



LINCOLN-HILLTOP Tree Farm

Harlan, OR 171+- Acres



Presented by:

David Brinker Jr. & David Brinker Sr.
Licensed Brokers in the State of Oregon
503-437-4095 // 503-910-5546

dbrinkerjr@madeoutwestlandco.com // dbrinkersr@madeoutwestlandco.com



SEALED BID OFFERING

THE LAND

- 171 +/- Acres
- 1,400 MBF of 43 yr. old D.F.
- Lincoln County
- T-C Timber Conservation Zoning
- Parcel #'s: R100085
- North Portion: T12S R9W SEC 10
- South Portion: T12S R9W SEC15
- Elevation 720-1320 ft.
- 13 min to Harlan
- 44 min to Philomath
- 1hr 40min to Eugene

SHOWING INSTRUCTIONS:

The property is easily accessed via mostly paved NF Rd. 31. Contact listing broker for instructions for access. Anyone entering the property must have sufficient fire equipment with them.

DIRECTIONS from Harlan:

Follow Harlan Rd 1.1 for miles, Turn left onto Hilltop for .3 miles, Turn right NF Rd. 31 for 3.3 Miles.

DIRECTIONS from Philomath:

Turn leftt onto Harlan Rd/County HWY-610 for 7.7 miles, Turn right on Harlan Rd. Turn left onto Hilltop for .3 miles, Turn right NF Rd. 31 for 3.3 Miles.



BIDDING

Seller reserves the right to refuse any and all bids.

EMAIL, MAIL, or DELIVER BID FORMS TO:

Made Out West Land Co.
484 NE Bovard St.
Dallas, OR 97338
(503) 437-4095
dbrinkerjr@madeoutwestlandco.com

DEPOSIT REQUIRED:

\$10,000 in the form of a cashiers check made out to First American Title Company. Put "Lincoln-Hilltop" in the memo line.

BIDS:

Submit your bid on the attached form. All bids must be signed and dated. Sealed bids will be stored unopened until the official bid opening. Bids submitted by email prior to bid opening will be kept confidential. Bids and bid deposits must be physically received prior to **4pm PST on Oct. 8, 2025** to be considered. Seller to have 5 business days to choose winning bid or reject all offers. **Seller has the right to refuse any and all offers.**

TERMS OF SALE:

Cash due at closing. Property to be conveyed "as is, where is". Seller to provide title insurance. Escrow fees shared 50:50. No contingencies, all due diligence should be completed prior to bid being submitted. **No buyers broker commision.**

BID DEADLINE:

4 PM PST Oct 8, 2025

CLOSING:

30 days or sooner from bid acceptance

ESCROW:

First American Title Melissa Cohen / Cori Wiggins
(503) 795-7619 cwiggins@firstam.com
ATTN: Lincoln-Hilltop Tree Farm
200 SW Market Street, Suite 250 Portland, OR 97201

Buyer to do own due diligence



Seller reserves the right to refuse any and all bids.

BID FORM

BIDDER: _____

AMOUNT: _____

BIDDER ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

Bidder has inspected the property and has determined its bid based on their 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 to its accuracy. Signatory to this bid form must be an authorized representative of the bidder.

