



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Millicoma Lookout
Sale 341-11-59

District: Coos

Date: March 17, 2011

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$926,892.48	\$14,630.50	\$941,522.98
		Project Work:	\$(98,273.00)
		Advertised Value:	\$843,249.98



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 Sale 341-11-59

District: Coos

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timber description

Location: Portions of Section 23, T23S, R11W, W.M., Coos County, Oregon.

Stand Stocking: 20%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	22	0	95
Western Hemlock / Fir	13	0	90
Alder (Red)	15	0	85

Volume by Grade	10" - 11"	12"+	2S	3P and E	3S	3S 12"+	4S	6" - 7"	8" - 9"	SM	Total
Douglas - Fir	0	0	2,110	37	413	57	68	0	0	162	2,847
Western Hemlock / Fir	0	0	6	0	2	0	3	0	0	0	11
Alder (Red)	15	17	0	0	0	0	0	14	12	0	58
Total	15	17	2,116	37	415	57	71	14	12	162	2,916



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"STEWARDSHIP IN FORESTRY"

District: Coos

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comments: Pond Values Used: 4th Quarter Calendar Year 2010.

Regeneration harvest of two units containing approximately 54 acres of predominately 102-145 year-old mature second growth Douglas-fir sawtimber.

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Cost
 $\$779.63/\text{MBF} = \$935/\text{MBF} - \$155.37/\text{MBF}$

Section 2335 - 108 snags shall be created in the timber sale area following timber sale contract specifications. For each snag fewer than 108 not required to be created, \$100 shall be paid to STATE.

SCALING COST ALLOWANCE = \$5.00/MBF

FUEL COST ALLOWANCE = \$3.00/Gallon

HAULING COST ALLOWANCE

Hauling costs equivalent to \$700 daily truck cost.

Other Costs (with Profit & Risk to be added):

FELLING:

Directional Felling: $\$2/\text{MBF} \times 80 \text{ MBF} = \160

YARDING AND LOADING:

Brand and Paint Logs: $\$1/\text{MBF} \times 2,916 \text{ MBF} = \$2,916$

Cull Sorting/Slash Piling on Landings: $\$125/\text{landing} \times 5 \text{ landings} = \625

SNAG CREATION:

Tree Topping: $\$100/\text{tree} \times 36 \text{ trees} = \$3,600$

Tree Girdling (Topping Height): $\$100/\text{tree} \times 36 \text{ trees} = \$3,600$

Tree Girdling (Breast Height): $\$50/\text{tree} \times 36 \text{ trees} = \$1,800$

Slash pile covering: $\$50/\text{pile} \times 5 \text{ piles} = \250

Noxious Weed Washing: $\$390/\text{piece of equipment} \times 2 = \780

TOTAL Other Costs (with Profit & Risk to be added) = \$13,371

Other Costs (No Profit & Risk added):

None.



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logging conditions

combination#: 1 Douglas - Fir 75.00%
 Western Hemlock / Fir 75.00%
 Alder (Red) 75.00%

yarding distance: Medium (800 ft) **downhill yarding:** No
logging system: Cable: Large Tower >=70 **Process:** Manual Delimiting
tree size: Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF

loads / day: 12.0 **bd. ft / load:** 4,900
cost / mbf: \$62.81

machines: Log Loader (A)
 Tower Yarder (Large)

combination#: 2 Douglas - Fir 25.00%
 Western Hemlock / Fir 25.00%
 Alder (Red) 25.00%

yarding distance: Short (400 ft) **downhill yarding:** No
logging system: Shovel **Process:** Manual Delimiting
tree size: Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF

loads / day: 12.0 **bd. ft / load:** 4,900
cost / mbf: \$42.60

machines: Shovel Logger



"STEWARDSHIP IN FORESTRY"

