



**AFM  
REAL ESTATE**

## **SEVEN DEVILS**

±2,445 gross acres in Coos County, Oregon



# SEVEN DEVILS

±2,445 gross acres in Coos County, Oregon

## THE OFFERING

AFM Real Estate (AFMRE) is pleased to present the Seven Devils property, located in Coos County, Oregon, totaling ±2,445 Gross GIS Acres. Seven Devils consists of nearly one contiguous block of forestland and is being offered for sale in its entirety via a single stage, closed bid sale. Offers will not be considered for individual parcels.

It is located 15-20 minutes from the world-class Bandon Dunes Golf Resort and is capable of supporting multiple home sites with views of the Pacific Ocean. Great development opportunity!

The acreage is stocked with primarily Douglas-fir and Sitka Spruce with some Cedar and Hemlock growing on highly productive soils, predominantly Site Class II and III sites. Operations can be conducted year-round given the favorable climate, soils and established road systems.

The timber stands will be available for harvest within a decade or so, providing strong cash flows. The property is positioned well to deliver a varied product mix into a very strong market with consistent demand from local mills and export facilities.

All prospective purchasers who execute a Non-Disclosure Agreement (NDA) will be granted access to the data room. Bids are due October 9, 2025.

For more information on this bid sale, please visit [AFMRealEstate.com](https://AFMRealEstate.com) or contact:

**Jim Bunker**

Oregon Licesed Broker

AFM Real Estate

C: 503.551.1735

[Jim.Bunker@afmforest.com](mailto:Jim.Bunker@afmforest.com)