SIGNATURE: _____

PRINT NAME: _____

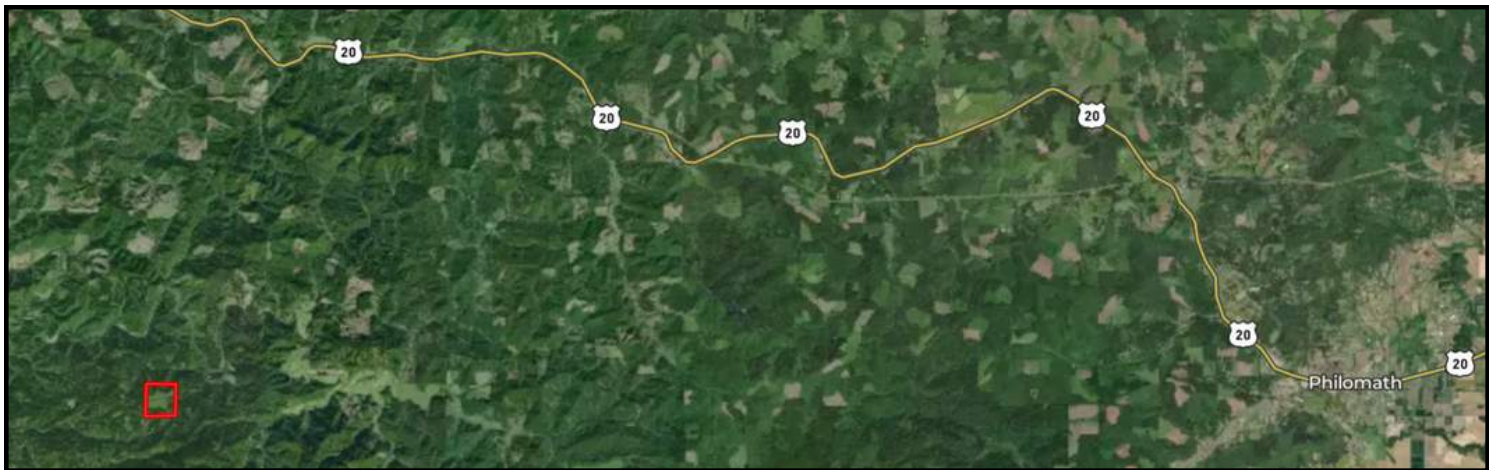
DATE: _____

Buyer to do own due diligence

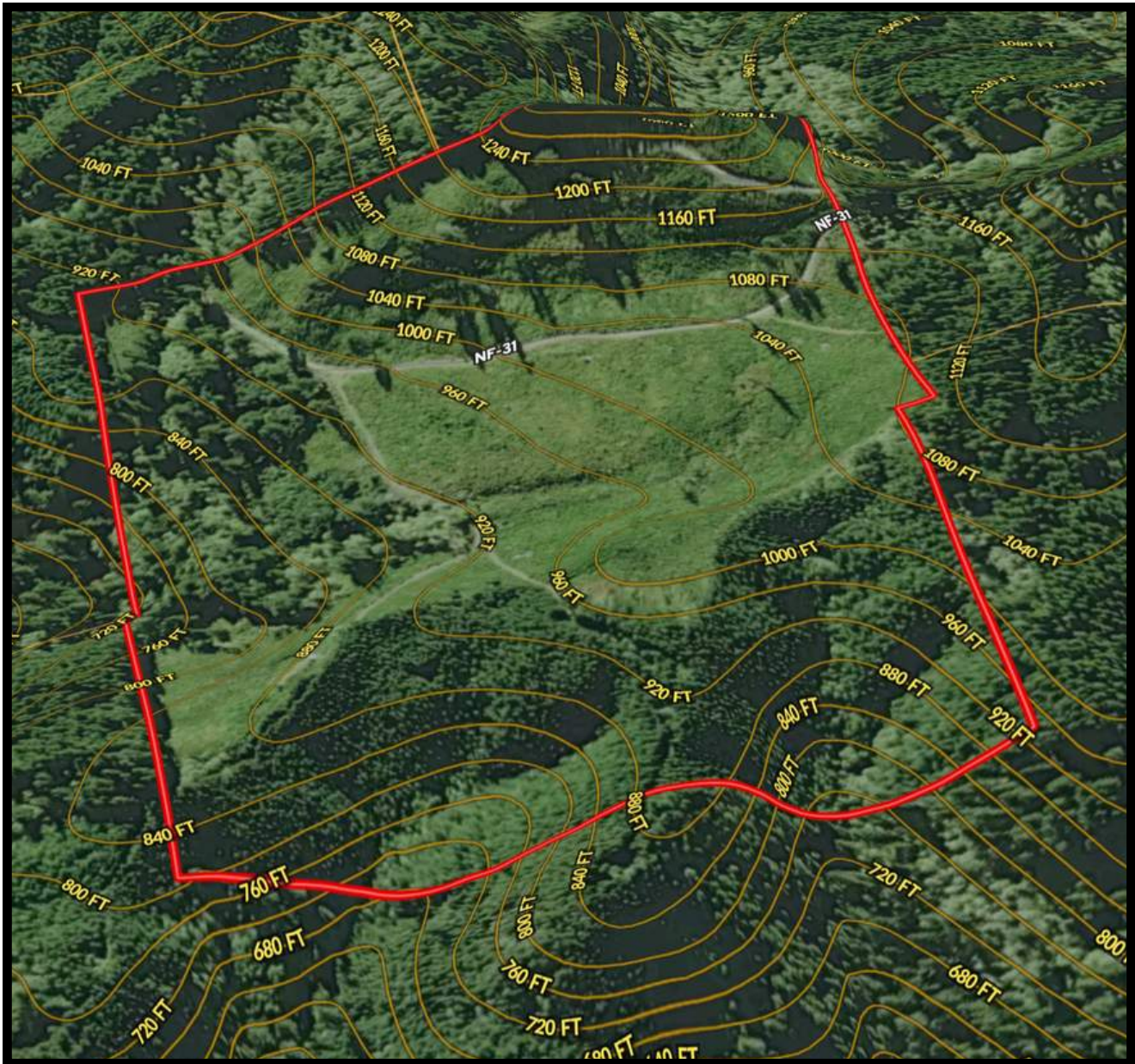


THE OPPORTUNITY

The Lincoln-Hilltop Tree Farm is a 171+- acre timberland parcel that is located in the heart of Oregon's Coast Range. In an area renowned for its prolific Douglas Fir growth. The "high site" designation indicates superior soil quality and ideal growing conditions.



OVERVIEW



This tree farm is an opportunity to own a productive tree farm in some of Oregon's finest growing ground. This land is ideal for both industrial timberland companies or private individuals alike. The tree farm has roughly 49+- acres of merchantable timber along with growing 13-23 yr. old.

ACCESS and TOPO

Access to the property is via Forest Service Road 31 near Harlan, Oregon. Forest Service Road 31 is mostly paved and goes through the property. There are gravel spur roads on the property as well offering year round access to the majority of the tree farm. The topography is typical of the Central Oregon Coast Range, with a mix of gentle to moderate slopes that are suitable for both ground-based and cable logging systems, depending on the specific locations.

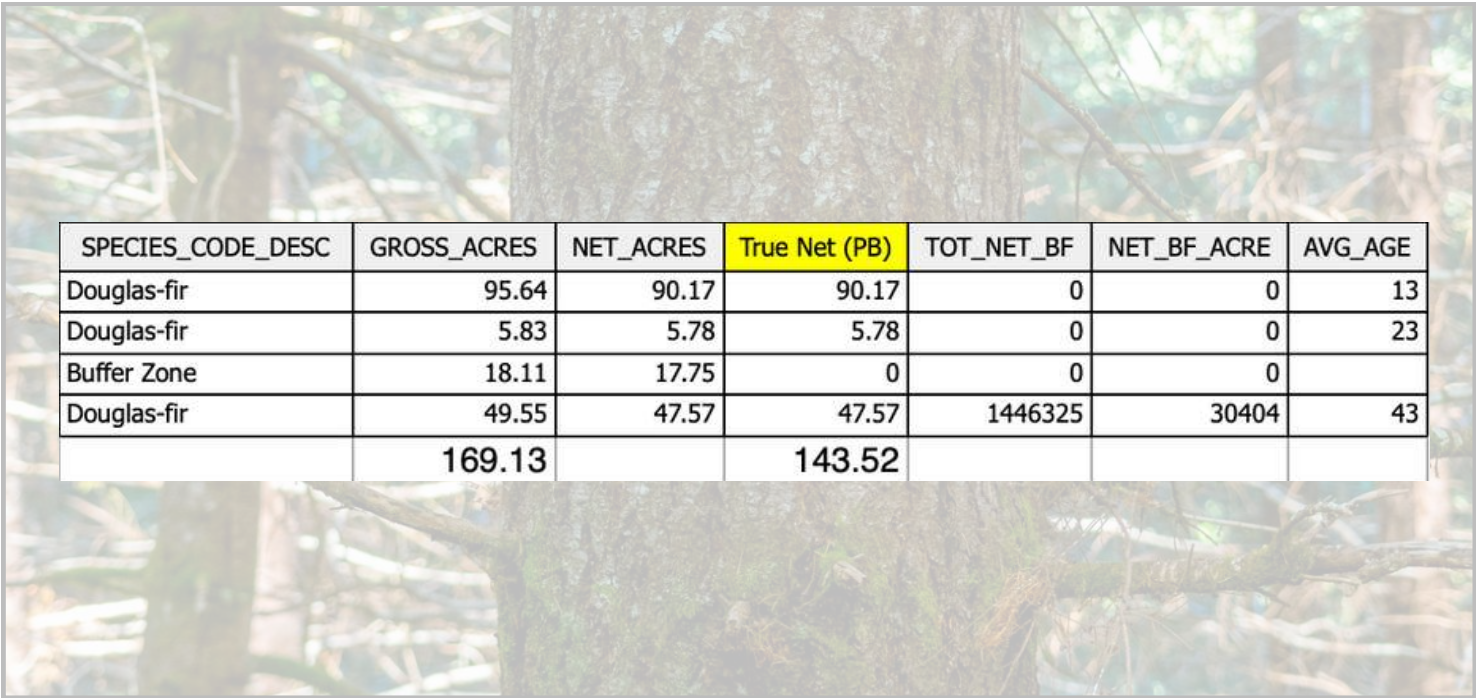
LINCOLN-HILLTOP TREE FARM - SEALED BID OFFERING

Lincoln County, Oregon, AC +/-



THE TIMBER

Age class of the Timber range from 12 to 43 years of age. The stands are fully stocked. The volume per acre in the older stands is exceptional for this age, a direct result of the high site quality. This stand offers a near term harvest of so desired yielding a good return.