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logging costs

Operating Seasons:	2.00	Profit Risk:	15.00%
Project Costs:	\$98,273.00	Other Costs (P/R):	\$13,731.00
Slash Disposal:	\$0.00	Other Costs:	\$0.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
2.0	0.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	2.0	5.0
Western Hemlock / Fir	\$0.00	2.0	4.5
Alder (Red)	\$0.00	2.0	3.5

Local Pond Values

Date	Specie	Grade	Value
3/17/11	Alder (Red)	8" - 9"	\$430.00
3/17/11	Alder (Red)	10" - 11"	\$480.00
3/17/11	Alder (Red)	12"+	\$550.00
3/17/11	Alder (Red)	6" - 7"	\$310.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
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District: Coos

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logging costs breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
Douglas - Fir									
\$57.76	\$1.26	\$3.01	\$63.91	\$4.71	\$19.60	\$0.00	\$5.00	\$0.00	\$155.25
Western Hemlock / Fir									
\$57.76	\$1.32	\$3.01	\$74.39	\$4.71	\$21.18	\$0.00	\$5.00	\$0.00	\$167.37
Alder (Red)									
\$57.76	\$1.38	\$3.01	\$100.00	\$4.71	\$25.03	\$0.00	\$5.00	\$0.00	\$196.89

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$479.90	\$324.65	\$0.00
Western Hemlock / Fir	\$0.00	\$405.00	\$237.63	\$0.00
Alder (Red)	\$0.00	\$449.14	\$252.25	\$0.00



"STEWARDSHIP IN FORESTRY"

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Millicoma Lookout
Sale 341-11-59

District: Coos

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summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	2,847	\$324.65	\$924,278.55
Western Hemlock / Fir	11	\$237.63	\$2,613.93
Alder (Red)	58	\$252.25	\$14,630.50

Gross Timber Sale Value

Recovery: \$941,522.98

Prepared by: Ryan Greco

Phone: 541-267-1755

Summary of "Other Costs" for Timber Sale Appraisals

Sale Name: Milllicoma Lookout

Additional "Other Cost" with additional profit and risk to be added:

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Felling				
Felling of unmerch material	MBF	0	\$ 1.00	\$ -
Directional Felling	MBF	80	\$ 2.00	\$ 160.00
Yarding and Loading				
Artificial tailhold	anchor		\$ 500.00	\$ -
Brand and Paint Logs	MBF	2916	\$ 1.00	\$ 2,916.00
Artificial guyline support	anchor	0	\$ 500.00	\$ -
Loader time for firewood stacking	Hours	0	\$ 75.00	\$ -
Cull sorting/slash piling on landings	landing	5	\$ 125.00	\$ 625.00
Rig lift trees	lift tree	0	\$ 100.00	\$ -
Snag Creation				
Tree Topping	Trees	36	\$ 100.00	\$ 3,600.00
Tree Girdling (4.5')	Trees	36	\$ 50.00	\$ 1,800.00
Tree Girdling (Topping Height)	Trees	36	\$ 100.00	\$ 3,600.00
Miscellaneous Costs				
Additional Fire Equipment	Seasons	0	\$ 1,000.00	\$ -
Slash Pile Covering	landing	5	\$ 50.00	\$ 250.00
Fish Log Stock Pile: Yarding & Decking	MBF	0	\$ 62.00	\$ -
Fish Log Stock Pile: Special Handling	MBF	0	\$ 8.00	\$ -
Log Placement in Streams	Total			\$ -
Maintenance rock per section 5	Cubic Yards	0	\$ 18.00	\$ -
Noxious Weed Washing	Per Piece	2	\$ 390.00	\$ 780.00
Total additional "Other Cost" with additional profit and risk to be added				\$ 13,731.00

Additional "Other Cost" with no additional profit and Risk

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Non-required road construction	Stations			\$ -
Non-required road rocking	Cubic Yards			\$ -
Stream clearance	Feet			\$ -
Scaling (high piece count)	MBF		\$ 1.00	\$ -

