



RICHARDSON TIMBER

Walton, OR 84± Acres



Presented by:

Lauren Read

Licensed Broker in the State of Oregon

(541) 206-9248

LRead@MowLandCo.com

SEALED BID OFFERING

THE LAND

84 ± Acres
Lane County
Zone: F1 - No Residential Use Allowed
Tax Lots: 18-08-18-00-01003 & 01004
Accounts: 1043080 & 1185048
Elevation: 300' to 920'
2025-26 taxes: \$595.78 before discount
Forestland deferral

NEARBY

Hwy 126: 0.7 mile - 2 minutes
Walton: 10 miles - 10 minutes
Mapleton: 9.5 miles - 10 minutes
Veneta: 24 miles - 25 minutes
Florence: 24 miles - 30 minutes
Eugene: 33 miles - 40 minutes

SHOWING INSTRUCTIONS:

Shown by appointment only. Coordinate with the listing broker before entering. Neighbor notice is required when using the recorded easement route. The easement route is walk-in access only; park at the neighbor's property without blocking their access. A high-clearance vehicle is necessary for driving on the property. Under current Western Lane public-use restrictions, each vehicle entering forestland must carry a shovel and either one gallon of water or a 2.5-lb. or larger ABC fire extinguisher.

DIRECTIONS:

The property is located at 16013 Richardson Upriver Rd, Walton, OR 97490. The main access is about 1/2 mile on your left from the intersection of Stagecoach & Richardson Road. The secondary access by easement is halfway between the intersection and the main access (1/4 mile) over 15895 Richardson Upriver Rd.



BIDDING

Seller reserves the right to refuse any and all bids.

EMAIL, MAIL, OR DELIVER BID FORMS TO:

Made Out West Land Co.

Lauren Read

4615 Herman St.

Eugene, OR 97404

(541) 206-9248

LRead@MowLandCo.com

EARNEST MONEY:

Earnest money must be deposited within 2 business days of offer acceptance and be at least 1% of the purchase price.

BIDS:

There is no minimum bid. Submit the attached Bid Form, signed and dated. Sealed bids will remain unopened until the official bid opening; emailed bids will be kept confidential. Bids are due Wednesday, August 26, 2026 at 5:00 PM Pacific Time. Seller will have 5 days to accept, reject, or counter any bid.

TERMS OF SALE:

No Seller financing. Cash due at closing or financing through a lender experienced with forestland. Property conveyed "as is, where is." Escrow fees and the owner's title policy split 50/50. No inspection, timber-cruise, land-use, access, or other contingencies. The preliminary title report is available upon request and should be reviewed by Buyers before submitting a bid. Buyer's broker commission: 1.5% of the purchase price.

BID DEADLINE:

**5:00 PM PT
08/26/2026**

ESCROW:

Western Title & Escrow Co.
Tonya Silke
(541) 284-8016
tonya.silke@westerntitle.com

CLOSING:

30 days or sooner
from bid acceptance

Buyer to conduct independent due diligence.



Seller reserves the right to refuse any and all bids.

BID FORM

RICHARDSON TIMBER

BIDDER: _____

AMOUNT: _____

BIDDER ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

Bidder has inspected the property and determined its bid through independent assessment and due diligence. Information supplied by Seller or Made Out West Land Co. is intended only to assist a preliminary evaluation and is not a warranty of acreage, access, timber, soils, water, zoning, development potential, condition, or value. Bidder acknowledges that the property is offered "as is, where is" without contingencies.

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

BUYER'S BROKER: _____

Buyer to conduct independent due diligence.



OVERVIEW

2025 COUNTY AERIAL



Approximately 84 acres of forestland near Walton, just 0.7 mile from Hwy 126 and about 33 miles west of Eugene. The property offers an estimated mix of 4-year-old Douglas-fir, 34-year DF, and pockets of mature conifer and hardwood, providing both near- and long-term forest-management. Features include internal rocky and dirt roads, territorial views of surrounding forestland, four small seasonal and perennial streams, and habitat regularly used by elk, deer and other wildlife. County road frontage and a recorded easement provide separate access points. Neighboring lands include private timberland to the north; industrial timberland and Oregon Department of Forestry land to the east; and private residential, farm and forestland to the south. A compelling opportunity for neighboring owners, timber operators, loggers, small woodland investors and recreational buyers.



