



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal  
Barber North  
Sale WL-341-2017-74-

District: Western Lane

Date: December 30, 2016

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**Cost Summary**

	<b>Conifer</b>	<b>Hardwood</b>	<b>Total</b>
<b>Gross Timber Sale Value</b>	\$867,664.58	\$33,675.50	\$901,340.08
		<b>Project Work:</b>	(\$101,629.00)
		<b>Advertised Value:</b>	\$799,711.08



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### Timber Description

**Location:** Portions of Section 31, T17S, R8W,  
and portions of Sections 5 and 6, T18S, R8W, W.M.,

**Stand Stocking:** 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	18	0	97
Alder (Red)	10	0	97
Maple	16	0	97

Volume by Grade	2S	3S	4S	Camprun	Total
Douglas - Fir	1,187	1,056	395	0	2,638
Alder (Red)	0	0	0	47	47
Maple	0	0	0	197	197
<b>Total</b>	1,187	1,056	395	244	2,882

**Comments:** Pond Values Used: 4th Quarter Calendar Year 2016.

Western Hemlock and Other Conifers Stumpage Price = Pond Value minus Logging Cost:  
\$190/MBF = \$490/MBF - \$300/MBF

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Cost:  
\$810/MBF = \$1,110/MBF - \$300/MBF

SCALING COST ALLOWANCE = \$5.00/MBF

BRANDING AND PAINTING COST ALLOWANCE = \$2.00/MBF

FUEL COST ALLOWANCE = \$3.00/Gallon

HAULING COST ALLOWANCE  
Hauling costs equivalent to \$780 daily truck cost.

Other Costs (with Profit & Risk to be added):  
None.

Other Costs (No Profit & Risk added):  
Final Road Maintenance = \$11,996  
Rockwear Fee and Mineral Haul = \$6,152  
TOTAL Other Costs (No Profit & Risk added): \$18,148





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**Logging Costs**

<b>Operating Seasons:</b> 1.00	<b>Profit Risk:</b> 15%
<b>Project Costs:</b> \$101,629.00	<b>Other Costs (P/R):</b> \$0.00
<b>Slash Disposal:</b> \$0.00	<b>Other Costs:</b> \$18,148.00

**Miles of Road**

**Road Maintenance:** \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	7.0	0.0	0.0

**Hauling Costs**

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	4.5
Alder (Red)	\$0.00	3.0	3.0
Maple	\$0.00	3.0	3.0



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**Logging Costs Breakdown**

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling / Brand & Paint	Other	Total
<b>Douglas - Fir</b>									
\$177.96	\$7.35	\$1.52	\$59.51	\$0.00	\$36.95	\$0.00	\$7.00	\$6.30	\$296.59
<b>Alder (Red)</b>									
\$181.01	\$7.35	\$1.52	\$89.27	\$0.00	\$41.87	\$0.00	\$7.00	\$6.30	\$334.32
<b>Maple</b>									
\$193.06	\$7.35	\$1.52	\$89.27	\$0.00	\$43.68	\$0.00	\$7.00	\$6.30	\$348.18

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$625.50	\$328.91	\$0.00
Alder (Red)	\$0.00	\$645.00	\$310.68	\$0.00
Maple	\$0.00	\$445.00	\$96.82	\$0.00



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**Summary**

**Amortized**

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00
Maple	0	\$0.00	\$0.00

**Unamortized**

Specie	MBF	Value	Total
Douglas - Fir	2,638	\$328.91	\$867,664.58
Alder (Red)	47	\$310.68	\$14,601.96
Maple	197	\$96.82	\$19,073.54

**Gross Timber Sale Value**

Recovery: \$901,340.08

Prepared By: Nikolai Hall

Phone: 541-935-2283

**Summary of "Other Costs" for Timber Sale Appraisals**

Barber North  
341-17-74

**"Other Costs" with Profit and Risk to be Added:**

None

**Total "Other Costs" with Profit and Risk to be Added:**

**\$0**

**"Other Costs" With No Additional Profit and Risk**

	<u>Units</u>	<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Final Road Maintenance	Operation			\$ 11,996
Rockwear Fee and Mineral Haul	Operation			\$ 6,152.00
<b>Total "Other Costs" With No Additional Profit and Risk:</b>				<b><u>\$ 18,148</u></b>
<b>Cost per MBF</b>	2,882	MBF		<b>\$ 6.30</b>