NET VOLUMES AND ACREAGE

SALE AREA & SPECIES		Tree cnt. 100% Units	NET VOLUMES (MBF)							Total Vols.	Vol. per Acre
			By County and Fund								
Area	Spec	Coos			Douglas			Total	Vols.	per Acre	
		CSL	BOF	Total	CSL	BOF	Total				
1 & 2	D-fir	2847		2847			0	2847	53		
	Hdwd	58		58			0	58	1.1		
	WH	11		11			0	11	0.2		

TOTAL SALE VOLUME BY SPECIES

Douglas-fir 2847 MBF
 Hemlock 58 MBF
 Hardwoods 11 MBF
 Total 2916 MBF

Report by: Ryan Greco *RG*

Date: 01/18/2011

Unit For: _____

Asst. Dist. For: *Alan* *Alan* 2/18/11
Date

**UTILITY VOLUME NOT SHOWN TO PROVIDE FOR RETENTION OF DOWN LOGS
 NO INGROWTH INCLUDED**

ACREAGE BY COUNTY (to nearest acre)

Sale Area	Coos County						Douglas County						TOTAL ACRES
	CSL			BOF			CSL			BOF			
	Conifer		Hard wood	Conifer		Hard woods	Conifer		Hard woods	Conifer		Hard woods	
	cc	pc		cc	pc		cc	pc		cc	pc		
1	31												31
2	23												23
SUM	54.0	0	0	0	0	0	0	0	0	0	0	0	54.0

cc- clearcut

pc- partial cut

BOF - Board of Forestry

CSL - Common School Land



Scale 1" = 600'

Millicoma Lookout

**SUMMARY OF CONSTRUCTION COST
Millicoma Lookout**

Project 1A: Road and Landing Construction

Points: D to E Length: 200' Type: 14' no ditch

Excavator	10	hrs at	\$125.00	per hour	\$1,250.00
Cat time	10	hrs at	\$120.00	per hour	\$1,200.00
Grader	1	hrs at	\$75.00	per hour	\$75.00
Laborer	10	hrs at	\$35.00	per hour	\$350.00

Total Project 1A: \$2,875.00

Project 1B: Road and Landing Construction

Point: F to G Length: 1380' Type: 14' no ditch

Excavator	50	hrs at	\$125.00	per hour	\$6,250.00
Cat time	50	hrs at	\$120.00	per hour	\$6,000.00
Drill & Shoot	15	hrs at	\$300.00	per hour	\$4,500.00
Dump Truck	20	hrs at	\$95.00	per hour	\$1,900.00
Grader	1	hrs at	\$75.00	per hour	\$75.00
Laborer	50	hrs at	\$35.00	per hour	\$1,750.00

Total Project 1B: \$20,475.00

Project 1C: Road and Landing Construction

Points: J to K Length: 1125' Type: 14' no ditch

Excavator	30	hrs at	\$125.00	per hour	\$3,750.00
Cat time	30	hrs at	\$120.00	per hour	\$3,600.00
Drill & Shoot	10	hrs at	\$300.00	per hour	\$3,000.00
Dump Truck	10	hrs at	\$95.00	per hour	\$950.00
Grader	1	hrs at	\$75.00	per hour	\$75.00
Laborer	30	hrs at	\$35.00	per hour	\$1,050.00

Total Project 1C: \$12,425.00

Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Excavator	40	5	\$95.00	\$475.00
Cat	40	5	\$95.00	\$475.00
Drill & Comp	40	5	\$95.00	\$475.00
Grader	40	4	\$95.00	\$380.00
Dump Truck	40	4	\$95.00	\$380.00

Total Move-in: \$2,185.00

Project 1 Total \$37,960.00

Project 2A: Road Improvement

Points: A to B Length: 840' Type: 14' w/ditch

Grader time	1	hrs at	\$75.00	per hour	\$75.00
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Total Project 2A: \$75.00

