



**AFM
REAL ESTATE**

Land and Timber Offering

TUCKER CREEK

1119.7 (m/l)

4,400 MBF Merchantable Timber (m/l)

SEALED BID AUCTION

Reserve Price : \$5,700,000

BID DEADLINE: October 08, 2026



**Portions of Sections 5, 6, 7 & 8 T7N, R9W and
Section 31, T8N, R9W
Clatsop County, Oregon**

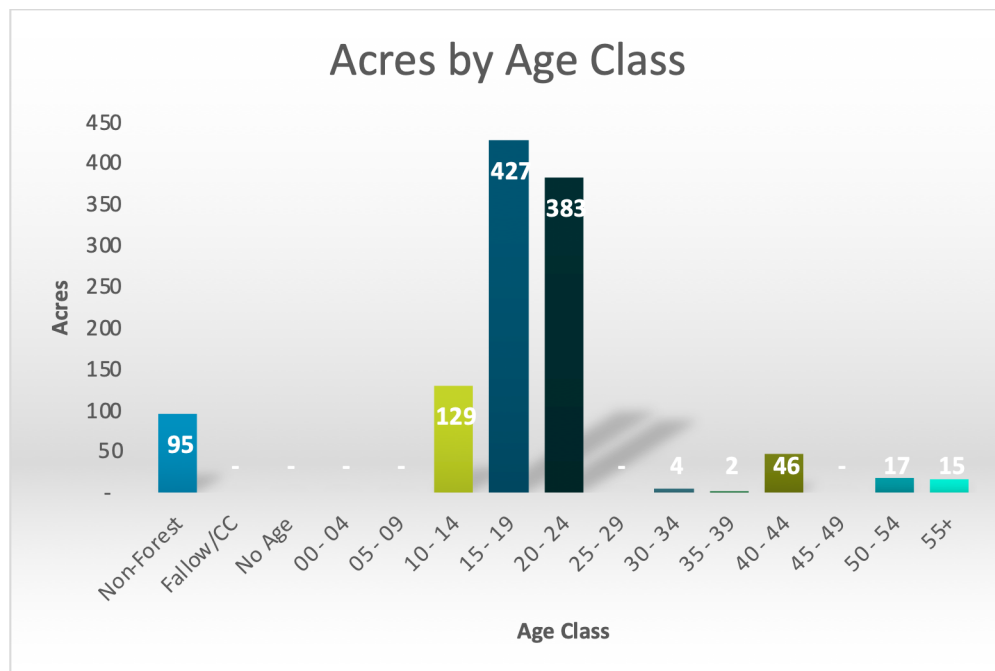
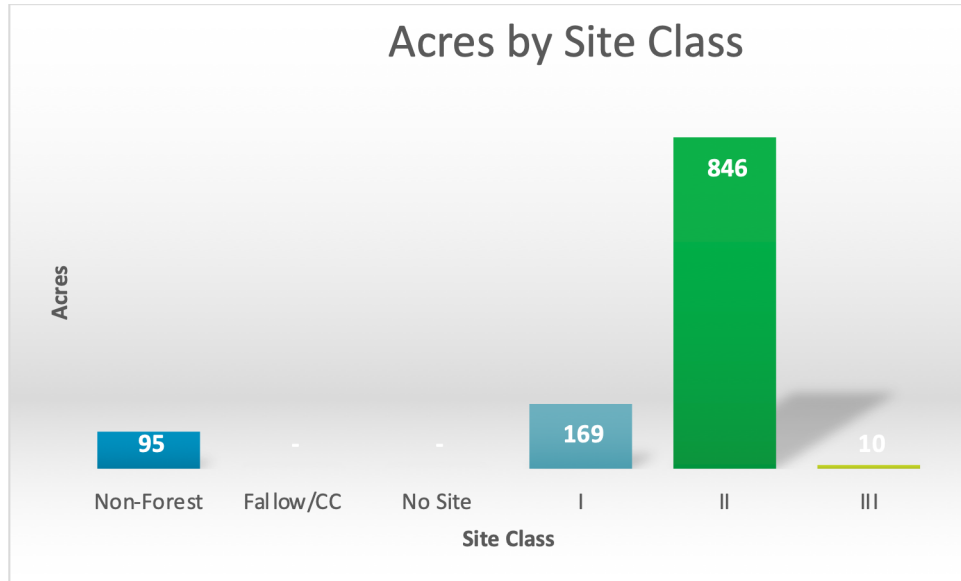
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TUCKER CREEK

PROPERTY DESCRIPTION

The 1,119.7-acre Tucker Creek Tract is located near Astoria, Oregon, within one of the most productive tree-growing regions in the Pacific Northwest. Over 90% of the property is in Site Class I or II. It is well situated to take advantage of the strong export and domestic markets in the region. Many of these markets are located inside an 80 mile radius from the property. The range of age classes will provide regular periodic income from the property over the long term.