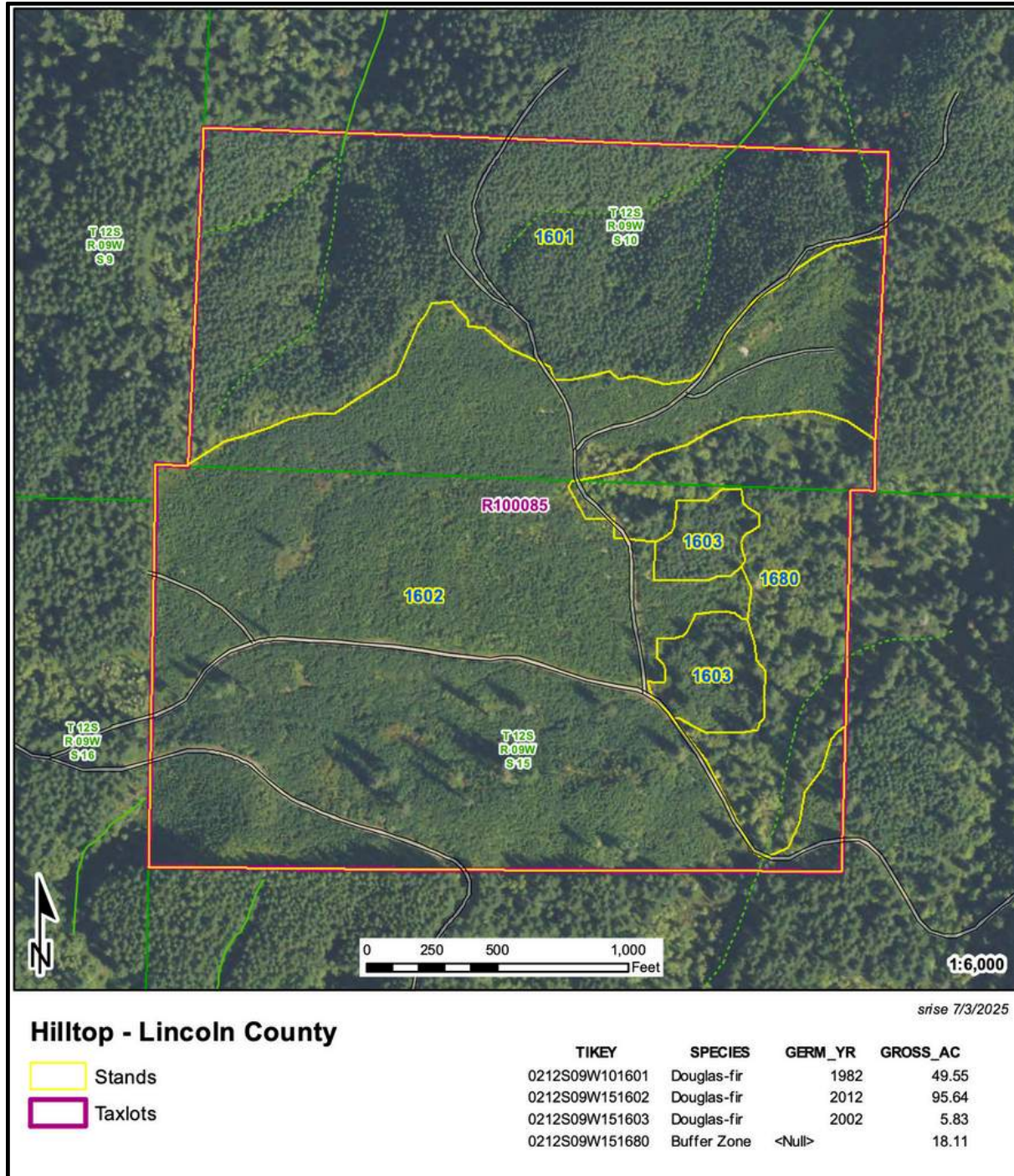


SPECIES_CODE_DESC	GROSS_ACRES	NET_ACRES	True Net (PB)	TOT_NET_BF	NET_BF_ACRE	AVG_AGE
Douglas-fir	95.64	90.17	90.17	0	0	13
Douglas-fir	5.83	5.78	5.78	0	0	23
Buffer Zone	18.11	17.75	0	0	0	
Douglas-fir	49.55	47.57	47.57	1446325	30404	43
	169.13		143.52			

An estimate of merchantable timber volume, grade, and species content has been provided by the seller. (See Full Report Below) Neither the Seller, Made Out West Land Co. LLC, nor any employee, agent, or attorney of any party makes any warranty, expressed or implied, to any purchaser or bidder as to the quality, grade, species or volume, and these estimates are provided solely for the purpose of providing an approximation for each bidder. Each bidder acknowledges that he or she will rely solely on his or her own examination as to their determination of quality, grade, volume, and species of timber located on the subject real property.