**SUMMARY OF CONSTRUCTION COST
Millicoma Lookout**

Project 2B: Road Improvement

Points: B to C Length: 4100' Type: 14' w/ditch

Excavator	<u>5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$625.00</u>
Cat time	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Grader time	<u>4</u>	hrs at	<u>\$75.00</u>	per hour	<u>\$300.00</u>
Laborer	<u>5</u>	hrs at	<u>\$35.00</u>	per hour	<u>\$175.00</u>

Total Project 2B: \$1,700.00

Project 2C: Road Improvement

Points: C to D Length: 2530' Type: 14' no ditch

Excavator	<u>5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$625.00</u>
Cat time	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Grader time	<u>3</u>	hrs at	<u>\$75.00</u>	per hour	<u>\$225.00</u>
Laborer	<u>5</u>	hrs at	<u>\$35.00</u>	per hour	<u>\$175.00</u>
18" culvert STA 3+80 (includes installation)	<u>40</u>	ft at	<u>\$17.00</u>	per foot	<u>\$680.00</u>
Bands	<u>1</u>	band at	<u>\$19.00</u>	per band	<u>\$19.00</u>

Total Project 2C: \$2,324.00

Project 2D: Road Improvement

Points: C to I Length: 1540' Type: 14' no ditch

Excavator	<u>5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$625.00</u>
Cat time	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Grader time	<u>2</u>	hrs at	<u>\$75.00</u>	per hour	<u>\$150.00</u>
Laborer	<u>5</u>	hrs at	<u>\$35.00</u>	per hour	<u>\$175.00</u>

Total Project 2D: \$1,550.00

Project 2 Total \$5,649.00

**SUMMARY OF CONSTRUCTION COST
Millicoma Lookout**

Project 3: Fill Re-construction and Culvert Installation

Point: H

Excavator (prep site and install new)	30	hrs at	\$125.00	per hour	\$3,750.00
Cat time	20	hrs at	\$120.00	per hour	\$2,400.00
Dump Truck	30	hrs at	\$95.00	per hour	\$2,850.00
Laborer	30	hrs at	\$35.00	per hour	\$1,050.00
Roller to compact fill and rock	10	hrs at	\$65.00	per hour	\$650.00
24" culvert	60	ft at	\$20.00	per foot	\$1,200.00
Bands	2	bands at	\$27.00	per band	\$54.00
Crushed sandstone from State stockpile (cost is for hauling 1.8 hr RT)	70	yds at	\$12.60	per yd	\$882.00
Load sandstone at stockpile	70	yds at	\$2.00	per yd	\$140.00
2 1/2"-0" rock for after installation (10" depth, 3.0 hr RT from quarry, w/reload)	180	yds at	\$30.00	per yd	\$5,400.00

Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Loader	40	5	\$95.00	\$475.00
Roller	40	5	\$95.00	\$475.00

Total Move-in: \$950.00

Project 3 Total \$19,326.00

Project 4: Fix Sink Hole

Point: L

Excavator (dig out around hole and place rock)	10	hrs at	\$125.00	per hour	\$1,250.00
Laborer	10	hrs at	\$35.00	per hour	\$350.00
Crushed sandstone from State stockpile (cost is for hauling 1.8 hr RT)	30	yds at	\$12.60	per yd	\$378.00
Load sandstone at stockpile	30	yds at	\$2.00	per yd	\$60.00

Project 4 Total \$2,038.00

Project 5: Rock Stockpile

Location: Bickford (7000/1000 jct)
Measured amount: 1000 yards
Size: 1 1/2" - 0"

Cost per yard at crusher (WWD pricing):	\$9.25	per yd
Haul cost per yard (3.3 hr RT):	\$16.50	per yd
Piling and shaping cost per yard:	\$2.00	per yd
Total cost per yard:	\$27.75	per yd
Total yards:	1200	yards

Total Cost for Stockpile rock: \$33,300.00

Project 5 Total \$33,300.00

Total Project Costs \$98,273.00

TIMBER SALE SUMMARY

Millicoma Lookout

1. Type of Sale: Final Harvest, Recovery, Sealed Bid

2. Boundary Lines: Sale boundaries are marked on the ground with "Timber Sale Boundary" posters, red flagging, and red paint at locations shown on the Exhibit "A". The grouped GTR pod in the west corner of Area 1 is posted with "Buffer Zone" posters and red paint.

