



MARION WOODS

Silverton, OR 80± Acres



Presented by:

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



SEALED BID OFFERING

THE LAND

- 80 +/- Acres
- Marion County
- TC - Timber Conservation Zoning
- Parcel #: 539207
- TRS-TL #: T7S R1E Sec. 36 TL1200
- Maplot #: 071E360001200
- Elevation 1,720-2,040 ft.
- Silverton: 13 miles - 20 minutes
- Salem: 27 miles - 50 minutes
- Portland: 52 miles - 1 hour
- Varied timber stands from clearcut to merchantable

SHOWING INSTRUCTIONS:

Shown by appointment only. Contact listing broker to schedule. Anyone entering the property must have sufficient fire equipment with them. Directional sign at Bridge Creek Rd SE & Phelps Mountain Ln. SE with locked gate. Pink ribbons flag the way to the property with real estate sign at property entrance. Roads on property are dirt. Park on property just past the entrance. Do not drive further into property. Do not block neighbor's driveway.

DIRECTIONS:

The property is accessed via easements over a rocky private road starting at Phelps Mountain Ln. SE off of Bridge Creek Rd SE (closest address 20231 Bridge Creek Rd. SE, Silverton). Property is ~2 miles from there. Shared driveway with 423 Phelps Mountain Lane. See Directions Map on page 7.



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@madeoutwestlandco.com

DEPOSIT REQUIRED:

\$10,000 as earnest money deposit in the form of a cashiers check made out to Western Title & Escrow Company. Put "Marion Woods EM" in the memo line. Deposits of rejected bids will be returned by mail or in person to Buyers.

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 and bid deposits must be physically received prior to **4pm PST on April 20, 2026** 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. No Seller financing. 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:

4 PM PST April 20, 2026

CLOSING:

30 days or sooner from bid acceptance

ESCROW:

Western Title & Escrow Company - Tonya Silke
(541) 284-8016 tonya.silke@westerntitle.com
ATTN: Marion Woods
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

MARION WOODS

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: _____

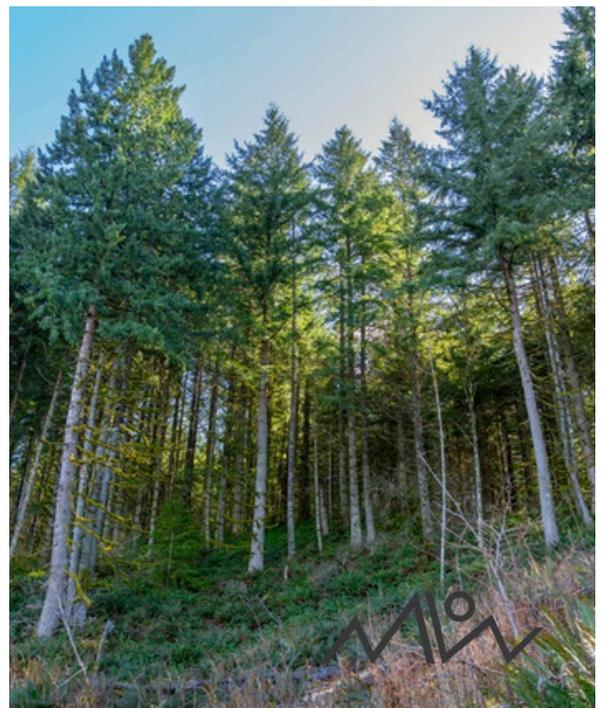
BUYER'S BROKER: _____

Buyer to do own due diligence.



THE OPPORTUNITY

Discover a premier opportunity to own the Marion Woods timber tract tucked away in the scenic foothills of the Cascades. This property combines secluded natural beauty with a tangible investment. Whether you are looking to diversify your portfolio or seeking a private forest retreat, this Marion County gem is ready for its next steward.