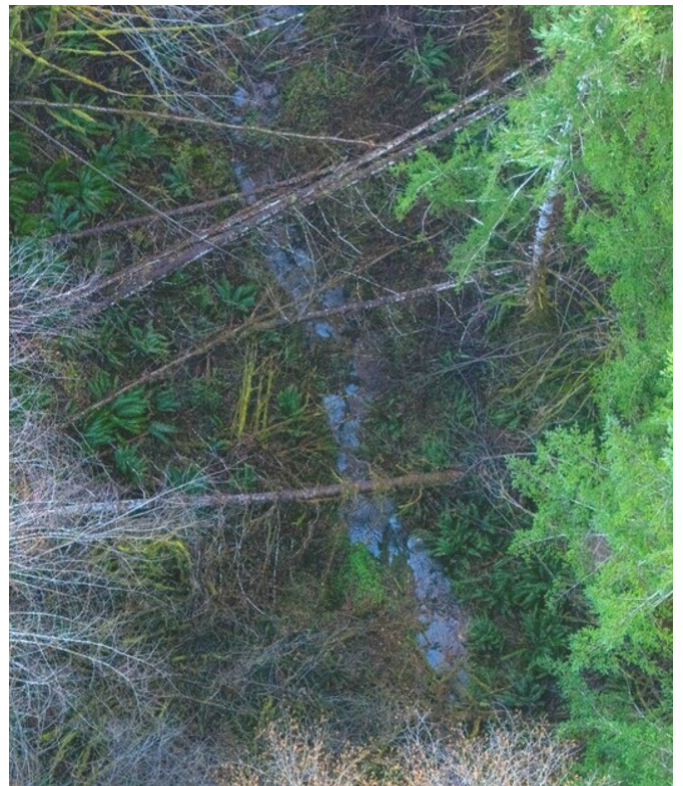
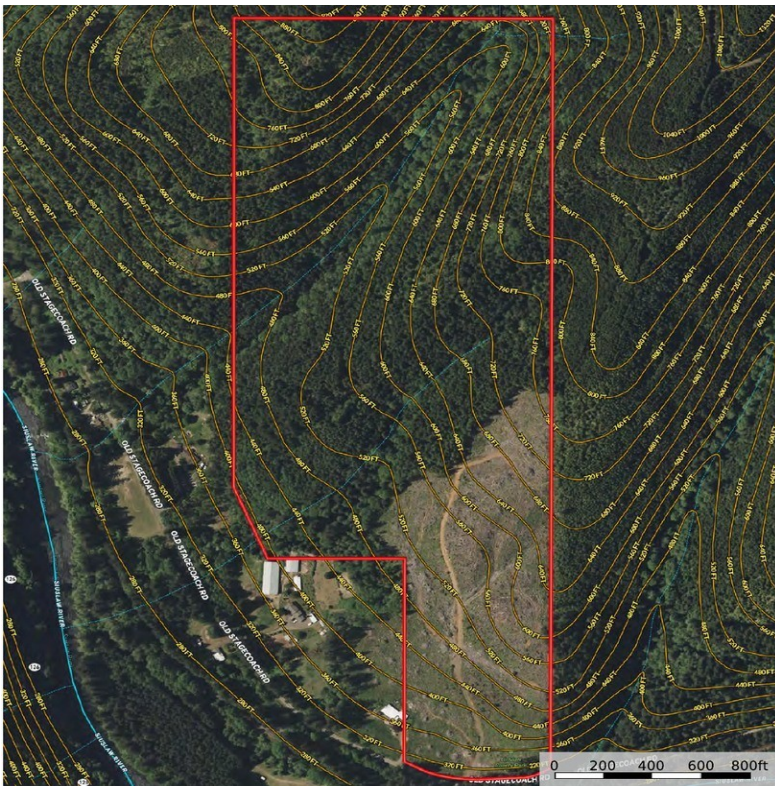
WATER & TERRAIN

ODF FPA Streams map estimates there are 3 small non-fish seasonal streams and 1 small non-fish perennial stream.