3. Revenue Distribution: 100% CSL, 100% Coos County.

4. Sale Acreage: The sale is comprised of two units totaling 54 acres. Sale acreage was determined from electronic digitizing using the ArcMap 9 GIS program and 2008 Lidar (Light Detection and Ranging) layers. The 9360 road was accounted for by including in the cruise while the 9637 and 9368 roads were excluded.

5. Volume by Species, Fund and County. See Attached table titled Net Volumes and Acreages

6. Grade: (by Percent, all areas)

Species	3 Peeler %	Spec. Mill %	2 Saw %	3 Saw %	Big 3 Saw %	4 Saw %
Douglas-fir	1.3%	5.7%	74.1%	14.5%	2%	2.4%
Hemlock			53%	16%		31%
			12"+	10-11"	8-9"	6-7"
Hardwoods			30%	25%	21%	24%

7. Grading System: All trees were graded according to the Southern Oregon Log Scaling and Grading Rules. All trees were graded favoring 40 foot logs.

8. Cruise: The timber sale area was cruised using a variable plot cruise with a nested Big BAF plot. The Big BAF method is a combination of count plots and individually measured trees. The plots were spaced 132 feet apart on cruise lines spaced 280 feet apart. A 360 BAF full plot at 16 feet was taken to determine which Douglas-fir trees would be fully measured. Between each nested BAF plot a BA-only plot was taken for additional basal area measurements.

A total of 57 Douglas-fir trees were fully measured for DBH, height, grade and defect. A 40 BAF full plot at 16 feet was used to determine tree counts and to measure minor species. A total of 118 count plots were measured. Cruising was done in September 2010 by ODF foresters.

A. Summary data:

Diam	Ht. Stand	Form Pt.	Form Factor	CV %	SE %
D4H	Total Height	Conifer: 16' Hardwood: 16'	Recorded for all cruised trees by estimate and measure	49%	6.2%

B. Stand Data:

SPECIES	DBH	TREES/ACRE	BASAL AREA/AC	NET MBF/ACRE
Douglas Fir	22	93	245	53
Hemlock	13	4	4	0.2
Hardwoods	15	10	13	0.6

C. Green Tree Retention: Reserve areas consist of stream buffer extensions, trees left along seasonal and perennial drainages, and groups of upland trees. A 1.2 acre pod of green trees was left in the west corner of Area 1 and is posted with "Buffer Zone" posters and red paint. A one acre pod of trees in the southeast corner of Area 2 has been posted out of the timber sale with "Timber Sale Boundary" posters and red paint. Scattered pods are located between points G and E, on the lower flat near the boundary in Area 1, north of point I and west of point K, and surrounding the sink hole, point L. All pods were placed as to not impede logability of the unit. Green trees individually marked are painted with red "W's and have been removed from the cruised volume. The table below summarizes reserve trees whose volume has been removed from the cruise. Stream buffers and GTR areas are mapped in Exhibit "A."

Sale Area	Douglas fir - MBF	Hemlock MBF	Hardwood MBF
1 & 2	78.7	5.5	1.0

9. Timber Description: The majority of timber in the sale area is mature 102 to 145 year-old Douglas-fir sawtimber with minor amounts of western hemlock and red alder. The average cruised Douglas Fir is 22" with a bole length of 114'. Timber quality is good.

