



COW CREEK

Douglas County, OR | 363.00 Acres | Price | \$485,000.00

Description

363 pristine forest and meadow acres located on the edge of a pastoral valley near Azalea, Oregon. Anchor Ranch uniquely borders both the Rogue River National Forest Service and BLM as well as other large ranches and commercial timber properties. A live creek runs for over 1/2 mile through a small gully located in the center of the property and multiple springs spot the landscape throughout. There is a large pond (approximately 1/2 acre) near the western boundary line. Domestic power is on site and access is taken from Upper Cow Creek Road, a paved county road that touches the southern boundary. The property is evenly stocked with 12 - 14 year old Douglas Fir and is graced with intermixed pockets of merchantable timber. The unique mix of natural meadows and high-site timber ground make this property an excellent investment both as a ranch development project as well as exceptional future timber upside potential.

Directions

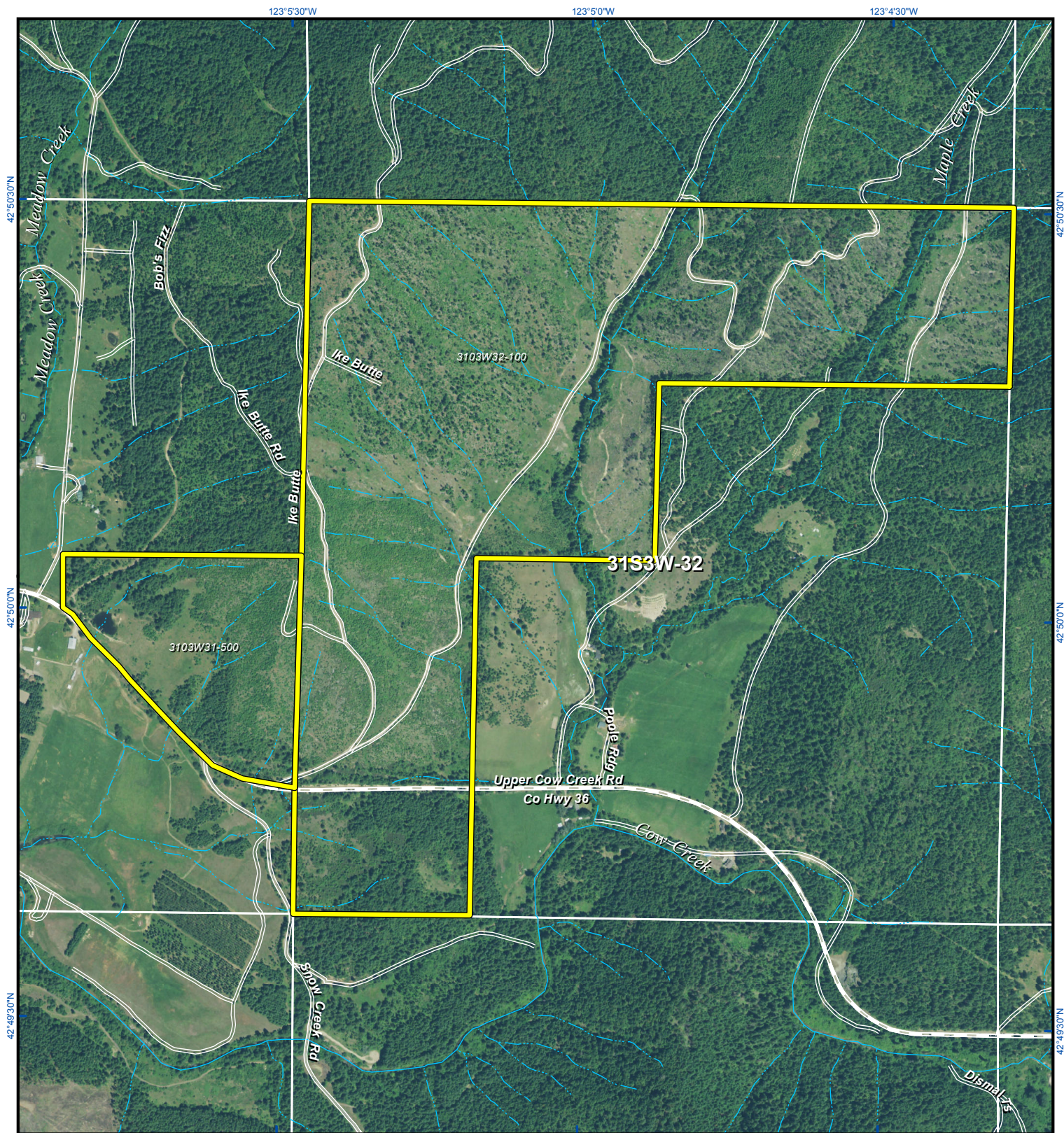
From I-5 take the Azalea Galesville Reservoir exit (#88) and follow Cow Creek Road north approximately 12 miles. Property is just past 13776 on the left for 1/2 mile then both sides after Snow Creek Road for 1/4 mile.

For more information about this listing, please contact:

MARK SKILLMAN DESIGNATED BROKER

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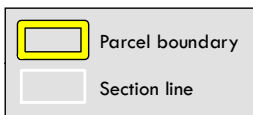
Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



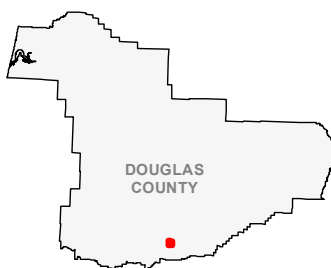
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AMERICAN FOREST
MANAGEMENT



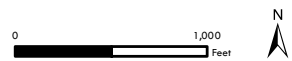
Approx. parcel boundaries from
County Assessor GIS



COW CREEK

T31S, R03W - Sec 32

IMAGERY: NAIP 2016
COUNTY: Douglas
STATE: Oregon
DATE: 6/6/2017



American Forest Management, Inc.
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