SOLD · SET PRICE

Pebble Creek County Road

± 39 Acres | Washington County | Oregon | Near Buxton

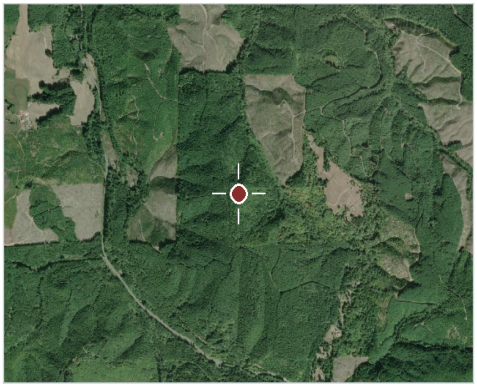
Washington County Timber Investment

PRICE	PRICE / ACRE	ACREAGE
$275,000	$7,143	± 39

PROPERTY OVERVIEW

A great Timber Investment and Recreation Opportunity in Washington County, Oregon. This property spans approximately 38.6 acres and is zoned EFC, making it an appealing choice for those interested in timber investment or recreational use. Situated on Pebble Creek County Road in Washington County, it offers both accessibility and investment potential. A recent timber cruise of the property reports 277 MBF of Douglas fir and 149 MBF of red alder. The timber is ready for immediate harvest, allowing for a prompt return on investment, or it can be retained for future harvesting. The land's soils support an average Site Index of 120, which is favorable for Douglas fir growth. The site benefits from its proximity to local timber markets and easy access to Vernonia, Banks/Forest Grove, and Portland, which are key population centers in the area. Beyond its value as a timber investment, the property presents opportunities for forest recreation, such as camping, hunting, hiking, and mushroom gathering.

LOCATION



Washington County, Oregon

PROPERTY DETAILS

TYPE
Timberland (Douglas Fir Plantation)

ACCESS
Gravel Road

VIEWS
Timber

COUNTY TAX PARCEL IDS
R825049

DOCUMENTS INCLUDED
2025 Timber Cruise · Site Index Map · Soils Report

Bill Marre
Real Estate Salesperson, OR
C: 503.260.8509
Bill.Marre@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