10. Topography: Area 1 of the timber sale is gentle adjacent to the 9360 road and gradually increasing to a small ridge on the northwest boundary of the timber sale. A north-south ridge separates the upper bench from a lower bench with gentle slopes and moist soils. Area 2 of the timber sale is split down the middle by a ridge that divides the southeast aspect from the northwest aspect. Terrain is atypical of the Elliott with fairly gentle slopes and benches with fewer steep slopes. Area 2 is bordered by streams to the southeast and southwest. Area 1 follows the Joe Buck Marbled Murrelet Management Area (MMMA) to the north and the Millicoma Strawberry MMMA to the south. Mature timber borders the southwest boundary and young timber to the east. Area 2 is bordered by the Millicoma Strawberry MMMA to the west, streams to the south and 16 to 30 year old reprod to the west, north, and east. Locations of stream buffers and green tree retention areas are indicated on the Exhibit "A".

11. Logging Method: Area 1 and 2 of the timber sale are designed for cable logging from five landings situated on new spurs to be constructed from the 9360. Approximately 30% of Area 1 is designed to be ground based yarded to the existing F to D spur and new F to G spur. Approximately 60% of Area 1 and 20% of Area 2 will be seasonally restricted due to the adjacent Millicoma Strawberry and Joe Buck Marbled Murrelet Management Areas. A landing located at purchasers discretion may be constructed between project points J and K to facilitate uphill cable logging in Area 2.

Final determination of landing locations and logging method must give priority to protection of stream buffers and green tree retention areas. Full suspension will be required while yarding over drainages and stream buffers, and single end suspension over the remainder of the sale area. The timber sale is intended for dry season operation. Purchaser must comply with winter and wet weather option if operations are conducted during the wet season. Roads and landings are indicated on the Exhibit "A" and Logging Plan maps.

12. Access: From Coos Bay, take Coos River Highway to the 1000 road (Marlow Creek). Proceed 10.5 miles up the 1000 to the 9000 (Elk Creek). Proceed 3.7 miles up the 9000 to the 9300 and head 2.3 miles up the 9300 to the 9360. Drive down the 9630 by vehicle to point C. Continue on foot into Area 1 or 2.