**Barber North**  
**341-17-74**  
**Combined Project Costs**

Project 1	Improve and construct roads.	\$32,677
Project 2	Spread and process rock for roads.	\$67,532
Project 3	Conduct roadside brushing.	\$ 1,420
TOTAL PROJECT COSTS		\$101,629



State Timber Sale Contract  
 341-17-74  
 Barber North

**Final Road Maintenance Cost Summary**

<b>Totals</b>	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	<b>TOTAL</b>
Stations	7.00	38.00	1.30	1.00	350.00	
Cost/Sta	\$ 77.86	\$ 48.82	\$ 95.38	\$ 118.00	\$ 23.87	
<b>Total Cost</b>	<b>\$ 545</b>	<b>\$ 1,855</b>	<b>\$ 124</b>	<b>\$ 118</b>	<b>\$ 8,354</b>	<b>\$ 10,996</b>

<b>Spot Rocking</b>	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	<b>TOTAL</b>
Total Yds	10	20			50	
Rock Size	3"-0"	3"-0"	0	0	3"-0"	
\$/yd	\$31.64	\$31.64	\$0.00	\$0.00	\$31.64	
Subtotal	\$ 316	\$ 633	\$ -	\$ -	\$ 1,582	<b>\$ 2,531</b>

<b>Grade,Shape &amp; Pull Ditches</b>	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	<b>TOTAL</b>
Stations	7.00	38.00	1.30	1.00	350.00	
\$/STA	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	
Subtotal	\$ 128	\$ 697	\$ 24	\$ 18	\$ 6,423	<b>\$ 7,290</b>

<b>Install Waterbars</b>	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	<b>TOTAL</b>
# of waterbars		15.00			10.00	
\$/waterbar	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	
Subtotal	\$ -	\$ 525.00	\$ -	\$ -	\$ 350.00	<b>\$ 875.00</b>

<b>Landing clean up</b>	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	<b>TOTAL</b>
Stations	1.00		1.00	1.00		
\$/STA	\$ 100.00		\$ 100.00	\$ 100.00		
Subtotal	\$ 100	\$ -	\$ 100	\$ 100	\$ -	<b>\$ 300</b>

<b>Move In</b>	Initial
Grader	\$ 500.00
Vibratory Rolloer	
D * Cat	
Excavator	\$ 500.00
Dump Truck	

Move in costs associated with one entry for the entire project

**Total Final Maintenance Costs** **\$ 11,996**

**Rocking and Compaction**

**Rock Source: Commercial Source**

**Rock Quantity (Inplace)**

	Spur 1	Spur 1	Spur 2	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
<b>Base Rock</b>								
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	Jaw Run	Jaw Run	3"-0"	
Stations	2.50	3.50	12.00	17.00	1.30		3.00	39.00
Approx yds/sta	33	44	33	33	33		44	
<b>Subtotal base (cu. yds)</b>	<b>80</b>	<b>150</b>	<b>400</b>	<b>560</b>	<b>40</b>	<b>0</b>	<b>130</b>	<b>1360</b>
<b>Cap Rock</b>								
Rock Size	*3/4"-0"	0	*3/4"-0"	0	0	0	1 1/2"-0"	
Stations	2.5		12				6	20.00
Approx yds/sta	17		17				11	
<b>Subtotal cap (cu. yds)</b>	<b>40</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>310</b>
<b>Landings</b>								
Rock Size	0	Jaw Run	0	0	Jaw Run	Jaw Run	0	
Stations		1.00			1.00	1.00		3.00
Approx yds/sta		50			30	60		
<b>Subtotal base (cu. yds)</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>60</b>	<b>0</b>	<b>140</b>
<b>Additional Rock</b>								
Rock Size	0	3"-0"	0	3"-0"	0	0	0	
Turnouts and Turn-Arounds		1		1				
Approx cu. yds		20		30				
<b>Subtotal Tunouts/Around (cu. yds)</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	0	0	1 1/2"-0"	
Number of Points	1	1	1	1			10	
Curve Widening/Spot Rocking (Yds)	10	10	10	10			10	
<b>Subtotal Spot/Widening Rock</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>140</b>
<b>Energy Disipator Yds</b>	<b>0</b>	<b>0</b>	<b>Pit Run</b>	<b>Pit Run</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Rock Size	Rip Rap	Rip Rap	Rip Rap	Rip Rap	Rip Rap	Rip Rap	Rip Rap	
<b>Approx Total (cu. Yds)</b>			<b>10</b>	<b>10</b>				<b>20</b>

