



MADE OUT WEST
LAND CO.

LIBERTY FOREST

Dallas, OR 55± Acres



Presented by:

Lauren Read
Licensed Broker in the State of Oregon
(541) 206-9248
LRead@madeoutwestlandco.com



SEALED BID OFFERING

THE LAND

- 55 ± Acres
- Polk County
- FF - Farm Forest Zoning
- Parcel #: 179139
- TRS-TL #: T8S R6W Sec. 13 TL100
- Maplot #: 08613-00-00100
- Elevation 440 to 660 ft.
- Dallas: 5 miles - 10 minutes
- Salem: 20 miles - 30 minutes
- Lincoln City: 55 miles - 1 hour
- Eugene: 60 miles - 1 hour 15 minutes

SHOWING INSTRUCTIONS:

Shown by appointment only. Contact listing broker to schedule. Anyone entering the property must have sufficient fire equipment in their vehicle. Real estate sign at property entrance. Roads on property are dirt. Park along side Liberty Road. Please do not drive into property.

DIRECTIONS:

The property is accessed off of Liberty Road. Located in between addresses 4300 Liberty Rd. and 3333 Liberty Rd., Dallas, OR 97338. It is 1.5 miles north of the Falls City Rd. intersection with Liberty Rd. and 3 miles south of the Kings Valley Hwy. intersection.



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 a minimum of at least 1% of the purchase price.

BIDS:

There is no minimum bid. 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 must be physically received prior to **3pm PST on Wednesday, May 13, 2026** to be considered. Seller to have 5 days to choose winning bid or reject all offers. **Seller has the right to refuse any and all offers.**

TERMS OF SALE:

No Seller financing. Cash due at closing or loan through a lender who specializes in working with forestland. Contact info. available upon request for Ag West FCS and other lenders. Property to be conveyed "as is, where is". Escrow fees and title insurance shared 50:50. No contingencies, all due diligence should be completed prior to bid being submitted. Buyer's broker commission of 1.5% paid at close of escrow to cooperating licensed Brokers.

BID DEADLINE:

3 PM PST May 13, 2026

CLOSING:

30 days or sooner from bid acceptance

ESCROW:

Western Title & Escrow Company - Tonya Silke
(541) 284-8016 tonya.silke@westerntitle.com
ATTN: Liberty Forest
497 Oakway Rd., Suite 340 Eugene, OR 97404

Buyer to do own due diligence.



Seller reserves the right to refuse any and all bids.

BID FORM

LIBERTY FOREST

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'S BROKER: _____

Buyer to do own due diligence.