**Chris Marshall**

Oregon Licensed Broker

AFM Real Estate

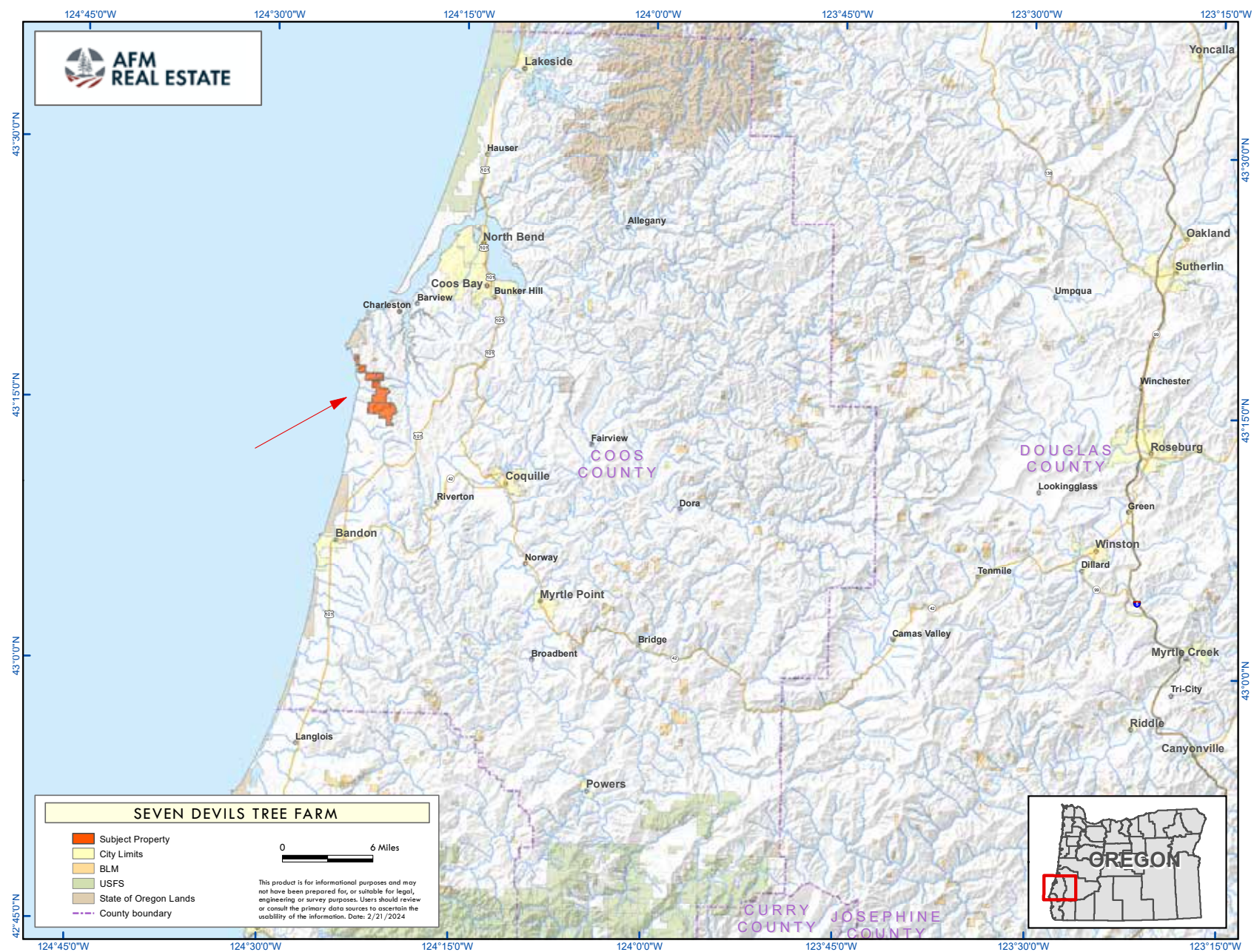
C: 541.930-2087

[Chris.Marshall@afmforest.com](mailto:Chris.Marshall@afmforest.com)





# SEVEN DEVILS LOCATOR MAP



# SEVEN DEVILS TREE FARM DEVELOPMENT OPPORTUNITIES

There appear to be eleven parcels, possibly more, that could support a single-family dwelling

More information can be found in the data room. Most of the lots would potentially qualify under the Large Tract 160 Acre Contiguous CUP method and the 200-Acre Non-Contiguous CUP method. With the Non-Contiguous method a restrictive covenant would need to be placed on the acreage not supporting a home site. The covenant would not allow single-family dwellings in perpetuity; however, forestry and other uses are allowed.

*Bidders should perform their own due diligence including speaking with the Coos County Planning staff. AFM does not warrant or guarantee the accuracy of any data presented here.*



# SEVEN DEVILS POTENTIAL HOMESITES

\* Locations are approximate

BANDON DUNES  
GOLF RESORT





## SEVEN DEVILS TREE FARM DEVELOPMENT OVERVIEW

The Seven Devils property consists of one nearly contiguous block of timberland located in Coos County, Oregon, totaling 2,445± GIS gross acres. The property is being offered for sale in its entirety via a single stage, closed bid sale. Offers will not be considered for individual parcels.

The acreage is primarily covered in a lush conifer forest, mostly Douglas-fir and Sitka Spruce, with some Cedar and Western Hemlock on flat to rolling terrain. Some steeper ground is found scattered through the block.

The majority of the property stretches from the cliffs of the Pacific Ocean to the productive inland forests abutting Beaver Hill and Seven Devils County roads. Views of the Pacific Ocean and Bandon Dunes Golf Resort can be found in many locations. Bandon Dunes Golf Resort is only 15-20 minutes away!

The proximity to the renown Bandon Dunes Golf Resort brings unmatched opportunities for building golf-themed homes catering to serious groups of golfers. World-class fishing opportunities are nearby in Charleston and Coos Bay. Many other options exist for this unique property.

There is the potential to construct single-family dwellings on at least eleven lots, many with expansive views when home sites are cleared. Power is located in the north and south sections of the property where the home sites would be located. The remainder of the property is a working forest generating significant, periodic income from timber harvest and specialty forest products.

There are also options for a buyer to generate additional income from recreation leases and specialty forest products.

Bidders must rely on their own due diligence.



# **SEVEN DEVILS TREE FARM**

## TIMBERLAND OPPORTUNITIES

## SEVEN DEVILS TREE FARM TIMBERLAND OVERVIEW

The Seven Devils Tree Farm consists of one nearly contiguous block of timberland located in Coos County, Oregon, totaling 2,445± GIS gross acres. The property is being offered for sale in its entirety via a single stage, closed bid sale. Offers will not be considered for individual parcels.