OVERVIEW



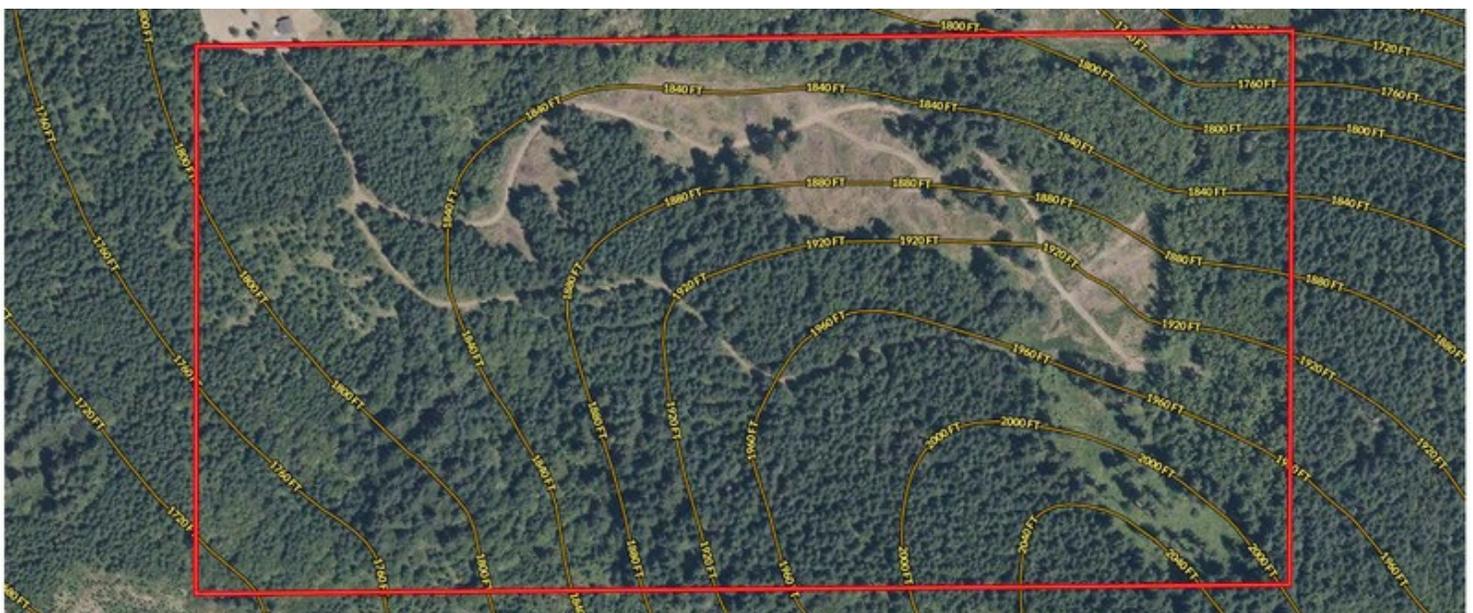
This property features a multi-generational timber profile designed for staggered, steady income. Approximately 78 acres out of the 80 can be productively used for growing timber with very little ground in RMA's. Beyond the balance sheet, the property offers stunning territorial views of the surrounding forested mountains and the deer trails are abundant. Residential use is highly unlikely to be approved.