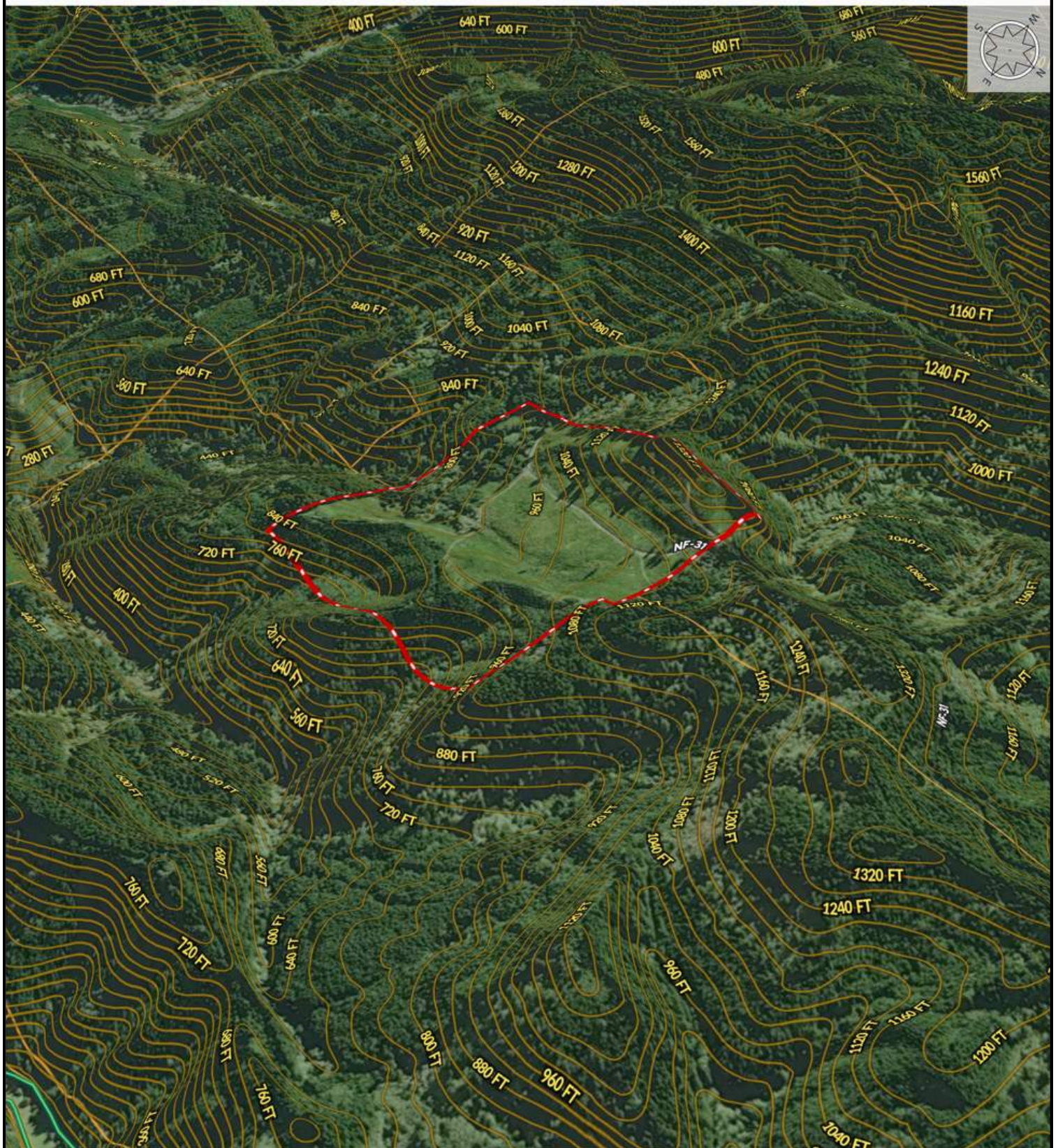
THE TIMBER



LINCOLN-HILLTOP TREE FARM - SEALED BID OFFERING

Lincoln County, Oregon, AC +/-

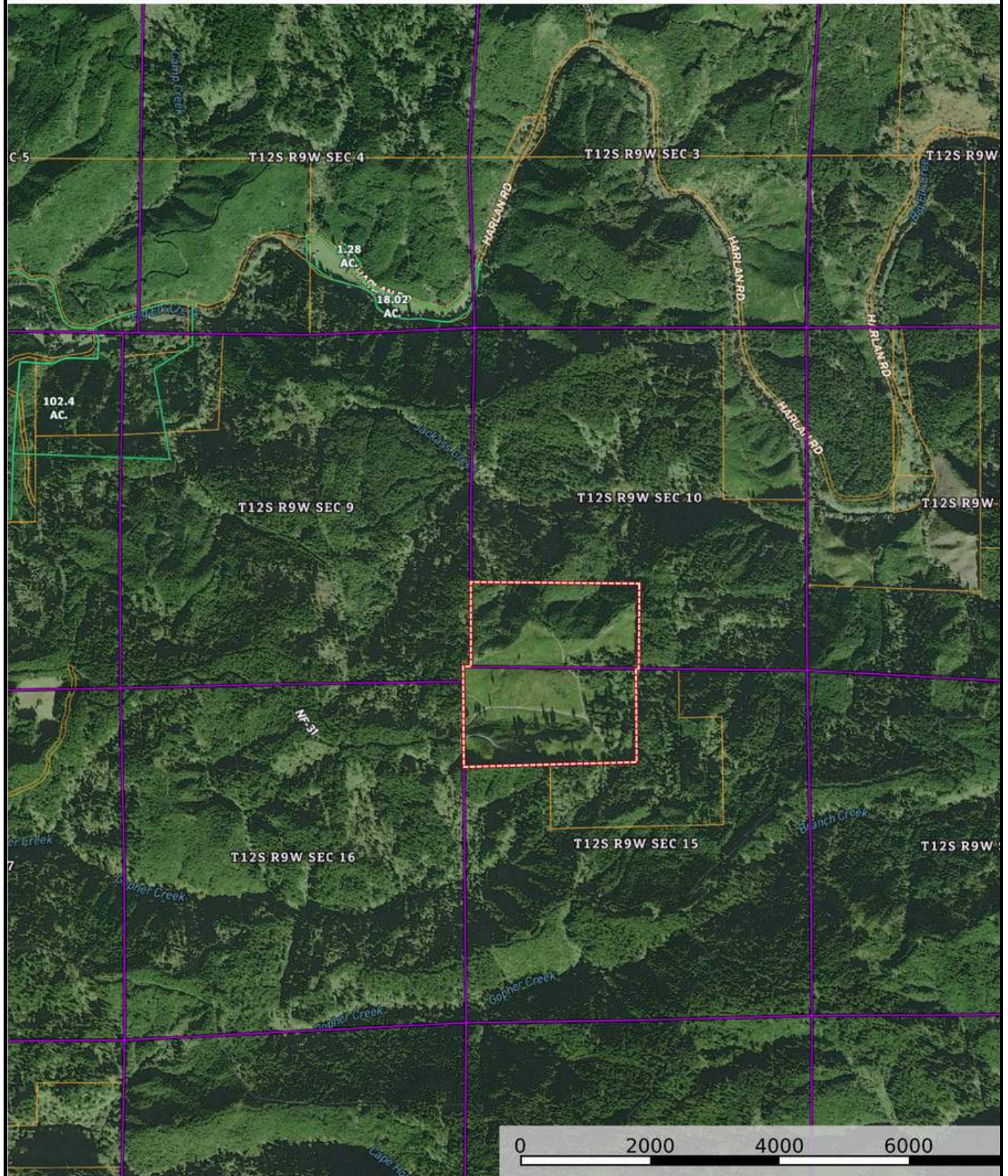
MW
LAND CO.