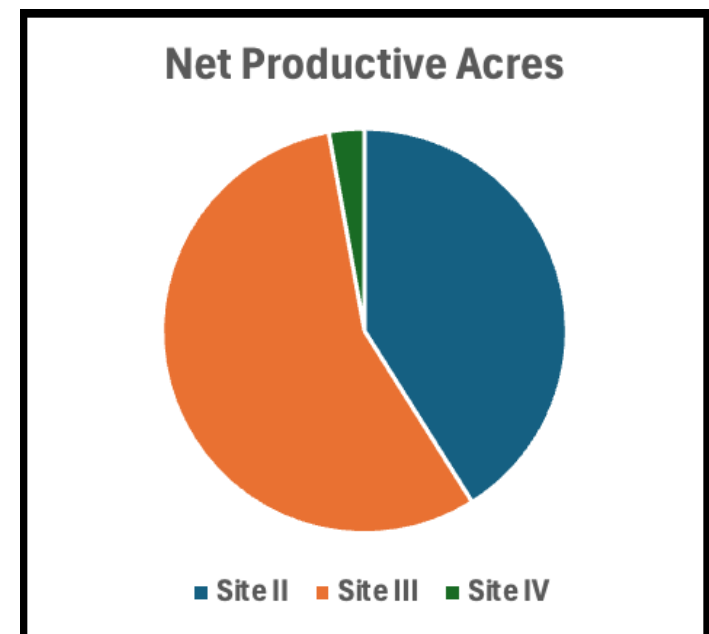
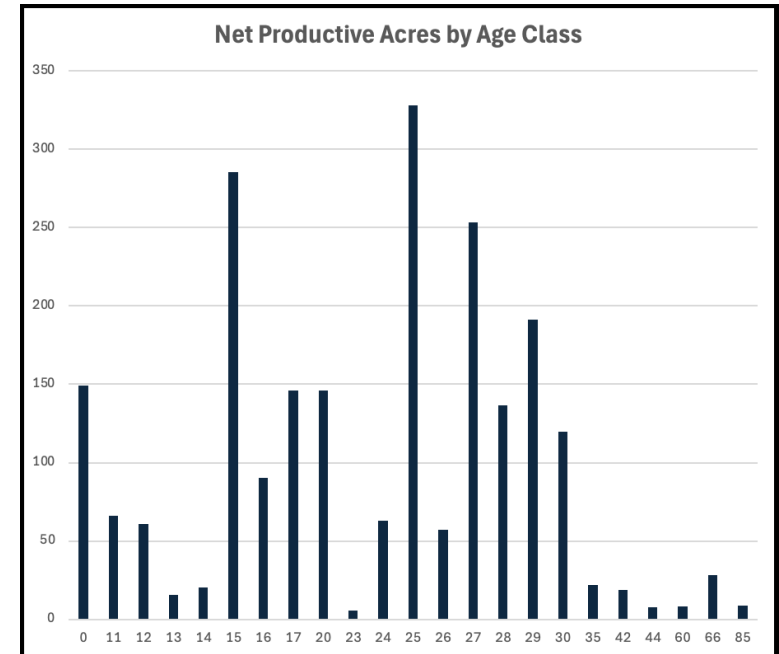
The timber is primarily pre-merchantable Douglas-fir and Sitka Spruce, with some Cedar and Western hemlock, growing on productive, predominately Class II & III sites.

This coastal Oregon softwood plantation totals 2,228± Net Productive acres, 98% being 0-44 years. With an average age of approximately 22 years and an average Douglas-fir site index of 119 (King 50), the property is very well positioned for strong biological growth, product shifts, price appreciation, and consistent long-term cash flow.

Approximately 92% of the property is classified as Net Productive\* acres suitable for forest management. Buyers will need to deduct future stream buffer acres and volume.