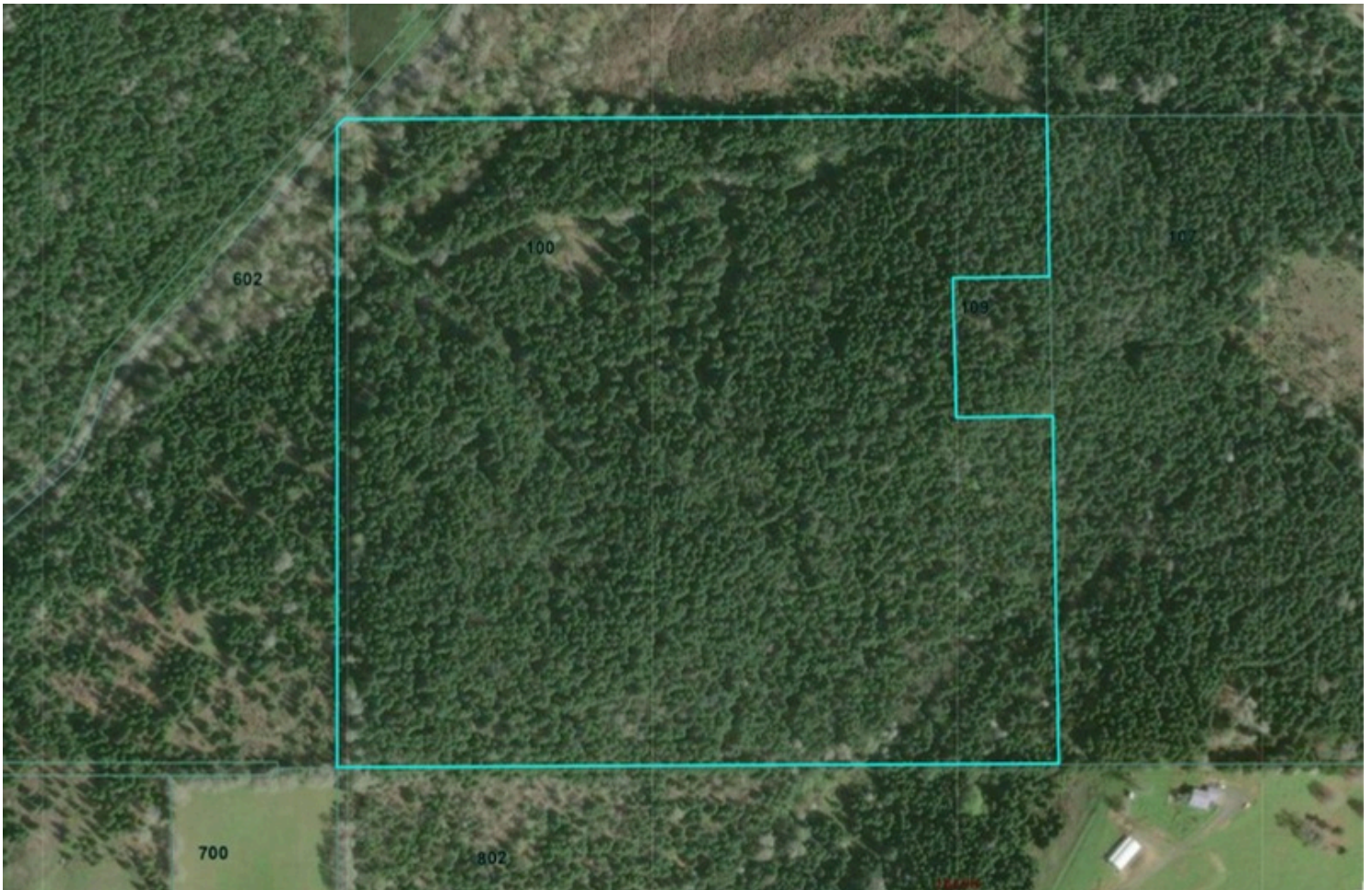


THE OPPORTUNITY

Escape to the serene hills of Polk County with this exceptional 55-acre forestland property. Located just five miles southwest of Dallas, this expansive parcel offers the perfect blend of long-term investment and the opportunity to build your dream rural retreat. Whether you are looking for a productive timber investment, a private hunting retreat, or a scenic location to build your custom home, this Polk County gem offers many possibilities.



OVERVIEW



Prime 55-Acre Timber & Homesite Opportunity in Dallas, Oregon. Features perennial and seasonal streams with minimal RMA (Riparian Management Area) impact. Abundant elk and deer sign throughout the property, perfect for nature enthusiasts. Previously approved for residential use through a Template Dwelling Conditional Use Permit (CUP). While the permit expired in 2018, the property remains a prime candidate for re-application.

Enjoy the ultimate balance of seclusion and convenience:

- 30 Minutes to Salem
- 35 Minutes to Corvallis
- 1 Hour to the Lincoln City Oregon Coast