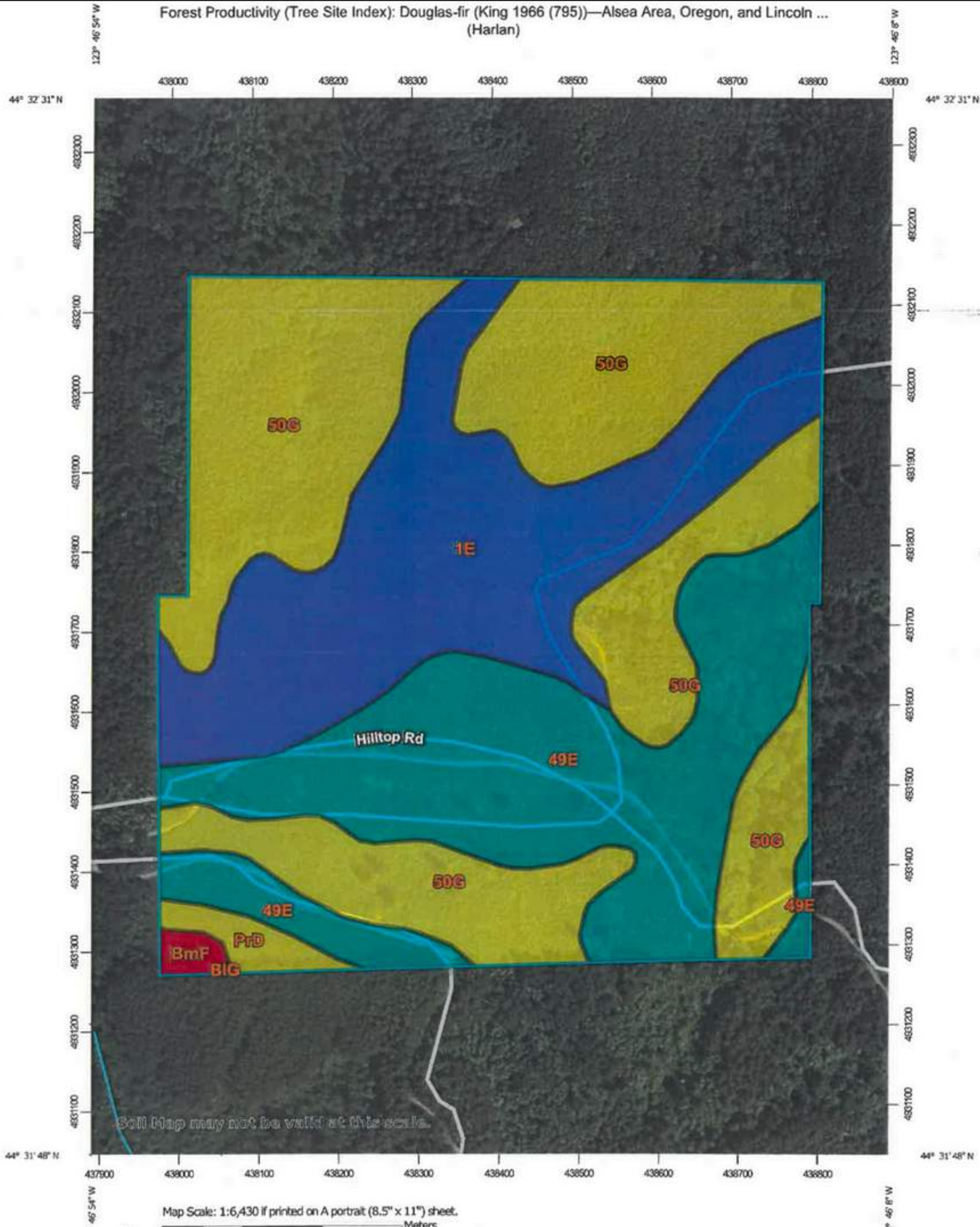
MW

LINCOLN-HILLTOP TREE FARM - SEALED BID OFFERING

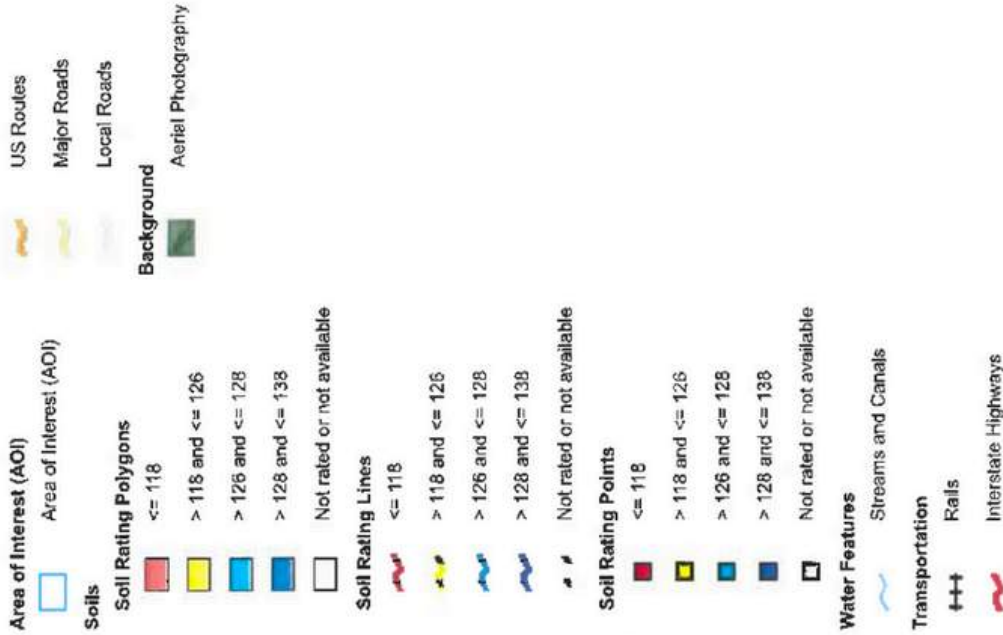
Lincoln County, Oregon, AC +/-



Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Alsea Area, Oregon, and Lincoln ...
(Harlan)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alsea Area, Oregon
Survey Area Data: Version 22, Aug 28, 2024

Soil Survey Area: Lincoln County Area, Oregon
Survey Area Data: Version 22, Aug 30, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023



Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
BiG	Bohannon gravelly loam, 50 to 75 percent slopes	118	0.1	0.0%
BmF	Bohannon gravelly loam, dissected, 37 to 50 percent slopes	118	1.0	0.6%
PrD	Preacher clay loam, ridge, 0 to 25 percent slopes	126	2.5	1.5%
Subtotals for Soil Survey Area			3.6	2.1%
Totals for Area of Interest			171.7	100.0%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1E	Apt-McDuff silty clay loams, 5 to 30 percent slopes	138	45.2	26.3%
49E	Preacher-Bohannon complex, 5 to 35 percent slopes	128	48.7	28.4%
50G	Preacher-Bohannon-Slickrock complex, 35 to 60 percent slopes	126	74.1	43.2%
Subtotals for Soil Survey Area			168.1	97.9%
Totals for Area of Interest			171.7	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