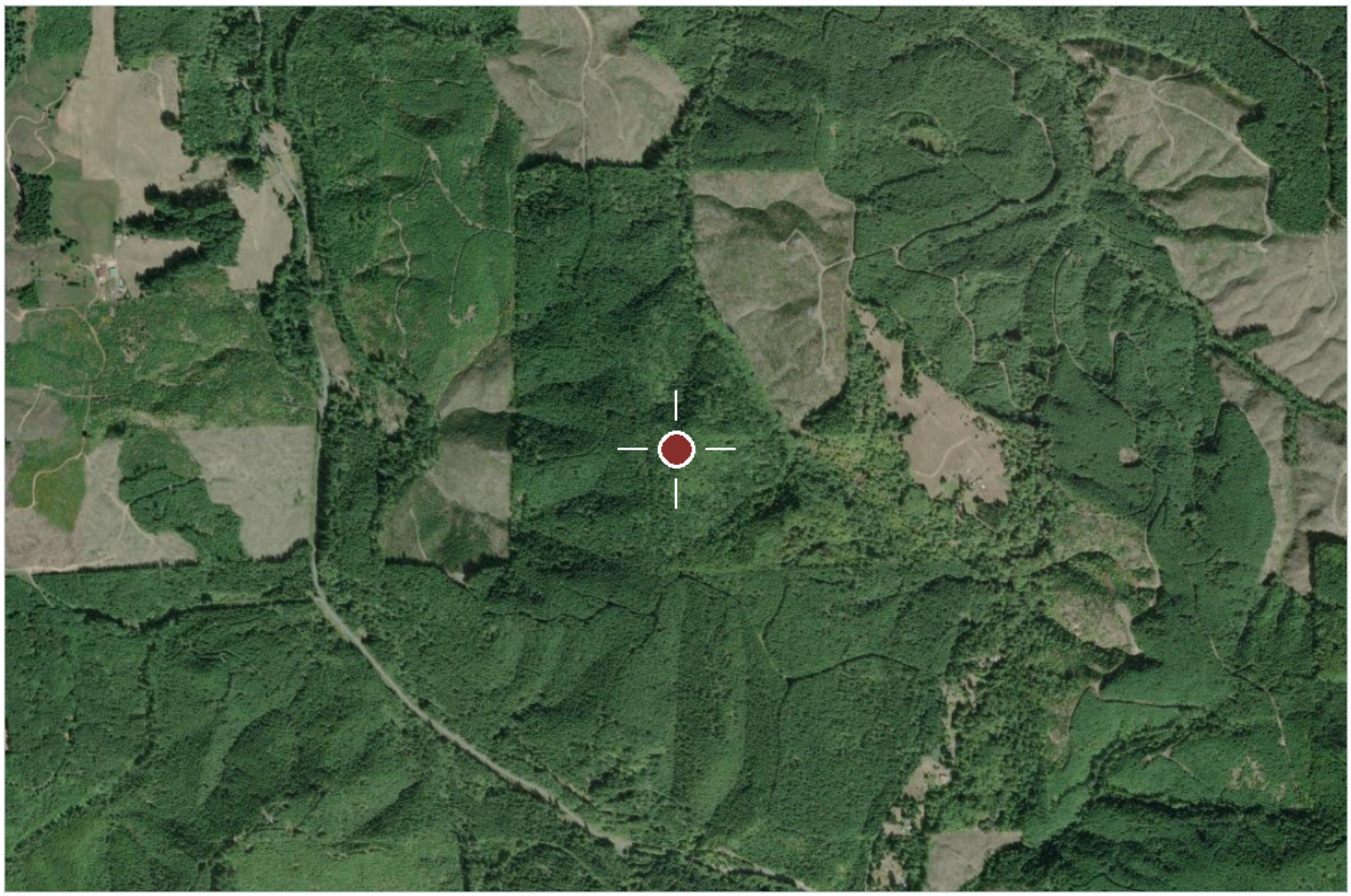
SCAN TO VIEW

Property Photos

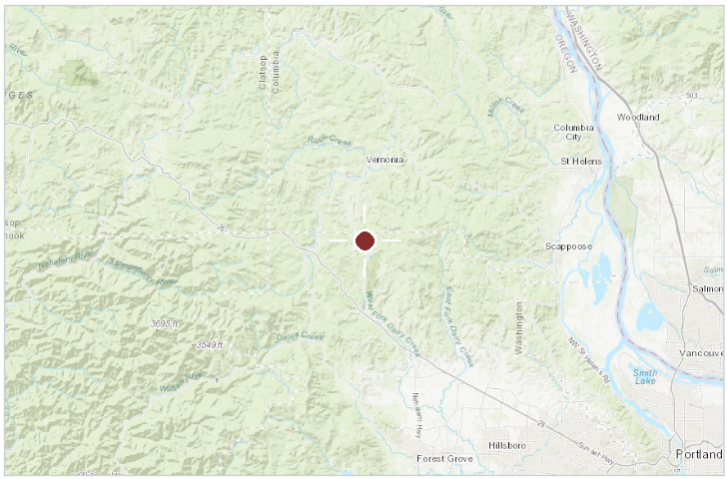
Pebble Creek County Road · Washington County · Oregon · Near Buxton

Location & Access

Pebble Creek County Road · Washington County · Oregon · Near Buxton



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



Regional locator

COUNTY & STATE

Washington County, Oregon

NEAREST CITY

Buxton

APPROXIMATE CENTRE

45.76931, -123.19936

COUNTY TAX PARCEL IDS

R825049

INTERACTIVE MAP

https://id.land/maps/38f0c832b4723d9b7fb800632f8bb678/share

[redacted]

