



ACTIVE · SET PRICE

Cash Creek

± 40 Acres | Lane County | Oregon | Near Marcola

±39.68 Acres of Secluded Timberland

PRICE	PRICE / ACRE	ACREAGE
\$399,000	—	± 40

PROPERTY OVERVIEW

Nestled in a picturesque setting just a short distance from Marcola, this expansive ±40-acre property offers the perfect blend of privacy, natural beauty, and recreational opportunity. The land is dominated by ±35 acres of well-stocked, 24-year-old Douglas Fir trees, making it an ideal investment for future timber value or simply to enjoy the tranquil forest surroundings. A beautiful creek meanders through the middle of the property, creating a peaceful backdrop and adding to the overall charm of the land. With its abundant wildlife and lush environment, this property is a nature lover's paradise. Surrounded by Bureau of Land Management (BLM) land, you'll have easy access to miles of additional outdoor exploration, hiking, and hunting opportunities, ensuring that your access to nature is endless. Whether you're looking to create a private retreat or develop a recreation and camping paradise, this property offers the space and serenity t...

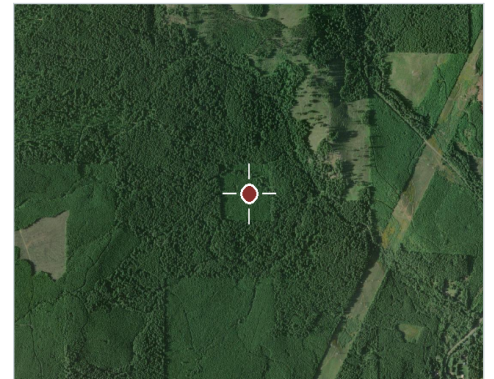
PROPERTY DETAILS

ACCESS	WATER FEATURES
Dirt Road	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	0028413

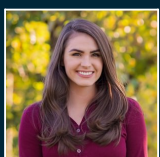
DOCUMENTS INCLUDED

Aerial Map · Stand Map · Location Map · Contour Map

LOCATION



Lane County, Oregon



Kaitlin McFarland

Real Estate Broker, WA, OR

O: 425.820.3420 C: 360.861.1225

kaitlin.mcfarland@afmforest.com

Principal Broker: Colton Jacobson (Oregon)

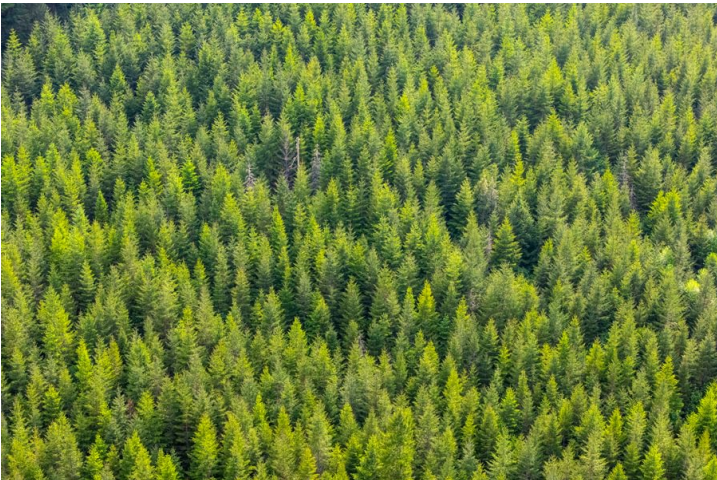
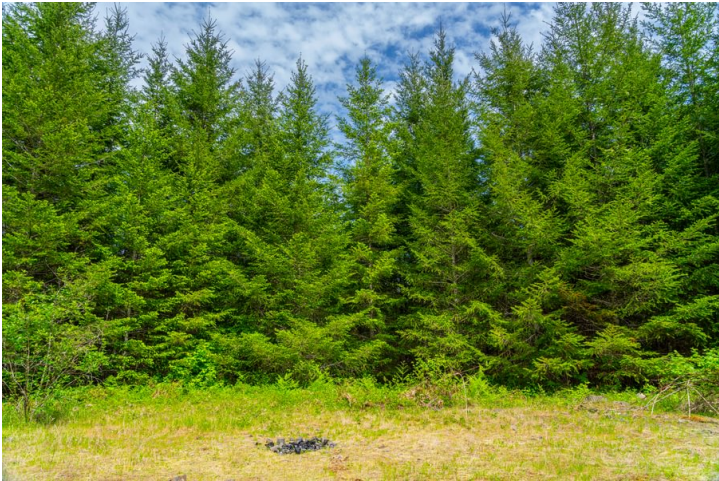
Co-Listing: Colton Jacobson · 541.510.1670