ACCESS & TOPO

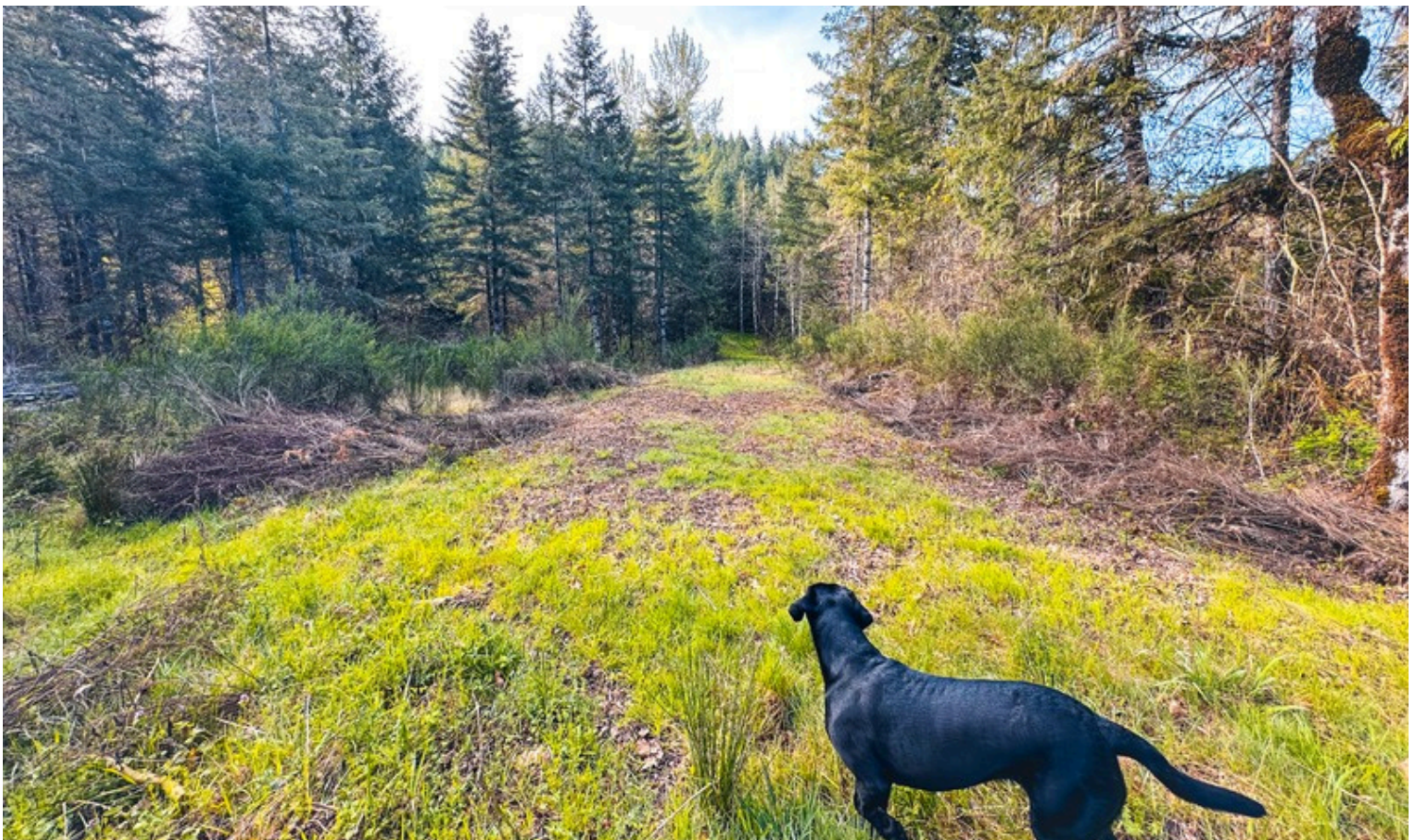
Easy access via a gravel county-maintained road.

Gently sloping to moderately sloped forestland. Elevation rises from 440' to 660', providing potential for breathtaking views of the surrounding forested hills and lush farmland.