**ROCK COST (Rock + Delivery)**

Road Segment/Name	Spur 1	Spur 1	Spur 2	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	Jaw Run	Jaw Run	3"-0"	
Approx cu. yds	80	150	400	560	40	0	130	1360
Cost/yd (includes load/spread)	\$31.64	\$31.64	\$31.64	\$31.64	\$31.64	\$31.64	\$31.64	
<b>Subtotal Cost "Base" Rock</b>	<b>\$ 2,531</b>	<b>\$ 4,745</b>	<b>\$ 12,654</b>	<b>\$ 17,716</b>	<b>\$ 1,265</b>	<b>\$ -</b>	<b>\$ 4,113</b>	<b>\$ 43,024</b>
Rock Size	*3/4"-0"	0	*3/4"-0"	0	0	0	1 1/2"-0"	
Approx cu. yds	40	0	200	0	0	0	70	310
Cost/yd (includes load/spread)	\$32.11	\$0.00	\$32.11	\$0.00	\$0.00	\$0.00	\$24.50	
<b>Subtotal Cost "Cap" Rock</b>	<b>\$ 1,284</b>	<b>\$ -</b>	<b>\$ 6,422</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,715</b>	<b>\$ 9,421</b>
Rock Size	0	3"-0"	0	3"-0"	0	0	0	
Approx cu. yds <b>Tunouts/Arounds</b>	0	20	0	30	0	0	0	50
Cost/yd (includes load/spread)	\$0.00	\$31.64	\$0.00	\$31.64	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$0.00	\$632.70	\$0.00	\$949.05	\$0.00	\$0.00	\$0.00	\$0.00
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	0	0	1 1/2"-0"	
Approx cu. Yds <b>Spot/Widening</b>	10	10	10	10	0	0	100	140
Cost/yd (includes load/spread)	\$31.64	\$31.64	\$31.64	\$31.64	\$0.00	\$0.00	\$32.11	
Subtotal	\$316.35	\$316.35	\$316.35	\$316.35	\$0.00	\$0.00	\$3,210.75	
Rock Size	0	0	Pit Run	Pit Run	0	0	0	
Approx cu. Yds <b>Engery Disipator</b>	0	0	10	10	0	0	0	20
Cost/yd (includes load/spread)	\$0.00	\$0.00	\$28.13	\$28.13	\$0.00	\$0.00	\$0.00	
Subtotal	\$0.00	\$0.00	\$281.25	\$281.25	\$0.00	\$0.00	\$0.00	
<b>Subtotal Cost "Additional" Rock</b>	<b>\$ 316</b>	<b>\$ 949</b>	<b>\$ 598</b>	<b>\$ 1,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,211</b>	<b>\$ 6,621</b>
Rock Size	\$ -	Jaw Run	\$ -	\$ -	Jaw Run	Jaw Run	\$ -	
Approx cu. yds	0	50	0	0	30	60	0	140
Cost/yd (includes load/spread)	\$0.00	\$31.64	\$0.00	\$0.00	\$31.64	\$31.64	\$0.00	
<b>Subtotal Cost "Landing" Rock</b>	<b>\$ -</b>	<b>\$ 1,582</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 949</b>	<b>\$ 1,898</b>	<b>\$ -</b>	<b>\$ 4,429</b>
Grand total quarry approx yds	\$ 130	\$ 230	\$ 620	\$ 610	\$ 70	\$ 60	\$ 300	2020
<b>Total Quarry Rock Cost</b>	<b>\$ 4,131</b>	<b>\$ 7,276</b>	<b>\$ 19,673</b>	<b>\$ 19,262</b>	<b>\$ 2,214</b>	<b>\$ 1,898</b>	<b>\$ 9,038</b>	<b>\$ 63,492</b>