T03N, R04W, Sec 5 WM
Taxlot 1300

~38.65 Acres

NAIP 2016 Orthographic Imagery

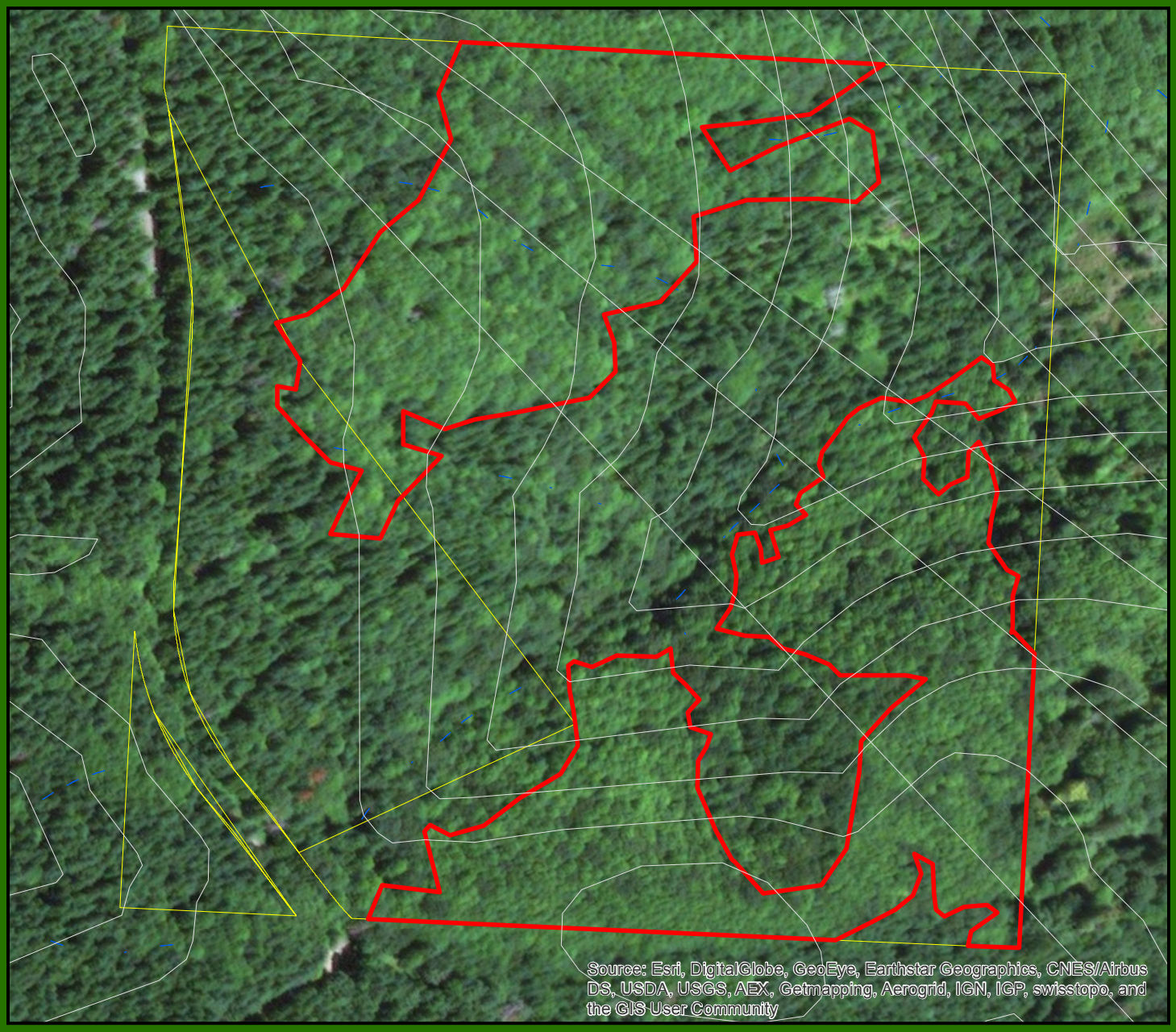
Legend
40' