Class III+ soils ranging between an estimated site index of 113 to 118, while a small portion (10-15 acres) shows an estimated index of 82-99. Approximately 106 acres were planted in 2006 and are fully stocked. This unit was sub soiled prior to planting which is believed to have added to its productivity. An additional +/-38 acres were planted in 2012 and are fully stocked. Roughly 35 acres were planted in 1990, 20 of those acres were mechanically thinned in 2018. This stand is estimated to contain approximately 20MBF/acre.

PROPERTY DETAILS

Elevation: The terrain ranges from roughly 300' to 1000' in elevation.

Access: Access is off of Cole Ln (private road) and S Elk Creek Rd.

Logging Methods – (Estimated) Ground Based: 90% - Cable – 10%

Roads: Primary access is via Cole Ln (private road) and S Elk Creek Rd. Roads into the property are gated and interior roads are rocked and have been well maintained over the years.

Hydrology: ODF classifies Elk Creek as a large fish bearing stream. Elk Creek runs along/forms the northernmost border of the property.

Surveys & Corners

Buyer to verify.

Zoning

TL902 – F2 EFU

TL1300 – Farm/Forest (FF)

TL 2700 – Farm/Forest (FF)

Tax Programs

Two of the three tax lots are currently assigned 640S- Forest Land – Vacant – DFL (STF) tax codes. The third is assigned as 641 - Forest Land – Improved - DFL. Buyer to verify with Douglas County Assessor's office.

Other resources are available at <https://www.afmrealestate.com>

Available Upon Request or at link above

- Aerial Map
- Location Map
- Preliminary title report

Property Inspection

Prospective bidders may access the property at any time. Access through gates requires lock combination, contact Chris Marshall at 541-930-2087.

Seller Financing

No seller financing. Cash out or equivalent.

Disclaimer: *This information is provided to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective buyers should perform their own due diligence.*

BID INSTRUCTIONS

SUBMIT BIDS TO: Attn: AFM Real Estate

Western Title & Escrow Company
497 Oakway Rd, Suite #340
Eugene, OR 97401

Chris.Marshall@afmforest.com & Colton.Jacobson@afmforest.com

****Bid Considerations to Begin at \$1.1 Million****

BID DEPOSIT: \$25,000 in the form of a cashier's check made out to Western Title & Escrow. Write "Bear Hill Timberlands" in the memo line.

Earnest Money: Successful bidder's \$25,000 bid deposit will be applied as earnest money.

Please submit your bid on the attached bid form. All bids must be signed and dated. Sealed bids will be stored unopened until the official bid opening. Bids and bid deposits must be physically received prior to **2:00 PM on September 15th** to be considered. Bids can be hand delivered to the address above.

NO CONTINGENCIES: *All due diligence must be completed prior to the bid date. The bidder will be given the opportunity to review and approve the final preliminary title report.*

There is no buyer agent commission offered.

Seller reserves the right to refuse any or all bids

BID DEADLINE: 2:00 pm, September 15th, 2025

TERMS OF SALE: Cash due at closing
Property sold "As is – Where is"
Seller to provide standard form owner's title insurance policy
Escrow fees shared 50:50

SUCCESSFUL BIDDER NOTIFICATION: On or before September 20th, 2025, 5:00pm.

CLOSING: On or before October 1st, 2025

ESCROW: Western Title & Escrow Company
497 Oakway Rd. Suite #340
Eugene, OR 97401

Tonya Silke, Escrow Officer
Tonya.Silke@westerntitle.com
(541) 485-3588

**Bear Hill Timberlands
LAND & TIMBER OFFERING**

BID FORM

TO: **Attn: AFM Real Estate
Western Title & Escrow Company
497 Oakway Rd. Suite #340
Eugene, OR 97401**

BID AMOUNT: _____

CONTINGENCIES: *All due diligence must be completed prior to the bid date. The bidder will be given the opportunity to review and approve the final preliminary title report.*

NAME: _____

COMPANY: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

By submitting this bid form, the Bidder acknowledges the following:

- Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.
- The bidder has been provided with a copy of the preliminary title report.
- The signatory to this bid form is an authorized representative of the Bidder.

SUBMITTED BY:

SIGNATURE _____ **DATE** _____

PRINT NAME _____

Seller reserves the right to refuse any or all bids