Compaction w/Processing	Spur 1	Spur 1	Spur 2	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Cost/Cu. Yd.	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	
<b>Subtotal Processing</b>	<b>\$ 260</b>	<b>\$ 460</b>	<b>\$ 1,240</b>	<b>\$ 1,220</b>	<b>\$ 140</b>	<b>\$ 120</b>	<b>\$ 600</b>	<b>\$ 4,040</b>

\$/yd <sup>3</sup> rock in place & compacted	Spur 1	Spur 1	Spur 2	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	Total
<b>Total Rock Costs</b>	<b>\$4,391</b>	<b>\$7,736</b>	<b>\$20,913</b>	<b>\$20,482</b>	<b>\$2,354</b>	<b>\$2,018</b>	<b>\$9,638</b>	<b>\$ 67,532</b>

Move-in included in subgrade construction  
Due to rounding, the numbers in the table above may not add up to the totals shown.

State Timber Sale Contract  
 Barber North  
 341-17-74

**Subgrade Construction/Culverts**  
 Processing and Decking Right-of-Way Logs Not Included

Totals	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Stations	9	29	1.3	1	121	161
Cost/Sta	\$ 1,111	\$ 215	\$ 2,487	\$ 582	\$ 67	
<b>Cost</b>	<b>\$ 9,997</b>	<b>\$ 6,221</b>	<b>\$ 3,233</b>	<b>\$ 582</b>	<b>\$ 8,144</b>	<b>\$ 28,177</b>

**Earthwork**

Clearing and Grubbing	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Acreage	1	1	0.2	0.2		
Cost/Acre	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	
Total	\$ 1,337	\$ 1,337	\$ 267	\$ 267	\$ -	\$ 3,208

Excavation yards are bank run from State's design

Construction/Excavation	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Stations	7.5		1.3	1		
Drift/Excavation Cu Yd	400					
\$/sta	\$190.00	\$190.00	\$190.00	\$190.00	\$122.00	
Drift/Excavation \$/yd	\$1.80					
Landing Construction	\$389.00		\$0.00			
<b>Subtotal</b>	<b>\$ 2,534</b>	<b>\$ -</b>	<b>\$ 247</b>	<b>\$ 190</b>	<b>\$ -</b>	<b>\$ 2,971</b>

**End-haul** Costs are in addition to excavation costs above.

Cu Yd	1000	200	600		60	
\$/yd	\$4.00	\$4.00	\$3.10		\$5.00	
Process Waste	\$ 1,600.00	\$ 200.00	\$ 800.00			
<b>Subtotal</b>	<b>\$ 5,600</b>	<b>\$ 1,000</b>	<b>\$ 2,660</b>	<b>\$ -</b>	<b>\$ 300</b>	<b>\$ 9,560</b>

**Culverts**

Alum. Steel 2-2/3" x 1/2"	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Length (ft)		60			70	130
Diameter (2-2/3" x 1/2")	18"	18"	18"	18"	18"	
Cost/Foot	\$ 15.23	\$ 15.23	\$ 15.23	\$ 15.23	\$ 15.23	
Subtotal	0	913.8	0	0	1066.1	
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 914</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,066</b>	<b>\$ 1,980</b>
<b>Installation Cost</b>		<b>\$ 1,000</b>			<b>\$ 1,000</b>	<b>\$ 2,000</b>

\* Aluminized Steel was used for costing purposes based on prices as of 12/20/12

**Subgrade Treatment**

Compaction w/ Roller	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Road Stations	7.5	29	1.3	1	0	39
Cost/STA	\$ 40.40	\$ 20.20	\$ 20.20	\$ 100.00	\$ 20.20	
Subtotal	\$ 303	\$ 586	\$ 26	\$ 100	\$ -	\$ 1,015

Grade and Shape	Spur 1	Spur 2	Spur 2a	Spur 2b	Barber Ridge Rd	TOTAL
Road Stations	9	29	1.3	1	121	
Cost/STA	\$ 24.83	\$ 47.75	\$ 24.83	\$ 24.83	\$ 47.75	
Subtotal	\$ 223	\$ 1,385	\$ 32	\$ 25	\$ 5,778	\$ 7,443