SCAN TO VIEW



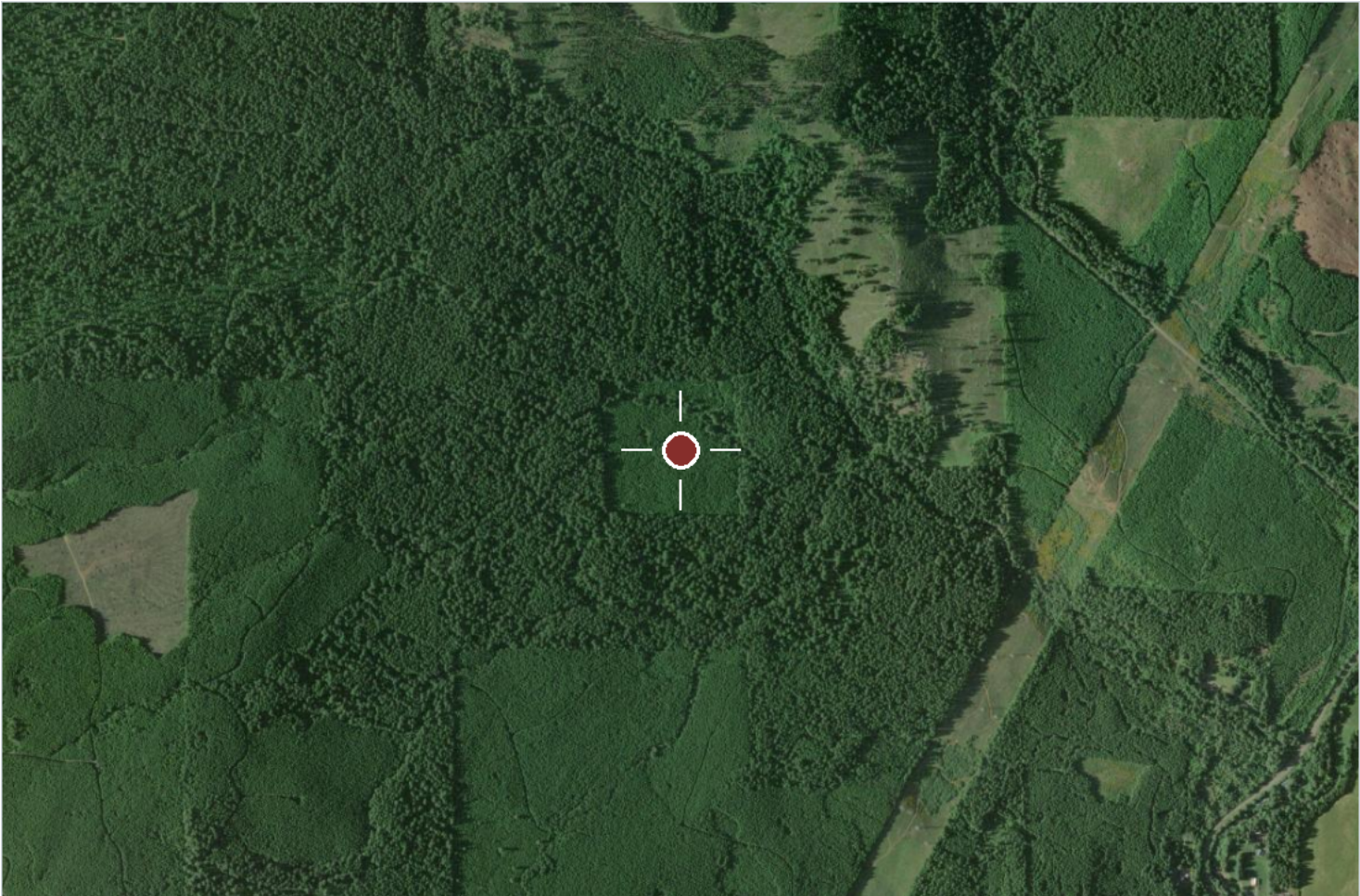
Property Photos

Cash Creek · Lane County · Oregon · Near Marcola

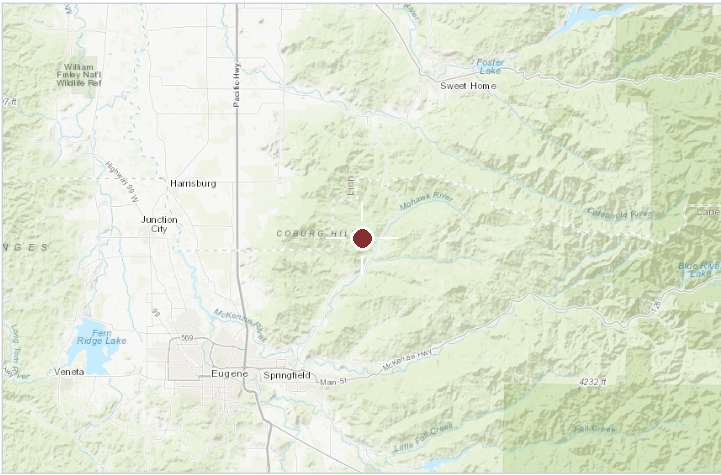


Location & Access

