SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Appraised: **Washburne Wayside – Timberland Tract,**

Location: Situated along Highway 99W (“Hwy-99W), about 3½ miles south of Monroe and about 5 miles north of Junction City, Oregon

Legal Description: T15S, R5W, Section 12 Tax Lots 600 and 300, Benton and Lane Counties, respectively. Assessor Parcel Nos. 208805 and 19040.

Owner of Record: Oregon Parks & Recreation Department

Valuation Date: January 2, 2017

Inspection Date: January 2, 2017

Report Date: January 13, 2017

Purpose of Appraisal: To provide an estimate of the “as-is”, Fee Simple, Market Value in the subject property.

Intended Use of Appraisal: Disposition decision making purposes.

Interest Appraised: Fee Simple


Property Overview: A 37.68 Legal acre tract, or 37.25 GIS acres, in unincorporated Benton and Lane Counties, Oregon. It contains 590 Mbf of timber volume. The species mix is 80% Douglas-fir, 17% Bigleaf Maple and 2% Ponderosa Pine. The site is improved with as small parking area along the highway.

Highest & Best Use: Natural resource uses for timber harvest with consideration of conversion to farm uses.