Move in	Cost
Dozer	\$ 1,500
Dump Truck	\$ 200
grader	\$ 500
excavator	\$ 1,500
vibratory roller	\$ 200
water truck	\$ 100
small excavator	\$ 500

**Project Cost** \$ 28,177

**Move In Cost** \$ 4,500

**Total Cost** \$ 32,677

Due to rounding, the numbers in the table above may not add up to the

# Cruise Report

Barber North

SALE # 341-17-74

**Sale Area:** Portions of Section 31, T17S, R8W, and Section 6, T18S, R8W, W.M., Lane County, Oregon. The sale's net harvestable acres are 91. There are approximately 10 acres of stream buffers. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

**Stand Description:** Barber North Areas 1 and 2 are harvest units dominated by 75-80 year old Douglas-fir, with a moderate component of bigleaf maple. The stand contains scattered western hemlock and red alder. Area 1 totals 60 acres and Area 2 is 31 acres. Both stands are variable. Some areas are relatively dense with tall, straight, Douglas-fir. Other areas have scattered Douglas-fir surrounded by bigleaf maple. Other species present include cascara, cherry, and western red cedar. Area 2 is denser and more dominated by Douglas-fir than Area 1. The brush component is also variable. Parts of the stand consist of primarily salmonberry, evergreen huckleberry, and vine maple in the understory. Other areas are primarily sword fern and salal. The slopes are mostly 60-80%, broken by tributary streams. A flatter elongated bench occurs on the north side of Area 1.

## Right-of-Way:

Adjacent to Area 2 and on Spur 2 as shown on Exhibit A, there is 1.5 acres of 75-80 year old timber on Board of Forestry Land.

Right-of-Way volume outside of the timber sale areas are provided in the table below.

PURCHASER will be required to purchase Weyerhaeuser timber within the posted right-of-way of Spur 1.

**Cruise Method:** Volumes for Area 1 were based on a combination of Stand Level Inventory (SLI) Data, and cruise plots installed in 2012 using a systematic variable radius plot sampling method.

Volumes for Area 2 were based on cutout volumes from the adjacent 2015 "Good Barber" timber sale which consisted of similar timber.

Volumes for the Right-of-Way on Board of Forestry land were calculated based on the volume calculated for Area 2.

**Cruiser:** Chad Howard

**Area 1 (60 ac) Net Calculated Volume**

Species	Avg. DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run (MBF)	Sub-Total (MBF)
Douglas-fir	17	675	600	225		1500
Big Leaf Maple	16				180	180
Red Alder	10				30	30

**Area 1 Total (MBF): 1710**

**Area 1 Volume per Acre (MBF): 28.5**

**Area 2 (31 ac) Net Calculated Volume**

Species	Avg. DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run (MBF)	Sub-Total (MBF)
Douglas-fir	18	488	435	162		1085
Big Leaf Maple	16				16	16
Red Alder	10				16	16