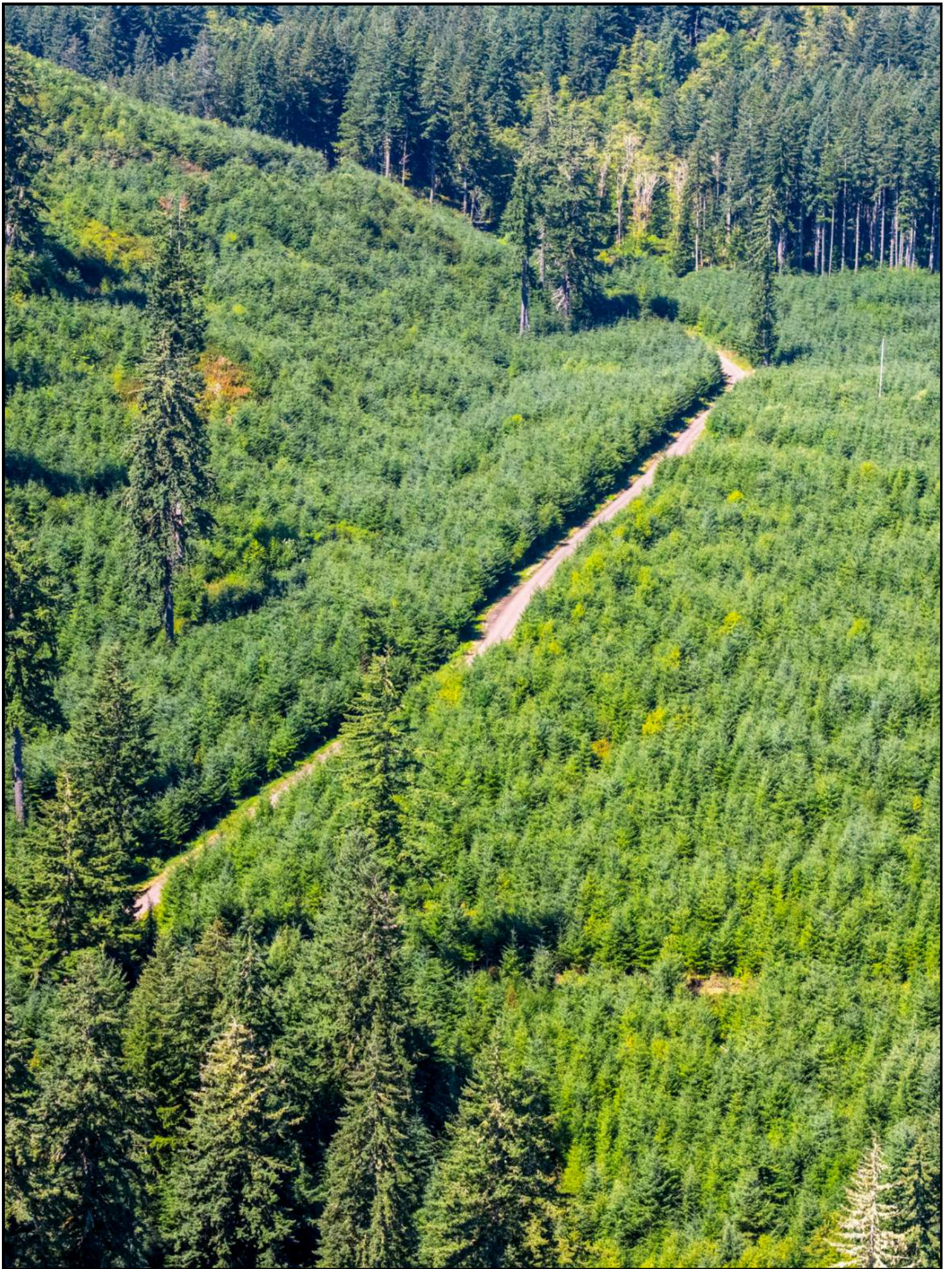


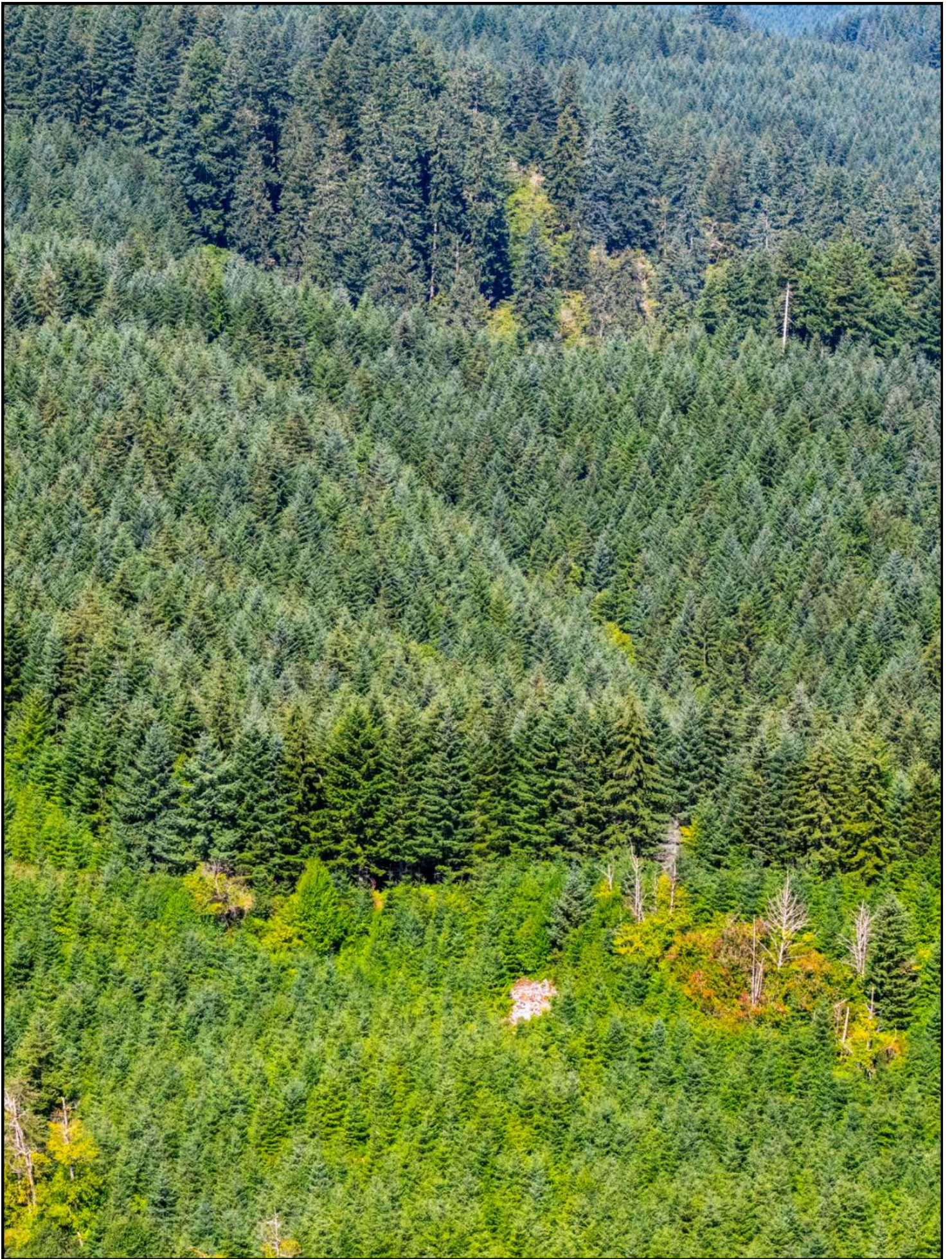
PHOTO GALLERY

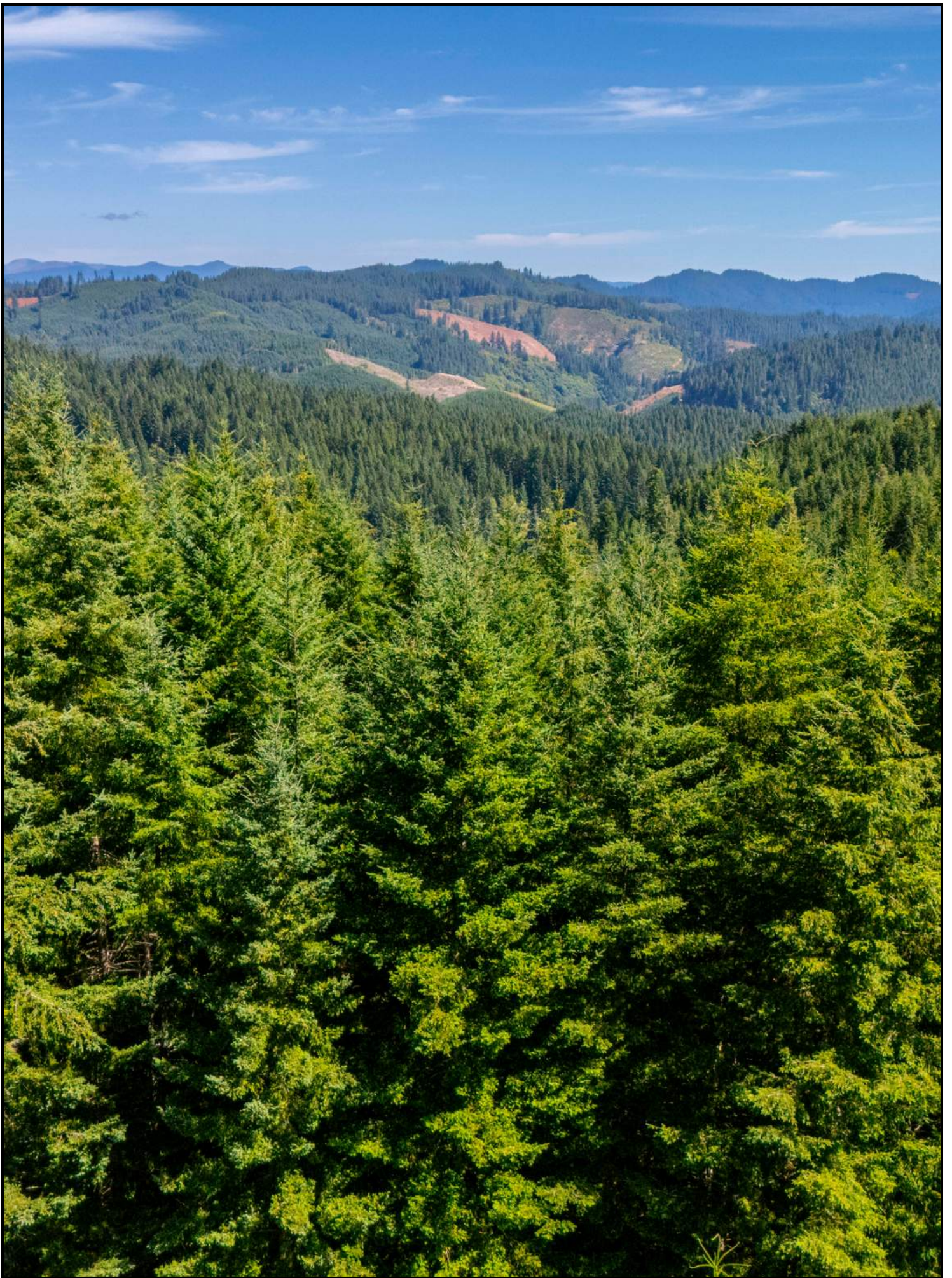




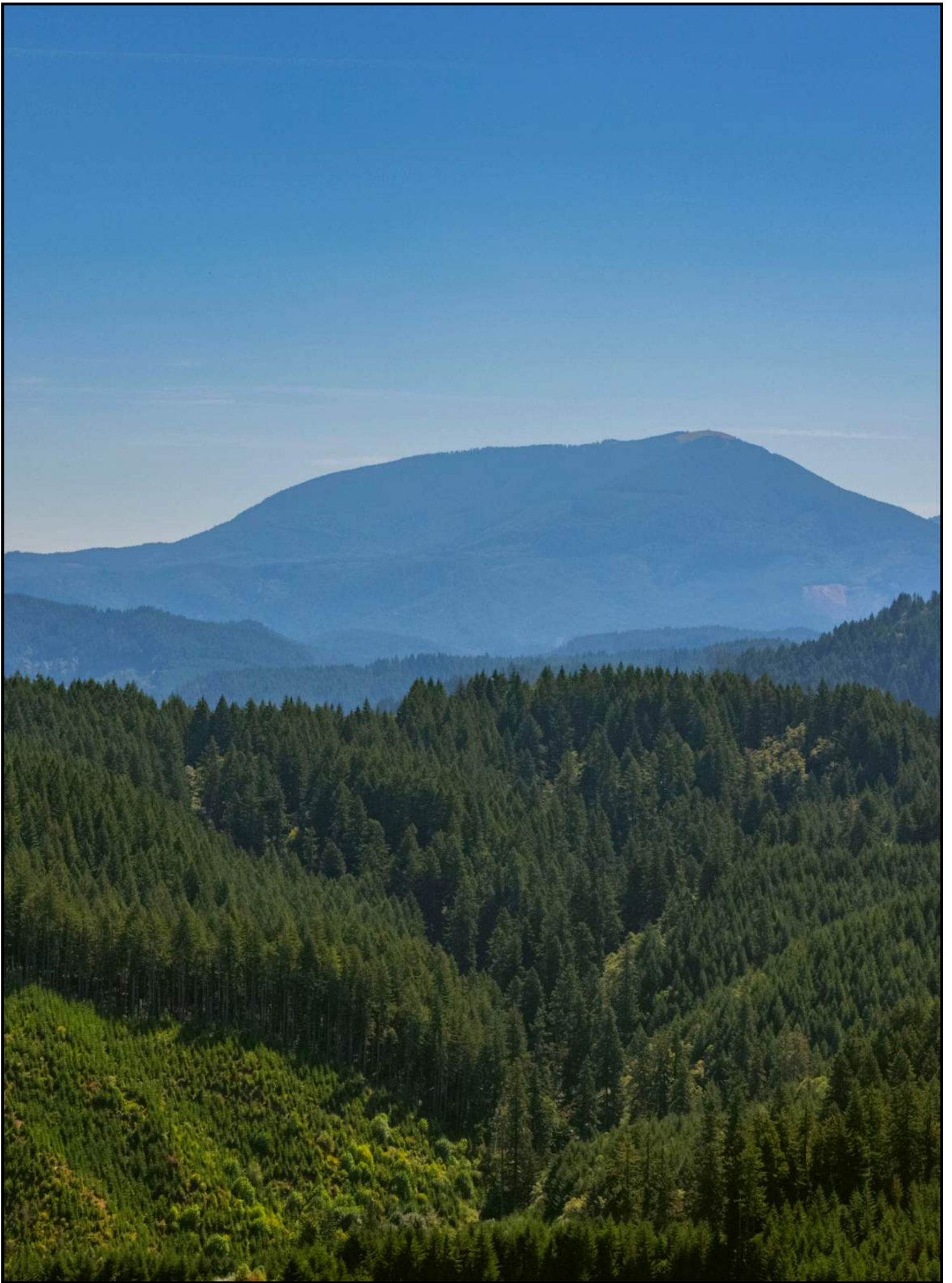


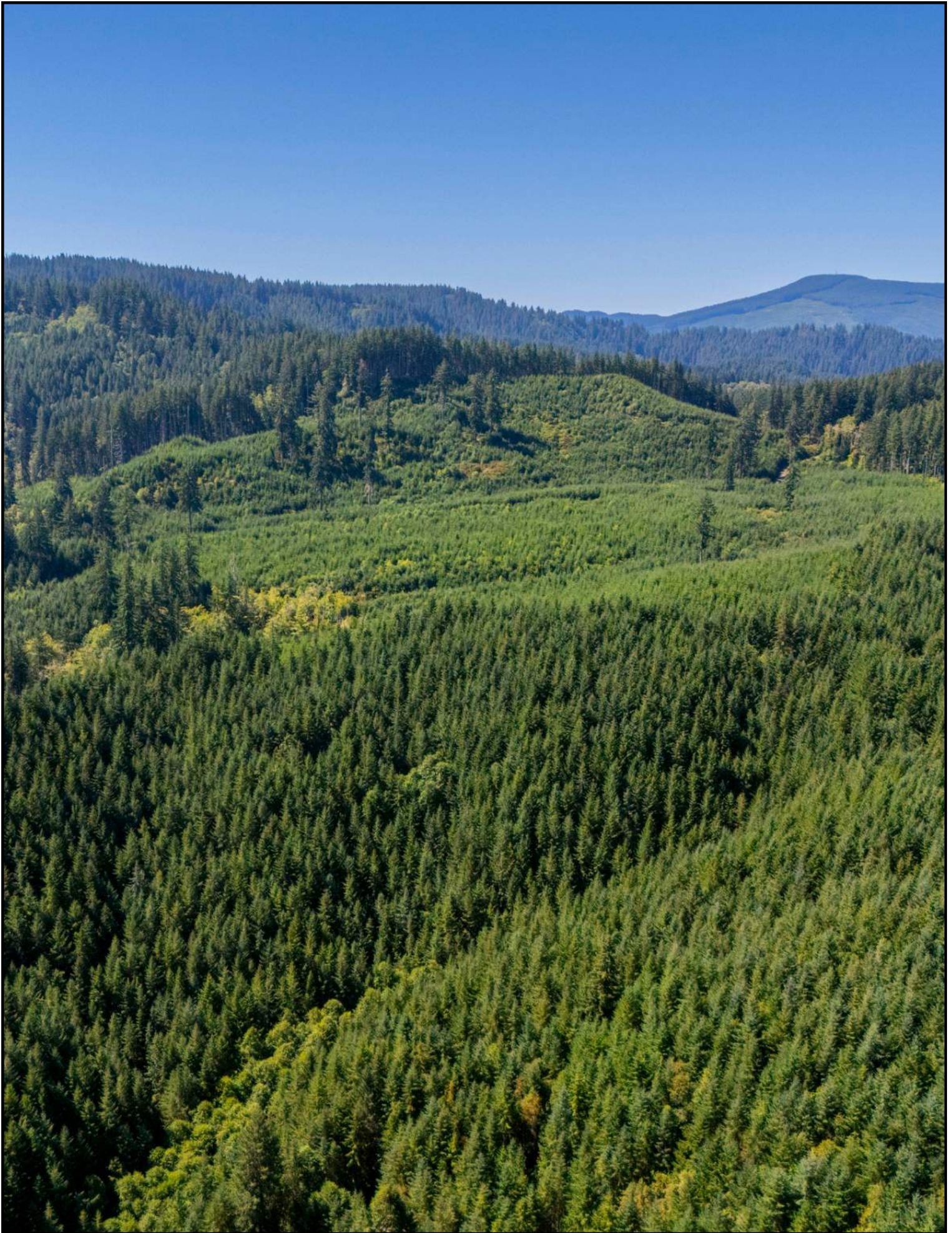


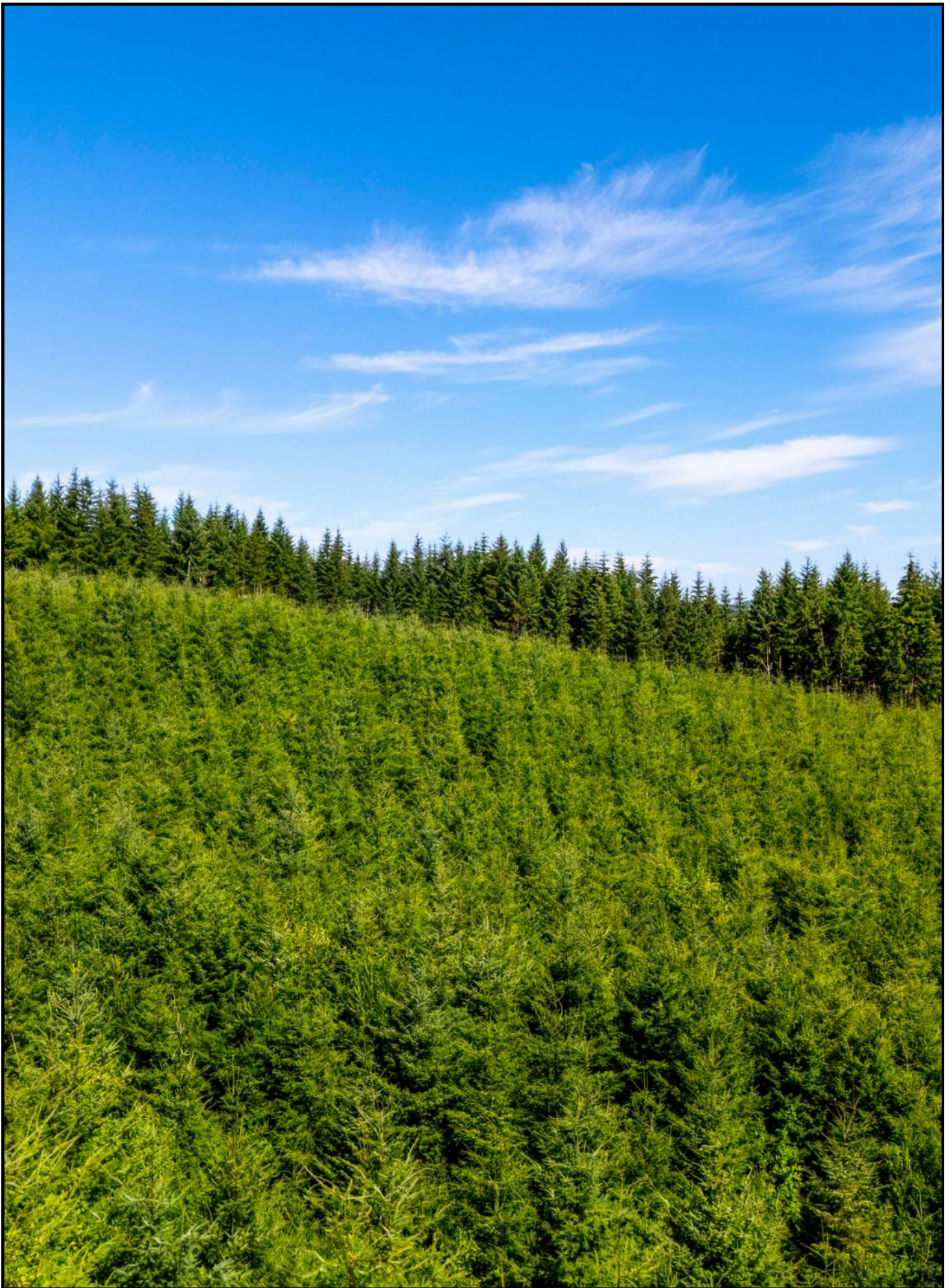