Records reviewed reference potential water rights serving neighboring parcels:

- 08/19/1927 - Permit #8124: Railroad domestic use. POD description: TL1004 north stream; paper map shows the POD on the neighboring parcel to the west.
- 11/24/1944 - Permit #16082: Railroad domestic use for one family and a crew of 10; POD TL1003.
- 05/05/1976 - Permit #40619: Domestic and irrigation use; POD TL1004 south stream; POU TL1001.
- 02/03/1983 - Permit #47361: Domestic and irrigation use; POD TL1004 south stream; POU TL1000.

None appears to benefit the subject parcel. Details have not been confirmed; Buyers should verify locations, validity, extent, and appurtenance with OWRD and title records.



Terrain ranges from gentle to steep slopes at approximately 300–920 feet in elevation, with an anticipated mix of shovel and cable logging.



ACCESS & ROADS

Recorded access easement over 15895 Richardson Upriver Road reaches the middle ridge and an existing overgrown road that is still easily hikeable; The southeast road reaches county-road frontage but has no permitted road approach. It is drivable by rocky road about 600 ft. before turning to dirt. The northwest road on the property connects to the county road over the neighbor at 15895 but it lacks an easement.



THE TIMBER

No timber cruise has been completed. Stand ages, acreages, species, stocking, operability, site productivity, and management observations are approximate estimates derived from imagery, maps, and a site visit. No timber species, volume, grade, value, growth, harvest timing, or regulatory outcome is represented.

EST. ACRES	EST. STAND	APPROXIMATE CONDITION / MANAGEMENT NOTE
21±	4± yr Douglas-fir	Young plantation; logged 2021-22. Stocking appears good.
43±	34± yr Douglas-fir	Approximately 39 acres appear well-stocked and 4 acres understocked.
8.4±	50+ yr conifer / hardwood	Mature Douglas-fir, red alder and bigleaf maple with brush/open areas and possible riparian influence.
10±	Riparian / water-right area	Rough estimate of stream-management and water-right influenced acreage; verify with agencies and title documents.
2±	Merchantable Douglas-fir	Small, well-stocked pocket. Volume, grade, value and operability have not been verified.

Mapped forest-soil site indices range approximately 102-132, with a rough weighted average near 121; most mapped acres fall near site index 118 or 125. Soil mapping is generalized and is not a substitute for field verification. Timber estimates are not a cruise and should not be relied upon for purchase, financing, valuation, or harvest decisions.



PRELIMINARY TITLE OVERVIEW

EX	DOCUMENT DATE	RECORDING NO.	GENERAL DESCRIPTION
8	04/09/1951	1951-42972 (Book 435, Page 603)	Electric utility / power-line easement to Blachly-Lane County Cooperative Electric Association.
13	07/28/1992	1992-41858	Timber deed owned by Mr. Wolf, covering timber on a described 40 acres with temporary logging-access rights; to be released at closing to Buyer. No timber will be removed by Seller or Mr. Wolf before closing.
14	09/03/1991	91-42158	Recorded roadway easement over maplot #1808180000601 (15895 Richardson Upriver) benefitting the property for access to TL1004.

FOR INFORMATIONAL PURPOSES ONLY: This overview is a convenient index to selected exceptions in the preliminary title report. It is not a complete title review, legal opinion, interpretation of any recorded document, or representation concerning the validity, priority, location, scope or effect of any title matter. Brief descriptions may omit material terms. The complete preliminary title report and recorded documents control. Buyers should independently review all title materials and consult the title company, an attorney, a surveyor and other appropriate professionals before bidding.