13. Projects:

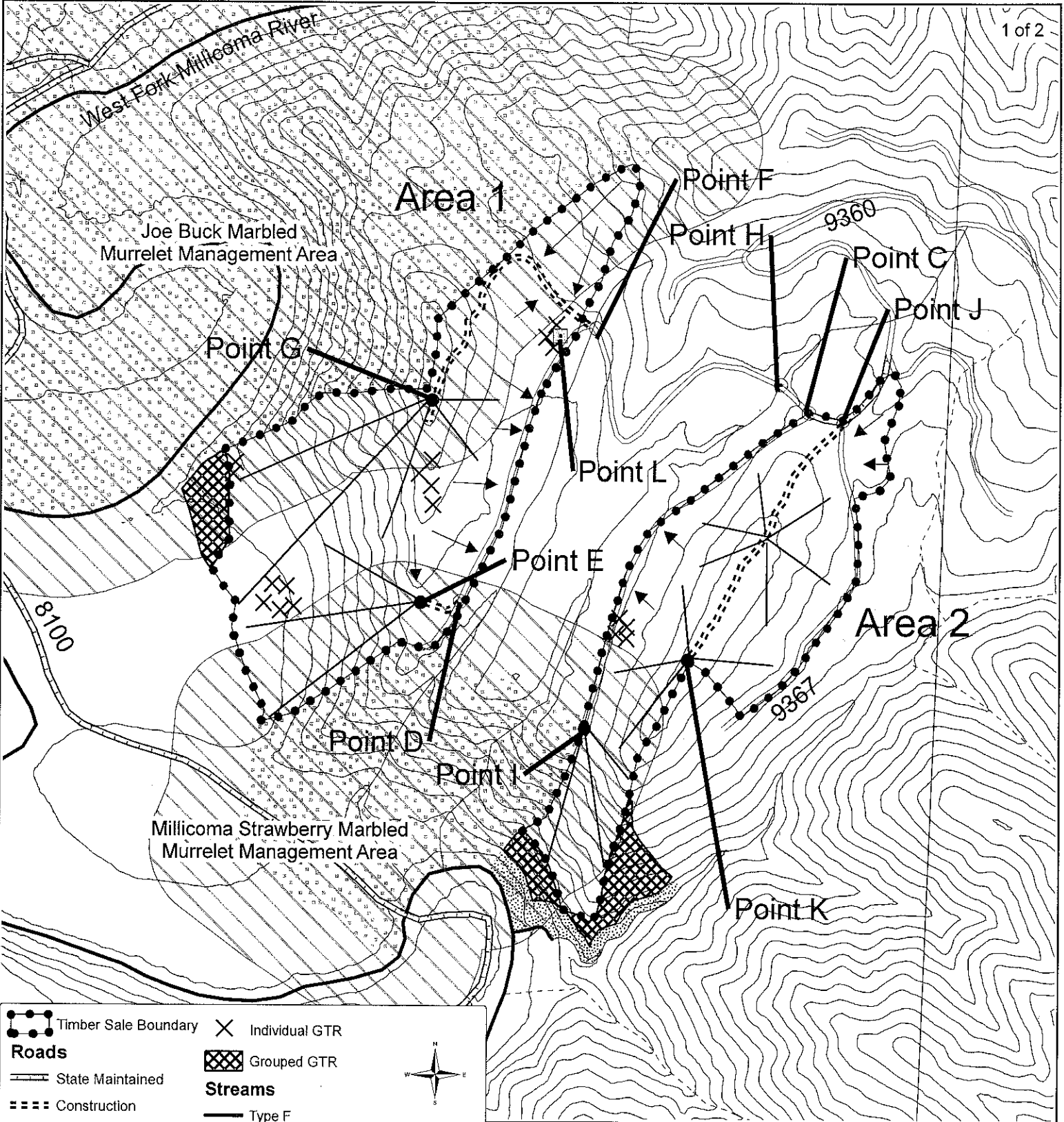
Project 1: Road and Landing Construction

Project 2: Road and Landing Improvement

Project 3: Install culvert and reconstruct fill

Project 4: Fix sink hole

Project 5: Rock Stockpile Replenishment



Legend

- Timber Sale Boundary
- Individual GTR
- Grouped GTR
- Roads**
- State Maintained
- Construction
- Purchaser Maintained
- Streams**
- Type F
- Type N
- Unclassified
- Marbled Murrelet Management Area
- Seasonal Restricted Area
- Cable Corridors
- Ground Based
- 40' Contours
- Project Points**
- Culvert Install
- Landing
- Road Point
- Sink Hole
- Stream Buffer