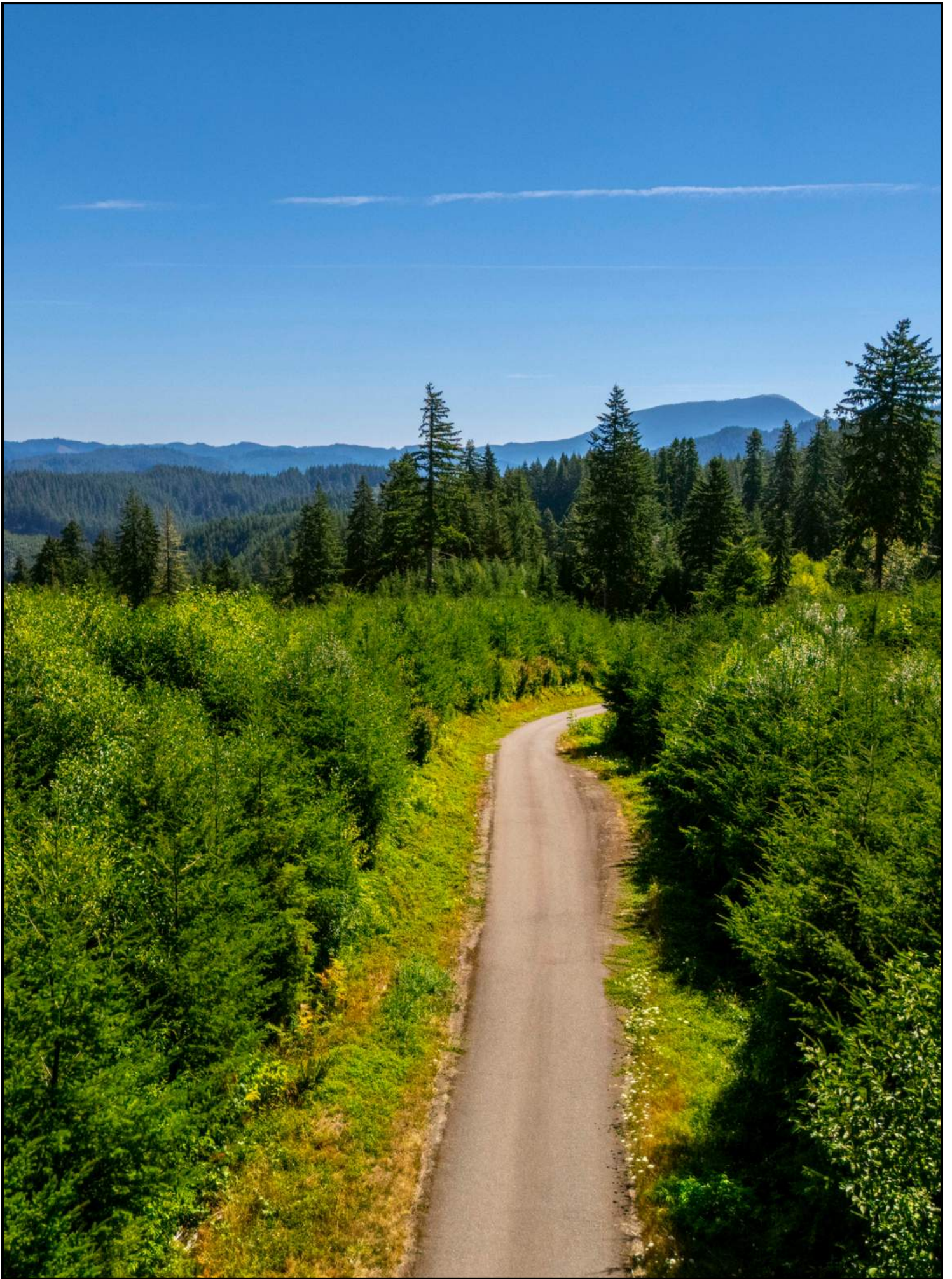














We are passionate about Oregon land, natural resources, conservation, and wildlife. Our team of Oregon real estate professionals will help you acquire premium land for sale in Oregon, or market your property with a high level of expertise. We are committed to helping our Clients achieve their real estate goals, and our team of Oregon land brokers are here to help every step of the way.

David Brinker Jr.
Founder/CEO

David Brinker Sr.
Founder/President





LINCOLN-HILLTOP Tree Farm

APPENDIX