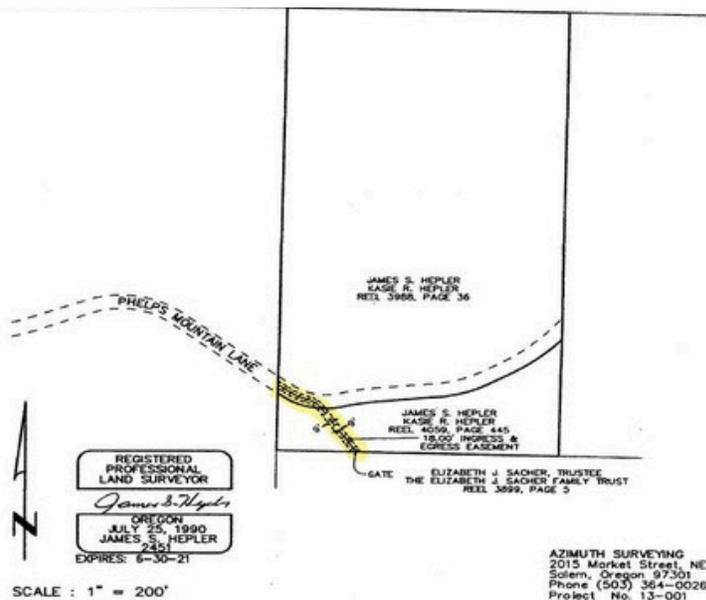
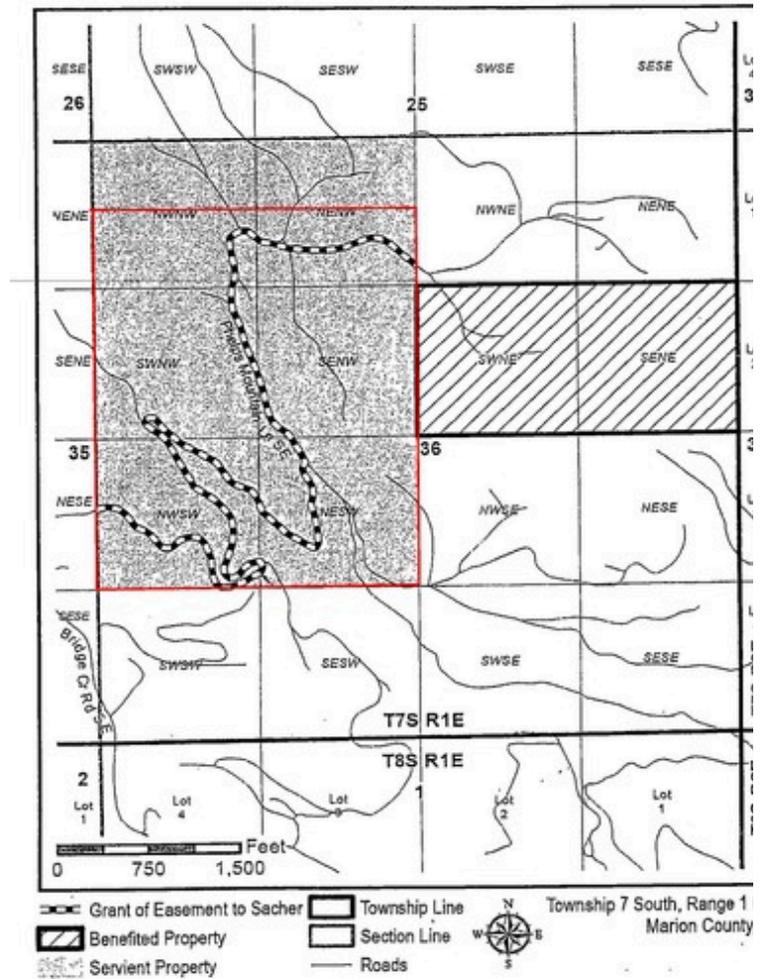
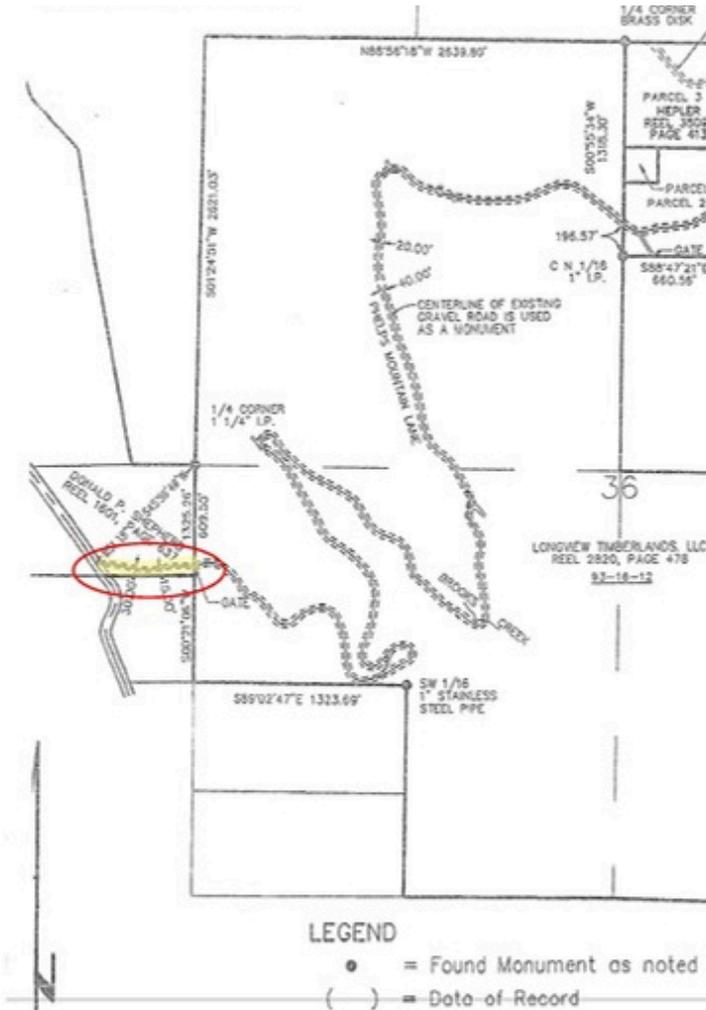
ACCESS & TOPO