Cash Creek · Lane County · Oregon · Near Marcola



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Lane County, Oregon

NEAREST CITY

Marcola

APPROXIMATE CENTRE

44.21375, -122.85716

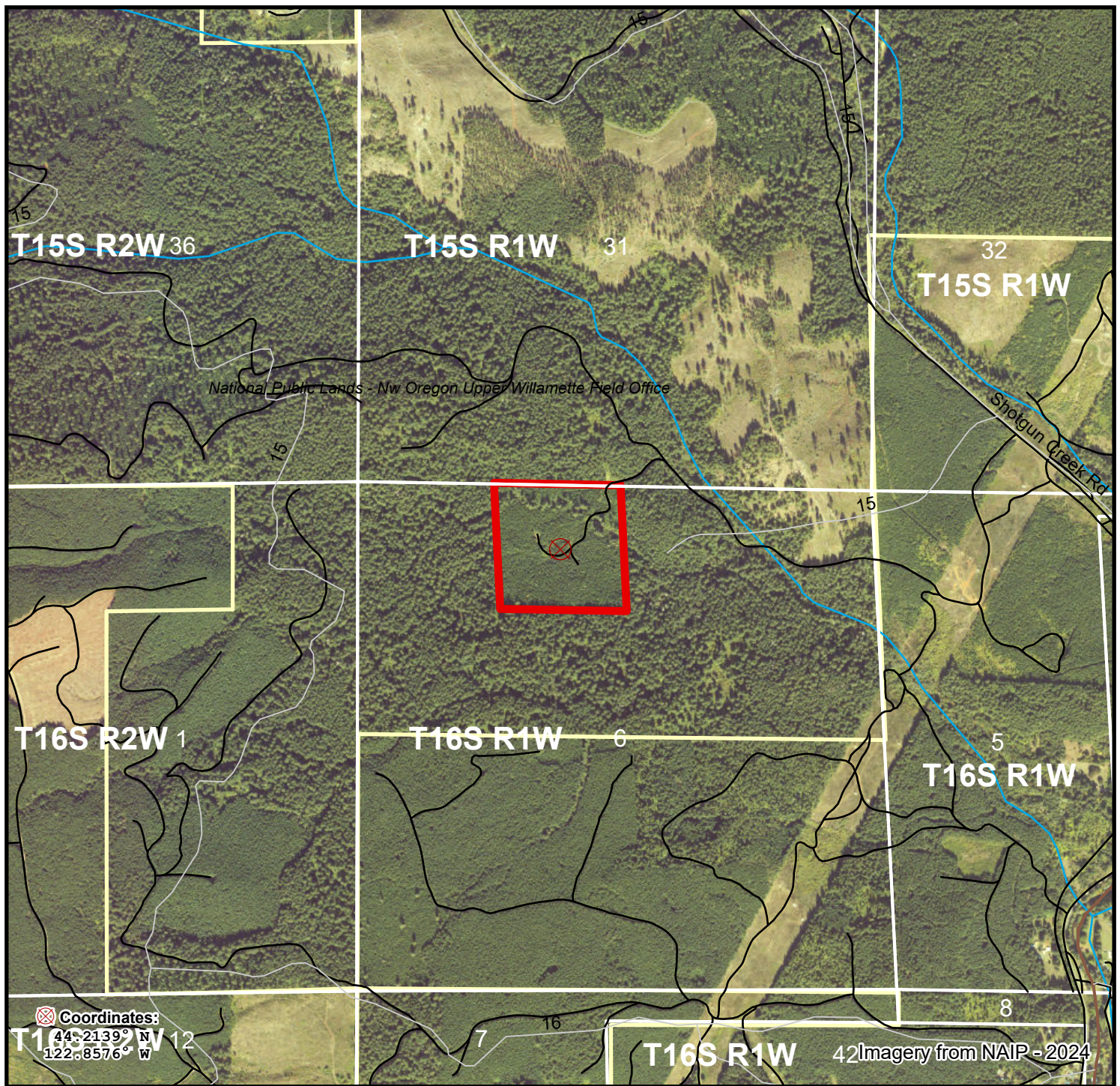
COUNTY TAX PARCEL IDS

0028413

INTERACTIVE MAP



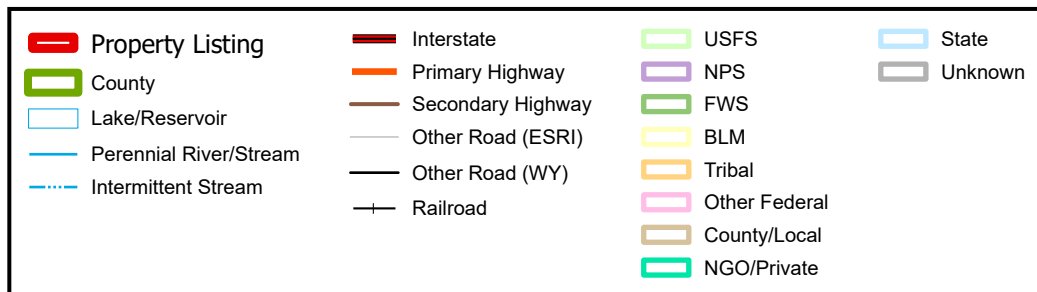
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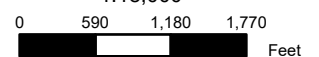
Cash Creek 40 - Photo Map