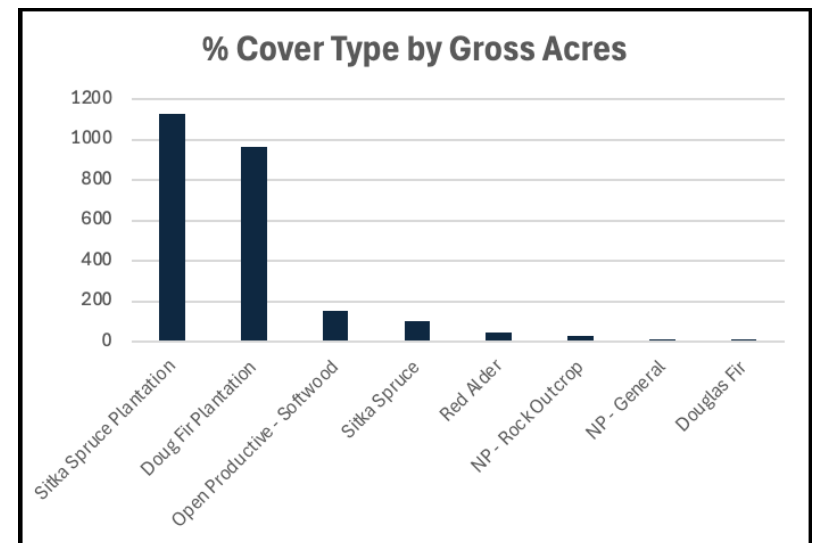
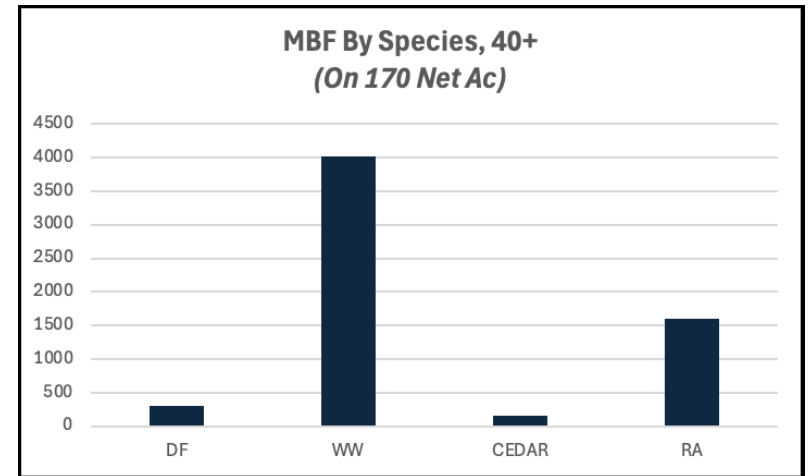
The Seven Devils Tree Farm has broad exposure to a strong, local domestic market and an active export market. It is strategically located, with access to the well-established domestic log markets in Coos County and Roseburg that includes multiple stud, dimension, and veneer mills.

*\*Net productive acres defined as gross acres less road buffers, decks, other non-productive areas ID'd.*





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## **SEVEN DEVILS**

±2,445 Acres Located in Coos County, Oregon





## Property Visits and Tours

Interested parties are required to contact Jim Bunker, AFMRE Oregon Broker, or Chris Marshall, AFMRE Oregon Broker, for information about property tours. A fully executed **Non-Disclosure Agreement** is required before entry to the property will be allowed. Those entering the property do so at their own risk, and no liability is assumed by the Seller or AFMRE.

## Sale Process, Instructions, and Timing

The property is being offered for sale in its entirety via a single stage, closed bid sale. Offers will not be considered for individual parcels. Interested parties shall adhere to the following timeline:

August 19, 2025	Data Room opens
August 10 – October 8, 2025	Bidder due diligence and property tours
October 9, 2025	Final bids and list of proposed changes to PSA (do <u>not</u> markup PSA)
October 16, 2025	Successful bidder contacted on or before.
November 6, 2025	Fully executed PSA and Bid Deposit due.
December 1, 2025	Closing, or date mutually acceptable to Buyer and Seller.

Sealed bids should be submitted by 12:00 p.m. (noon) PST, Thursday, October 9, 2025 to American Forest Management, Inc., dba AFM Real Estate (Broker):

To:  
**Jim Bunker**  
Oregon Broker  
AFM Real Estate  
19300 NW 11th Ave.  
Ridgefield, WA  
C: 503.551.1735  
Jim.Bunker@afmforest.com

With copy to:  
**Chris Marshall**  
Oregon Broker  
AFM Real Estate  
650 E. Pine St. Suite 201B  
Central Point, OR 97502  
C: 541.930.2087  
Chris.Marshall@afmforest.com



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