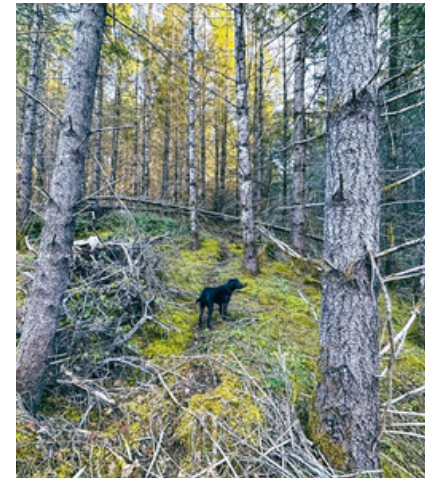
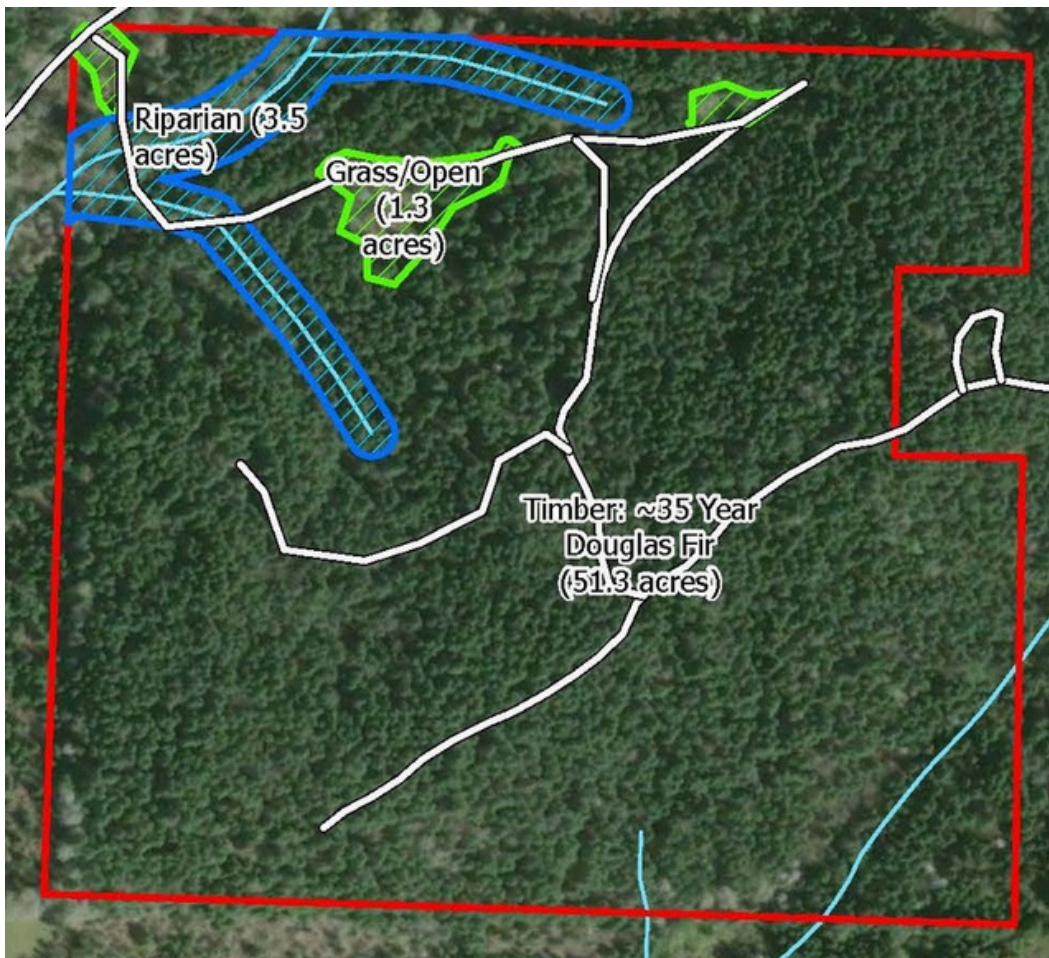
ROADS

There are approximately 1.25 miles of internal dirt roads some that have been recently cleared of brush.



THE TIMBER

Well-stocked with approximately 50.44 acres of 35-year-old Douglas-fir, all ground-based logging. The riparian management area is estimated at 3.5 acres with another 1.3 acres in meadows/open area.



The age of the timber stands is an estimate gathered from historical imagery. 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, species or age of the timber. 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, age, and species of timber located on the subject property.