From Bridge Creek Rd SE, the property is accessed via easements over private and industrial timberlands by 2 miles of rocked roads over Phelps Mountain Lane SE. See yellow dashed line on Directions Map below.

With level to gentle sloping topography, the property is suited for cost-effective ground-based logging.

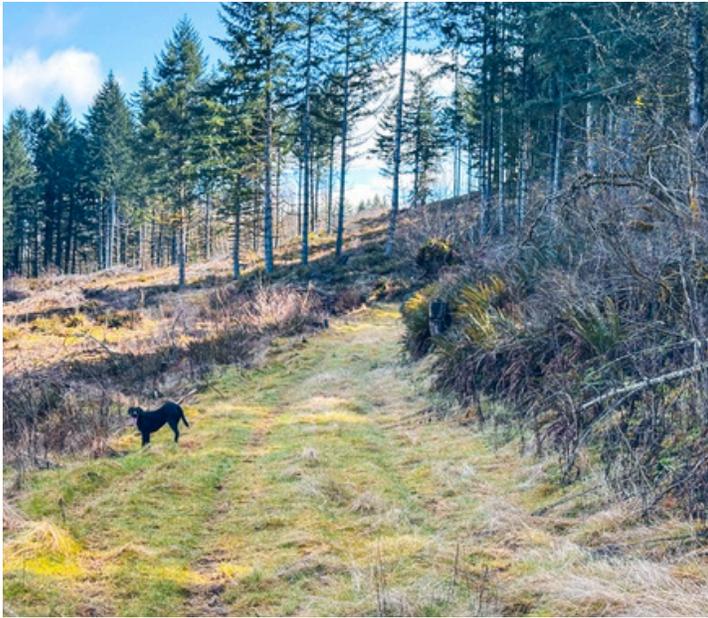


EASEMENT MAPS



ROADS

There is an approximately 1-mile dirt loop road that is located along the northern half of the property and circles back through the middle with overgrown spur roads along the way.



THE TIMBER

The inventory includes:

- Merchantable Timber: 8± acres of ~60-year-old ± Douglas-fir .
- Pre-Merch: 22± Acres of ~35-year Doug-fir.
- Pre-Merch: 4± Acres of ~30-year Doug-fir.
- Growing Stock: 19± acres of 26-year Doug-fir .
- Clearcut: 9± acres recently logged in 2023, ready for reforestation.
- Hardwoods: There is approximately 15 acres of red alder.
- Site Index 122 with primarily Kinney cobbly loam soils.



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 real property.



AERIAL IMAGES





PHOTO GALLERY



















MAPS, DOCS & LINKS

MAPS:

- Aerial
- Directions
- Easements
- Location
- Neighbors
- ODF FPA Streams
- Site Index Soils
- Tax Assessor's
- Topo
- TRS

DOCUMENTS:

- Preliminary Title Report
- Property Tax Statement
- Surveys

LINKS:

- Drone Video
 - <https://youtu.be/SXUT6Ylr7Cc>
- Historical Imagery Time Lapse
 - https://youtu.be/ZQF4vWbk_4Q
- Interactive Map
 - <https://id.land/maps/092447f04324577213753540f7ca2397/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