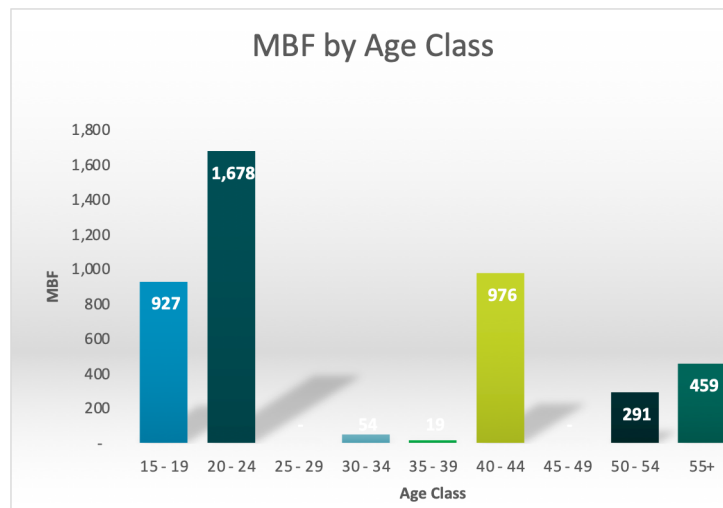


Commercial tree farm operations have taken place for over 80 years on the property and it is SFI certified which is indicative of the high standard of management the property is receiving. The young stands are well established and thriving. The property is gated and the roads are rocked and well maintained. The roads are suitable for year round harvesting and other forestry activities.

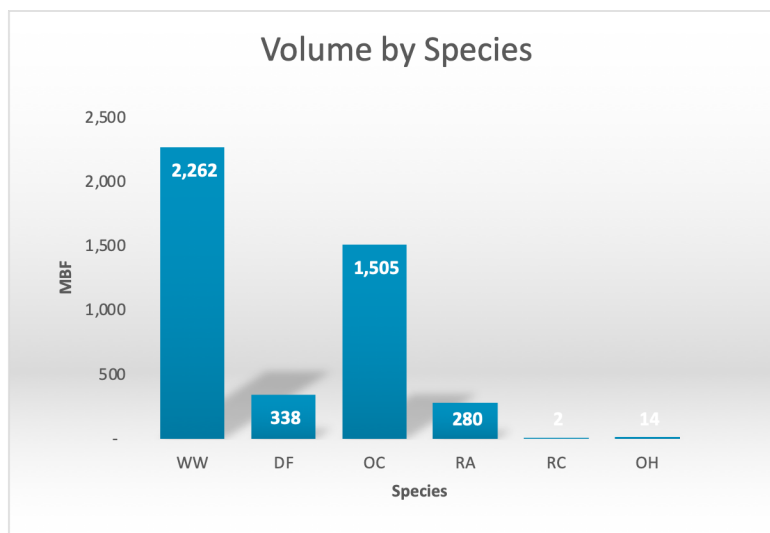
There are opportunities for personal recreation such as camping, hunting, and gathering of special forest products. The property is large enough to support a homesite, but Buyers need to do their due diligence with Clatsop County to confirm that the property will support a homesite.

TIMBER INVENTORY INFORMATION

Seller's inventory indicates there is currently 4,400 MBF across multiple age classes. Approximately 1,725 MBF of this is in the 40+ age class and there is approximately 1,680 MBF in the 20 -24 year old age class for future harvesting opportunities.



The majority of the merchantable volume is hemlock and spruce with lesser amounts of Douglas-fir and red alder.



PROPERTY ATTRIBUTES

- Well managed timber property
- Good access to strong domestic and export markets
- Well stocked hemlock and spruce stands
- Most of the property can be logged with ground based equipment

OTHER PROPERTY DETAILS

Zoning: The zoning is F-80. The current use is consistent with the zoning.

Elevation: Approximately 60 feet to 320 feet.

Surveys: The following corner and survey information was found on the Clatsop County website:

BT-0478-21	BT-0478-19	BT-2251	BT-1233
BT-0478-23	BT-0478-29	BT-2550	BT-0749-2
BT-0478-26	BT-0714-5	BT-0478-04	BT-0478-08
BT-0478-34	BT-0478-09	BT-0478-10	BT-0478-11
BT-0478-39	BT-0478-12	BT-0478-13	BT-0478-18
BT-0478-32	BT-0478-20	BT-0478-28	BT-0478-27
BT-0478-43	BT-0534-8	BT-0478-07	BT-0534-7

Buyer to verify survey information and corners.

Proximity:	Astoria	8 miles
	Warrenton	9 miles
	Tillamook	60 miles
	Longview	58 miles
	Forest Grove	75 miles
	Portland	91 miles

Note: Mileages are derived from Apple Maps to city center and not to any particular mill or destination. Starting point is the gate on the south end of the property.