AERIAL IMAGES



Year 2000±

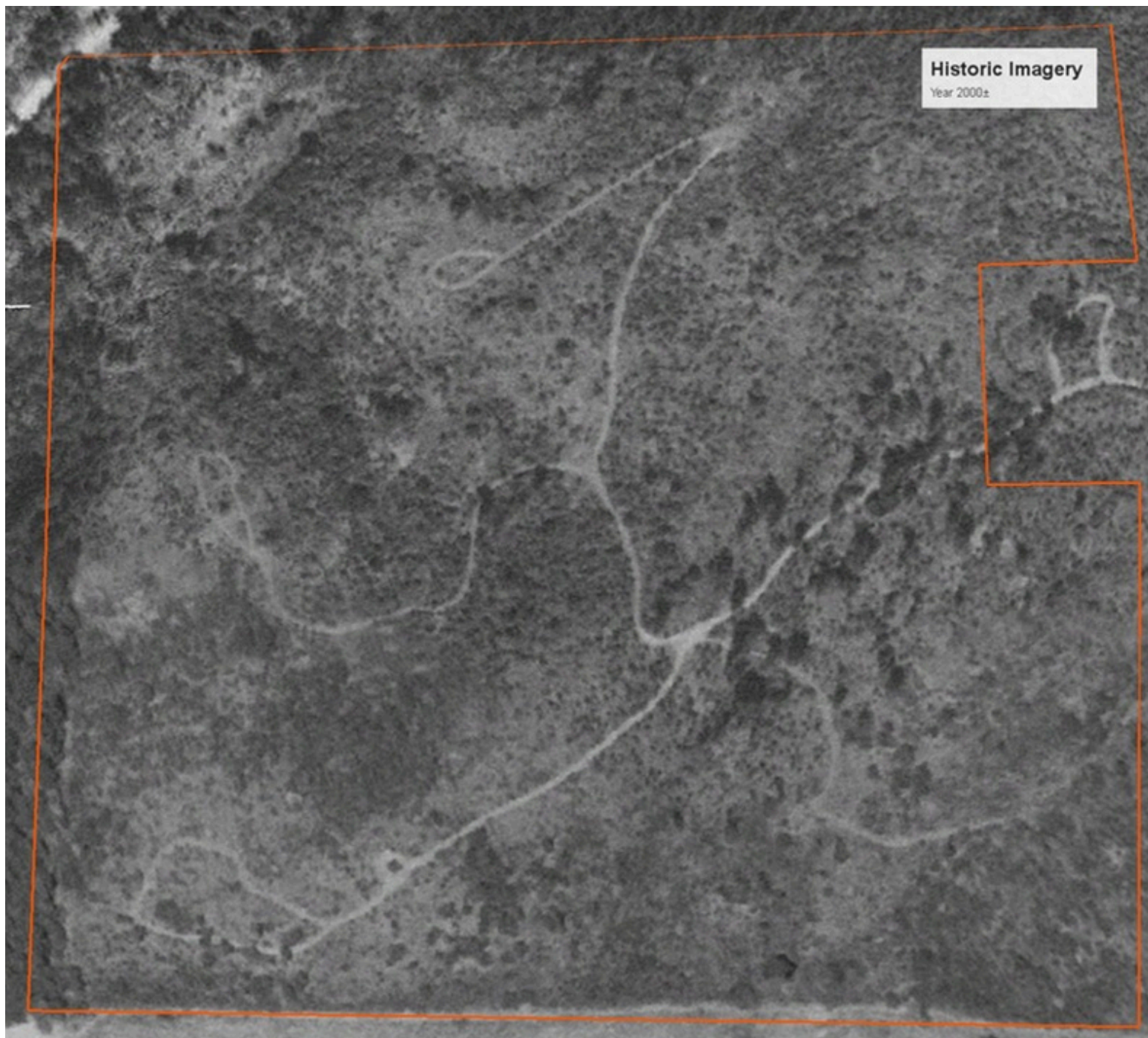
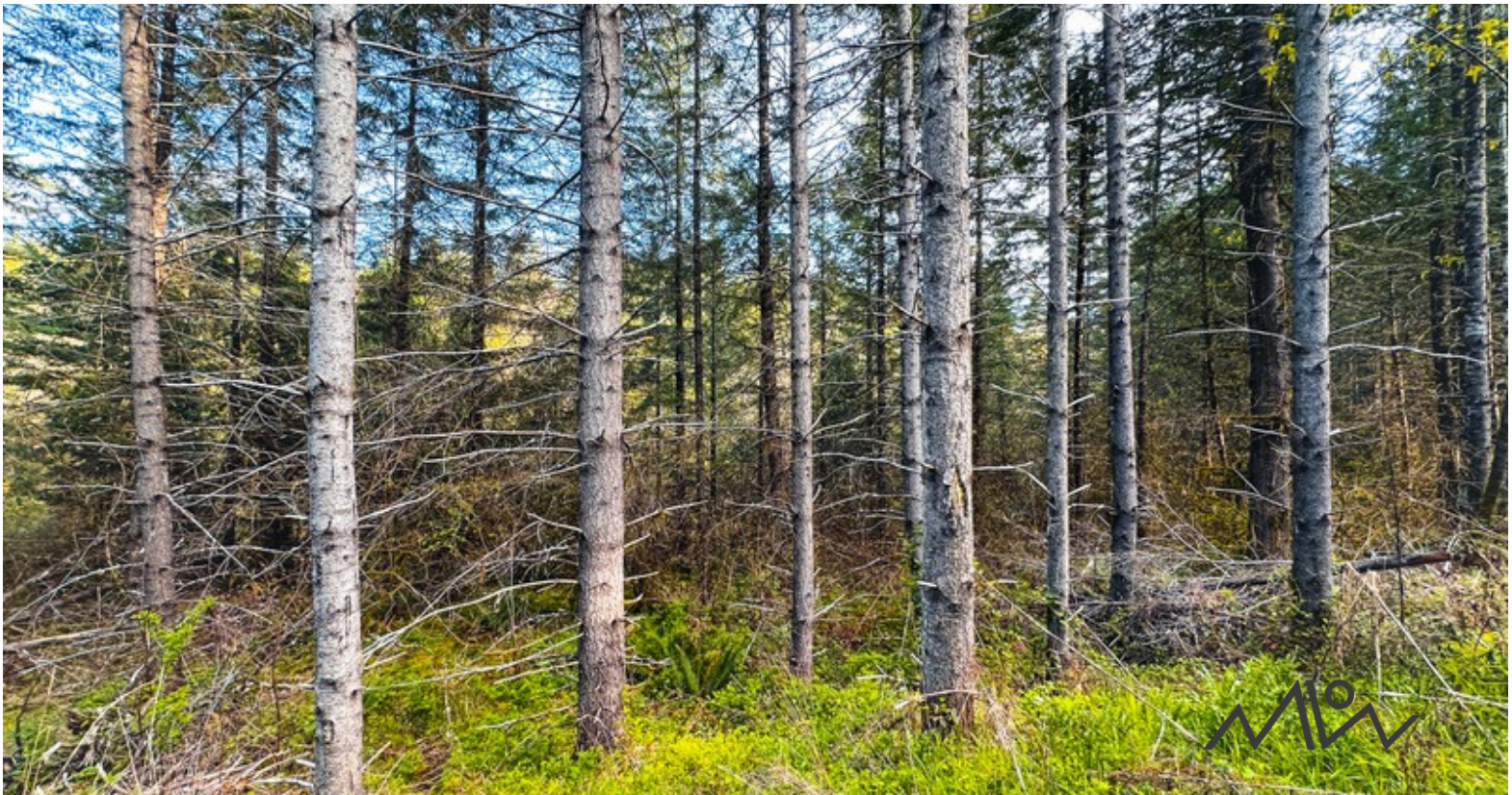


PHOTO GALLERY













MAPS, DOCS & LINKS

MAPS:

- Aerial
- Location
- KML File
- ODF FPA Streams
- Site Index Soils
- Tax Assessor's
- Timber Stand
- Topo
- TRS

DOCUMENTS:

- Expired Template Dwelling Approval
- Preliminary Title Report
- Property Tax Statement
- Surveys
- FF Zoning Code

LINKS:

- Drone Video
 - <https://youtu.be/SDKg01MllcQ>
- Historical Imagery Time Lapse
 - https://youtu.be/ZQF4vWbk_4Q
- Interactive Map
 - <https://id.land/maps/9baf7cf9889f75c22cca4e9bf520f968/share>
- Property Website
 - <https://madeoutwestlandco.com/land>



LISTING BROKER



LAUREN READ

MADE OUT WEST LAND COMPANY

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MADE OUT WEST
LAND CO.

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