Parcel #41039Hb1034

Lane County, OR - approx. 39.8 acres +/-

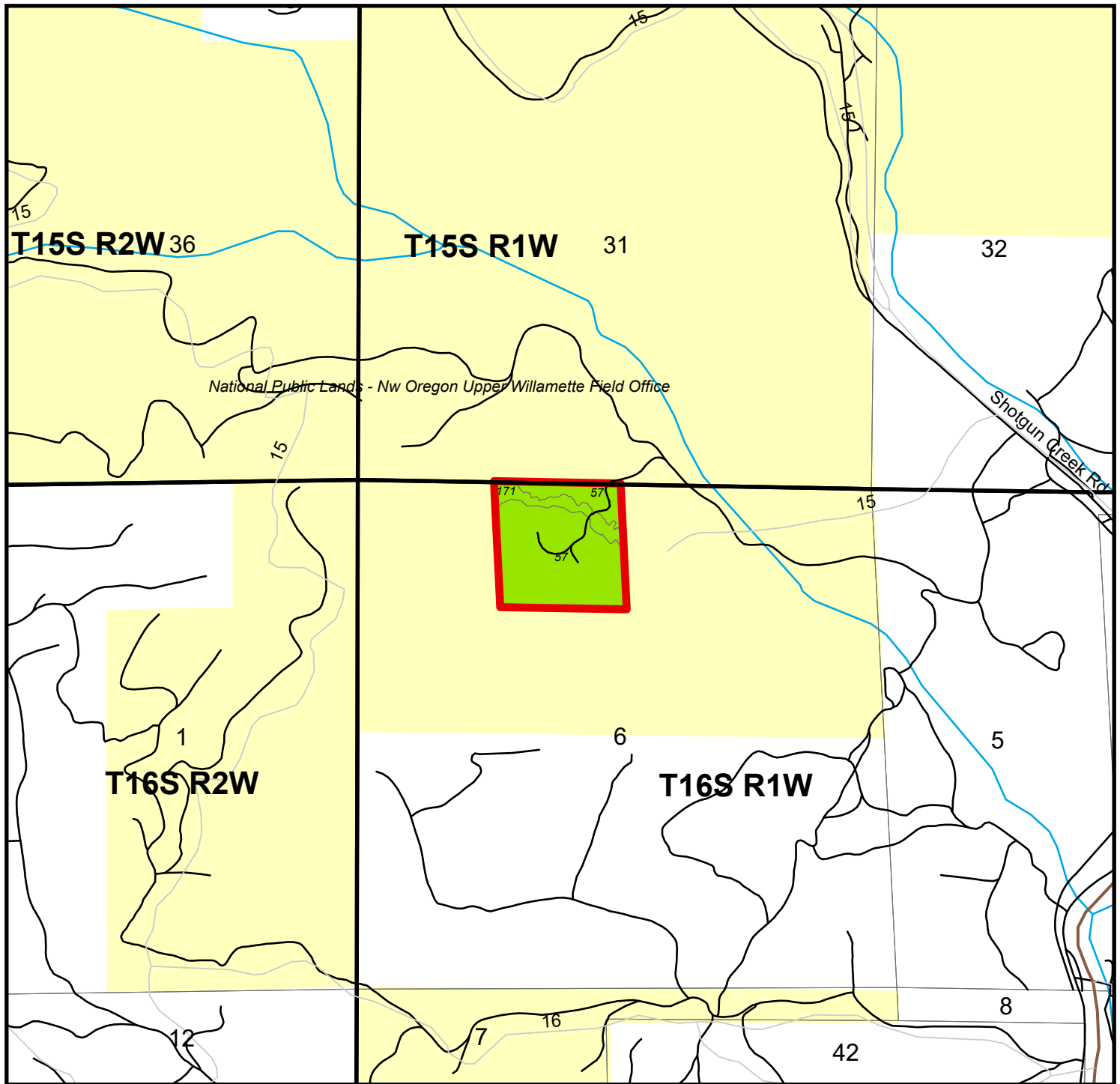


SCALE: 1:18,000

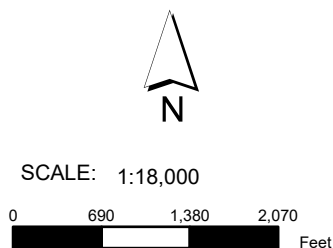


The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

2/28/2025

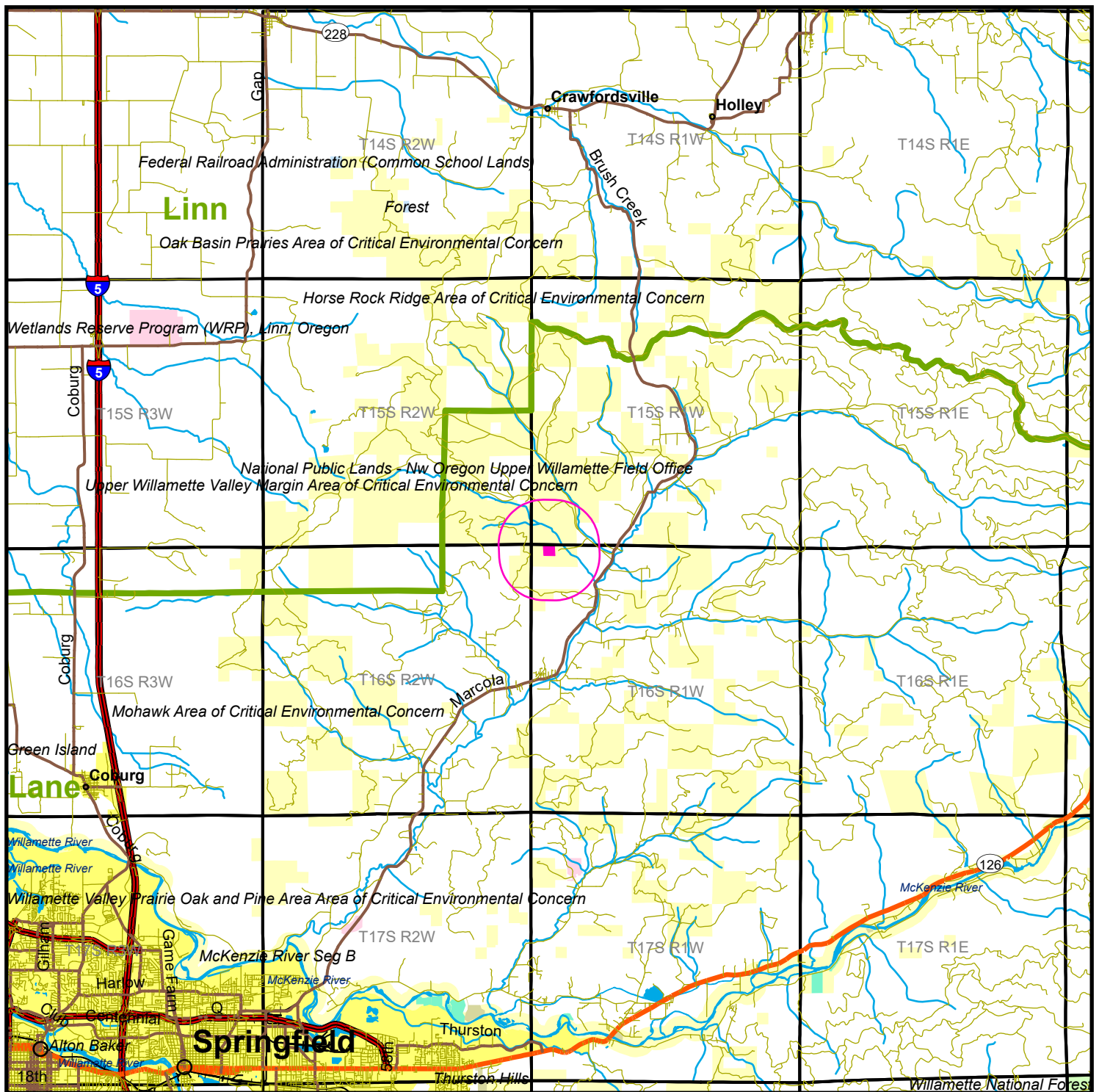


Cash Creek 40 - Stand Map