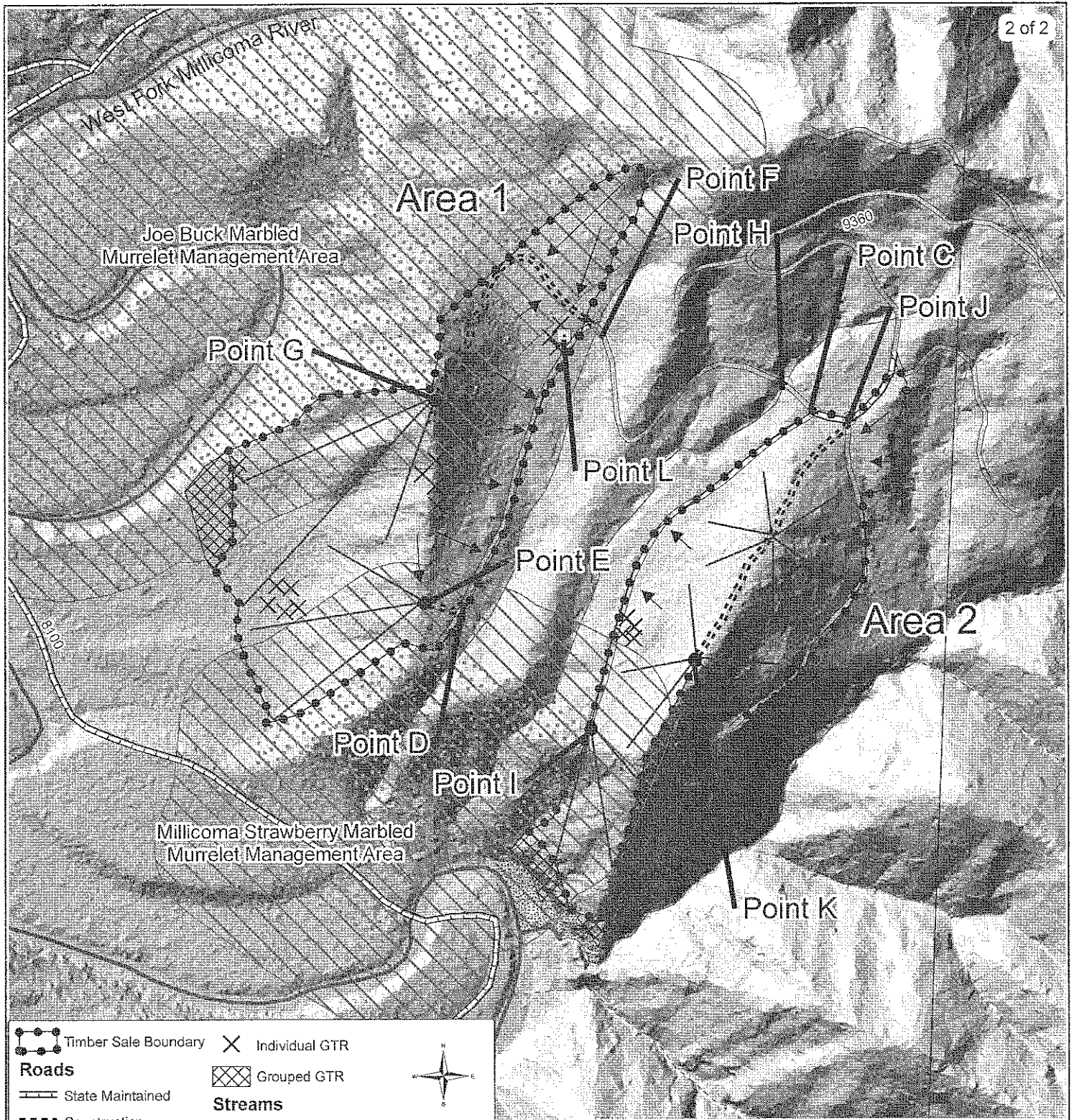
**LOGGING PLAN
OF TIMBER SALE NO.
341-11-59
MILLICOMA LOOKOUT**

Portions of Section 23
T23S, R11W, W.M.
Coos County, Oregon

Sale Area	Harvest Type	Net Acres
1	clearcut	31 acres
2	clearcut	23 acres
Total		54 Harvest Acres



This product is for informational use and may not have been prepared for, or suitable for legal or surveying purposes.



**LOGGING PLAN
OF TIMBER SALE NO.
341-11-59
MILLICOMA LOOKOUT**

Portions of Section 23
T23S, R11W, W.M.
Coos County, Oregon

Sale Area	Harvest Type	Net Acres
1	clearcut	31 acres
2	clearcut	23 acres
Total		54 Harvest Acres

Timber Sale Boundary
 Individual GTR
 Grouped GTR
Roads
 State Maintained
 Construction
 Purchaser Maintained
Streams
 Type F
 Type N
 Unclassified
 Marbled Murrelet Management Area
 Seasonal Restricted Area
 Cable Corridors
 Ground Based
Project Points
 Culvert Install
 Landing
 Road Point
 Sink Hole
 Stream Buffer



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