AERIAL IMAGES

YEAR 2023±



YEAR 2000±

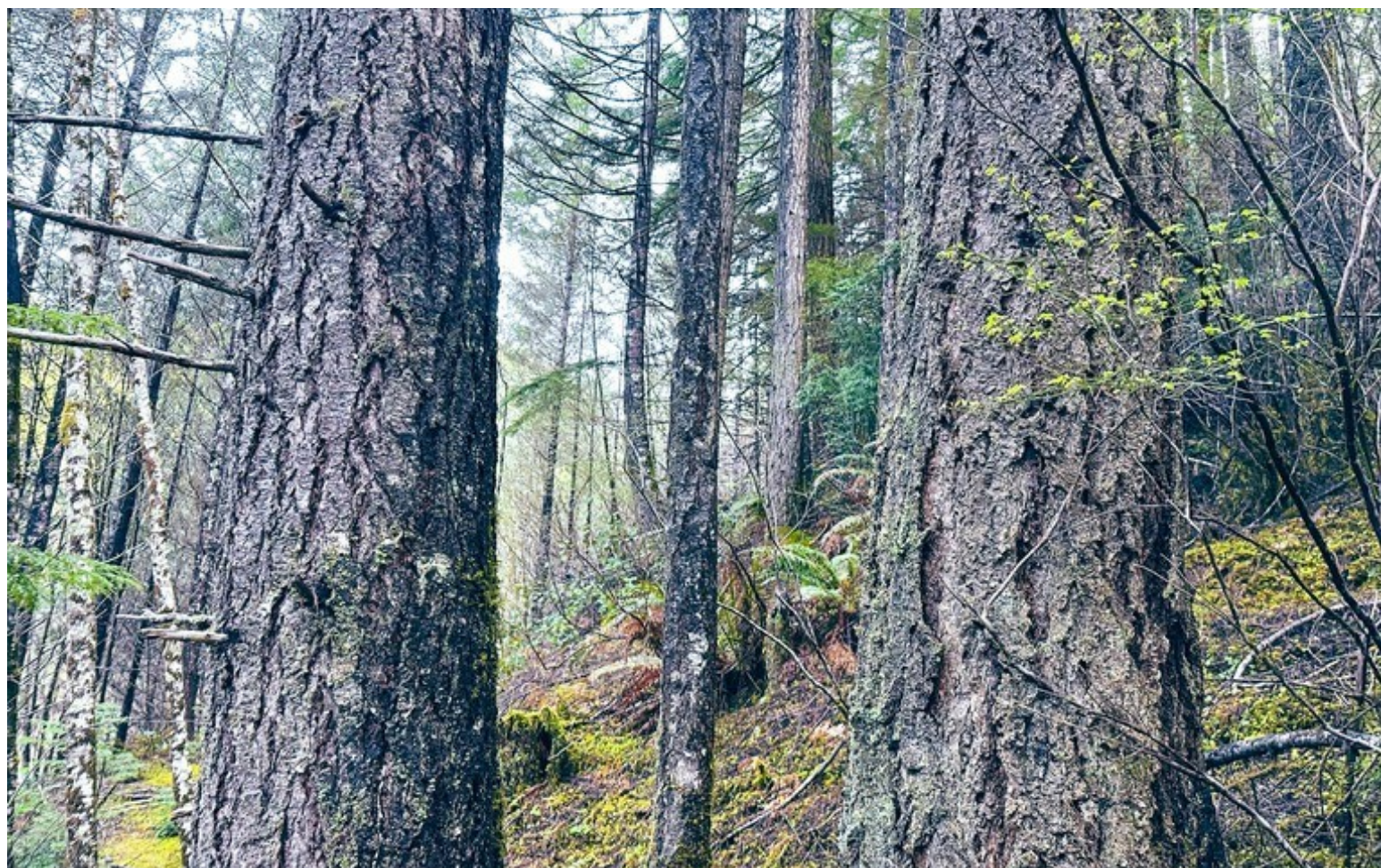
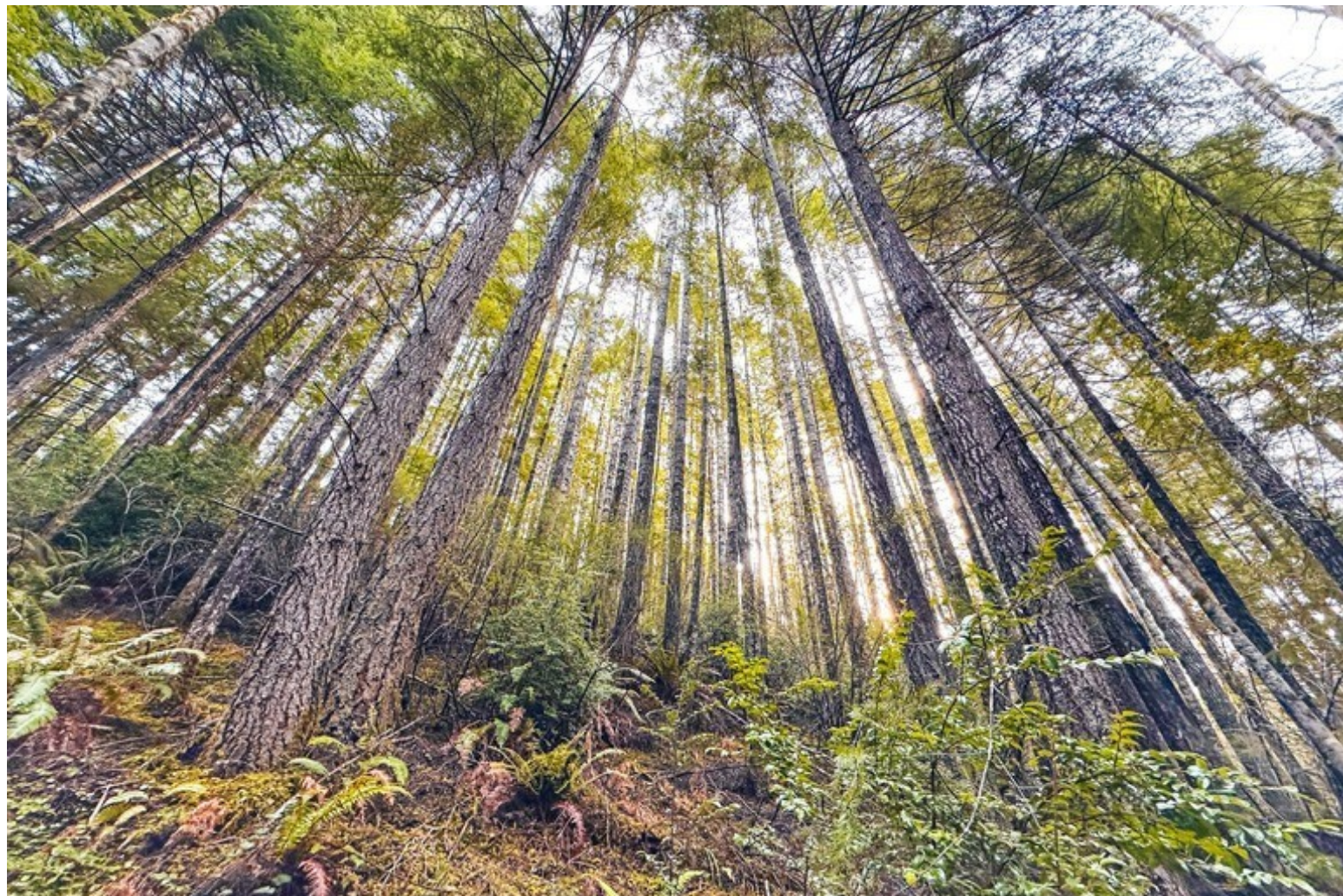