Cash Creek 40
Parcel # 41039Hb1034
 Lane County, OR - approx. 39.8 acres +/-



Stand #	Cover Type	Age	Acres
57	Douglas Fir	24	35.3
171	Douglas Fir	103	4.5

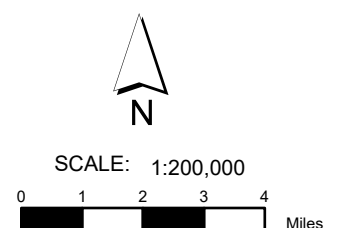
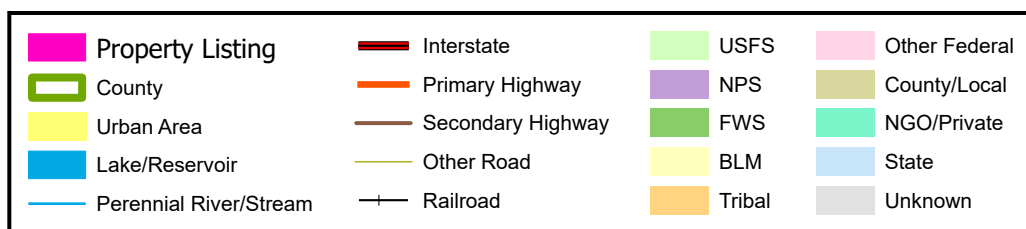
Smaller stands have been excluded to fit in the allowable space