**Area 2 Total (MBF): 1117**

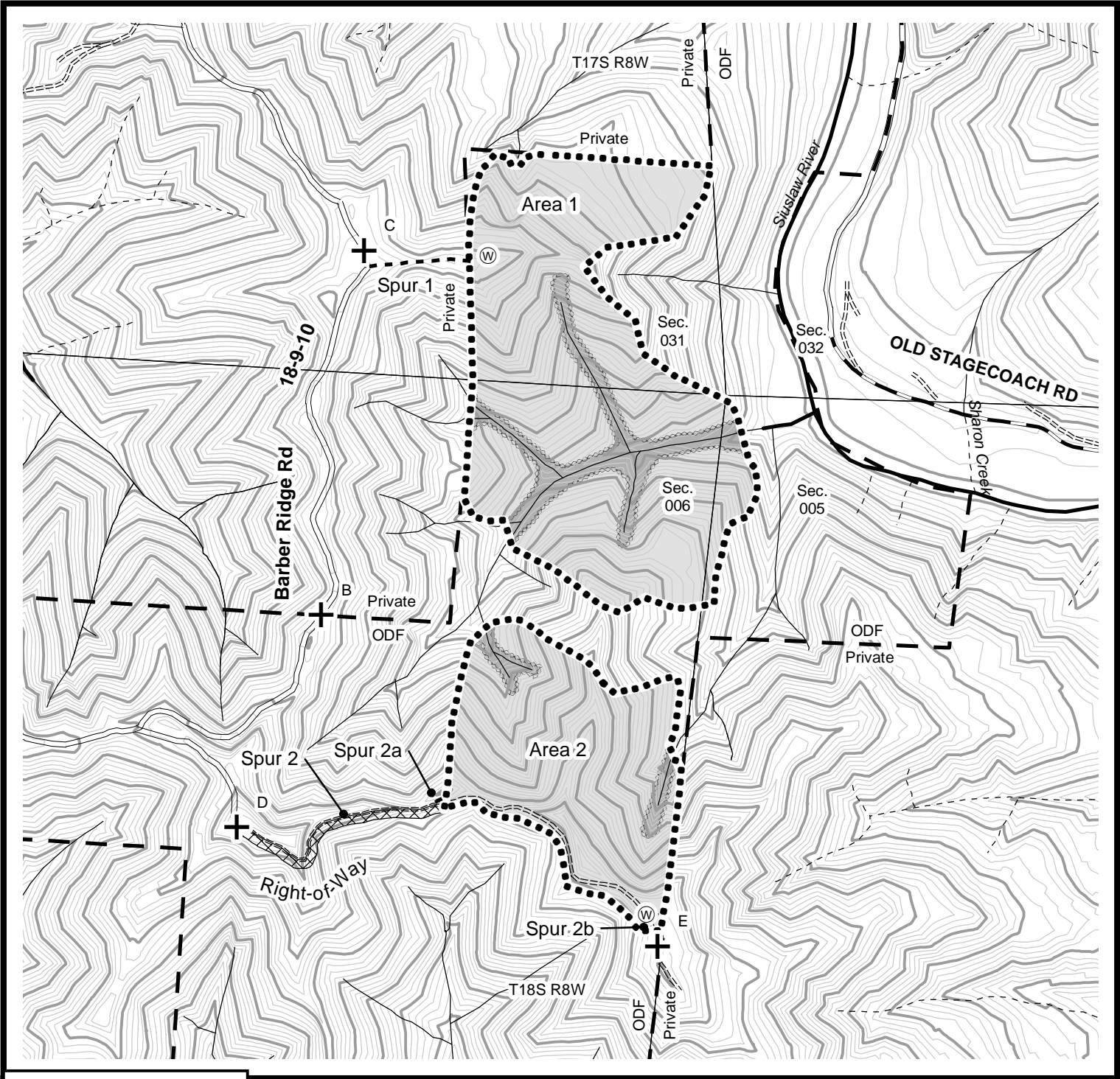
**Area 2 Volume per Acre (MBF): 36**

**Right-of-Way (1.5 ac) outside of posted timber sale area adjacent to Area, 2 Net Calculated Volume**

Species	Avg. DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run (MBF)	Sub-Total (MBF)
<b>Spur 2</b>						
Douglas-fir	18	24	21	8		53
Big Leaf Maple	16				1	1
Red Alder	10				1	1

**Right-of-Way Total (MBF): 55**

<b>Sale Total (MBF): 2882</b>
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**Legend**

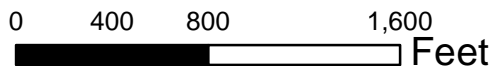
- Potential Waste Areas
- Project Points
- New Road Construction
- Timber Sale Boundary
- ODF Ownership
- Right-of-Way
- Roads**
- Paved road
- Surfaced road
- Dirt/Primitive Road - driveable
- Streams**
- Fish
- Nonfish
- Unknown
- Stream Buffer
- Cable Yarding

# Logging Plan

OF TIMBER SALE CONTRACT NO. 341-17-74  
 BARBER NORTH AREAS 1 AND 2  
 PORTIONS OF SECTION 31, T17S, R8W,  
 AND SECTION 5 AND 6 OF, T18S, R8W, W.M.  
 LANE COUNTY, OREGON

Contours = 20 ft

1 inch = 800 feet



APPROXIMATE NET ACRES	
100% CABLE YARDING	
AREA 1	60 ACRES (MC)
AREA 2	31 ACRES (MC)
<b>TOTAL</b>	<b>91 ACRES (MC)</b>

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