PHOTO GALLERY













MAPS, DOCS & LINKS

MAPS

- Aerial and location maps
- KML property-line file
- ODF FPA stream map
- NRCS site-index soil map
- Topographic map
- Easement plot map
- County assessor tax-lot map

Map boundaries, road locations, stream classifications, acreages and labels are approximate.

DOCUMENTS

- Preliminary title report and recorded exceptions
- Recorded roadway easement
- Survey pack with subject-area highlights
- 2025-26 property-tax statements
- Lane County F1 zoning code
- OWRD Records for Water Rights

ONLINE RESOURCES

- [Drone Video](#)
- [Historical Imagery Time Lapse](#)
- [Interactive Map](#)
- [Property Website](#)

All maps and documents are available through the listing broker or listing website. Buyer must independently investigate title, access, acreage, boundaries, timber, soils, water, zoning, permits, taxes, hazards, regulations and intended use before bidding.



LISTING BROKER



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CHIEF FIELD ASSISTANT

TRAIL SCOUT • PROPERTY PATROL • MORALE OFFICER





MADE OUT WEST
LAND CO.

Made Out West Land Co. is passionate about Oregon land, natural resources, forestry, wildlife, and the people who care for them. Our Oregon real estate professionals help clients acquire and market exceptional rural property with practical expertise, clear communication, and a deep respect for the land.

LIVE WILD. INVEST WISELY.

David Brinker Jr.
Founder / CEO

David Brinker Sr.
Founder / President