Cash Creek 40 - Location Map

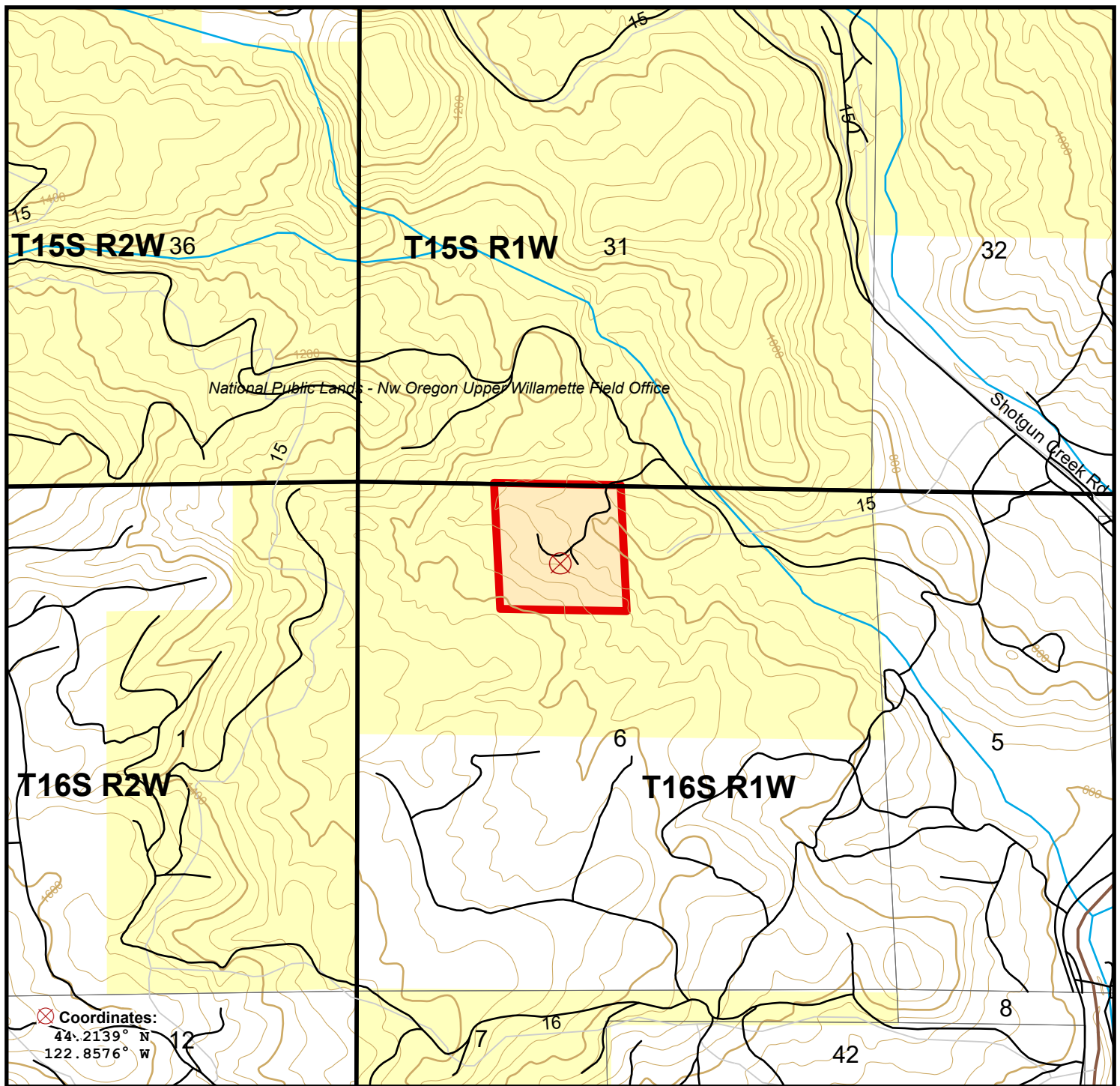
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5/7/2025

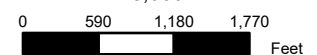


Cash Creek 40 - Parcel Map **Parcel #41039Hb1034** Lane County, OR - approx. 39.8 acres +/-

■ Property Listing	--- Intermittent Stream	--- Interstate	--- 200' Contour	■ USFS	■ County/Local
■ County	--- Perennial River/Stream	--- Primary Highway	--- 40' Contour	■ NPS	■ NGO/Private
■ Lake/Reservoir		--- Secondary Highway	--- Railroad	■ FWS	■ State
		--- Other Road (ESRI)		■ BLM	■ Unknown
		--- Other Road (WY)		■ Tribal	
				■ Other Federal	



SCALE: 1:18,000



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5/7/2025