Link to Drone Video: <https://www.youtube.com/watch?v=R9eY1ldM9pQ>

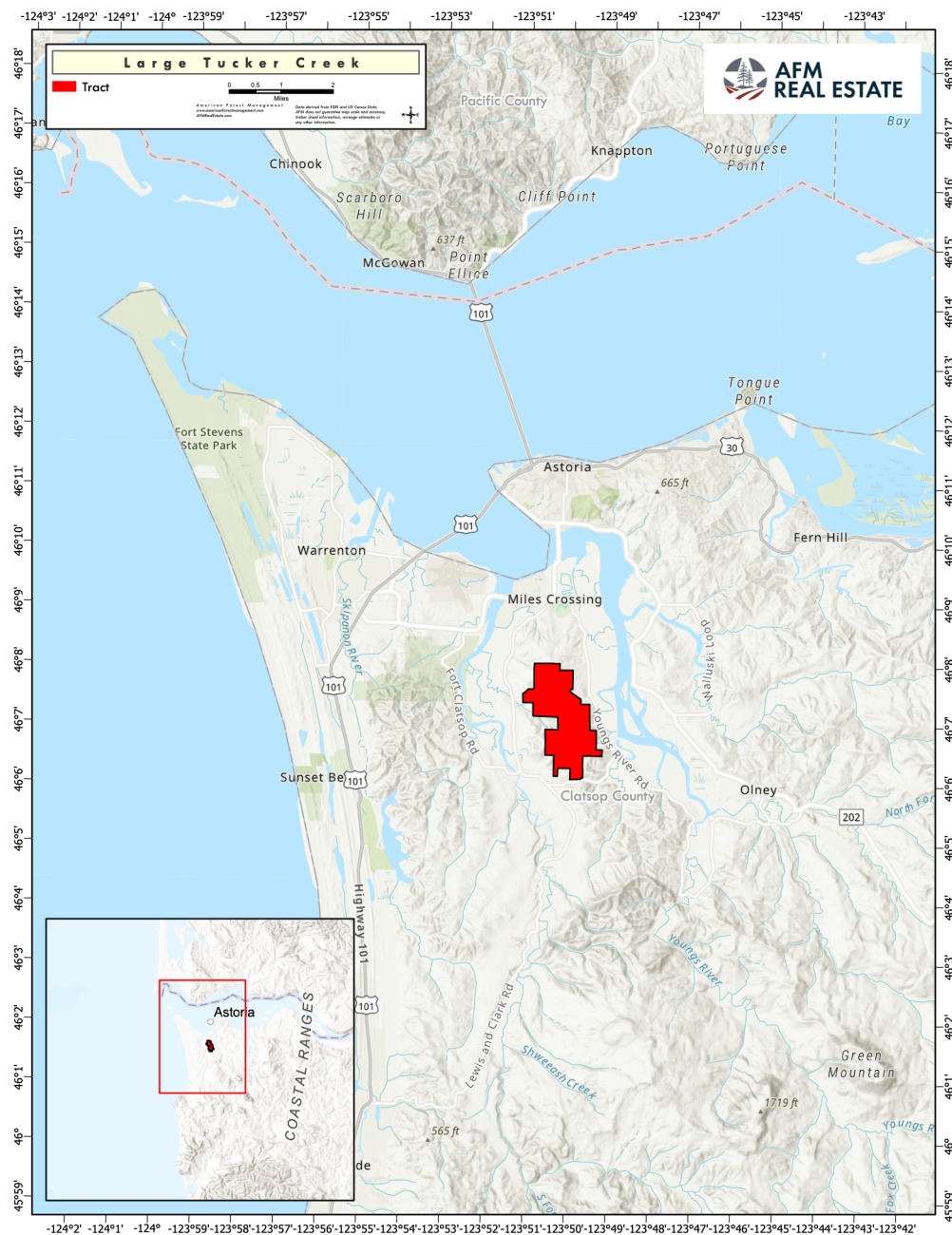
Link to AFM Website: <https://www.afmrealestate.com/properties/1119.7-acres-land-for-sale-in-clatsop-county-oregon/tucker-creek>

Access to the Tucker Creek Data Room on OneHub is available to buyers upon execution of a Confidentiality and Non-Disclosure Agreement.

Other Resources Available from the Data Room on OneHub:

- Sale Administration
- Timber and GIS Data
- General Property Information
- Non-Timber Revenue
- Legal and Taxes
- Maps
- Photos-Video

- All potential buyers must complete the Seller's NDA form to be granted access to the data room and/or visit the property.
- The property is available for inspection independent of the Owners or AFM Real Estate. There is a gate at the entrance of the property with a combination lock. The gate combination will be provided to buyers after execution of the required NDA form.
- Access to the property is from Tucker Creek Lane which can be accessed from either Youngs River or Lewis and Clark County Roads. There is another gated access on the north end of the property off Mudd Road which is accessed from Lewis and Clark Road.



CONTACTS:

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Disclaimer: *The information herein is provided to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective Buyers need to do their own due diligence.*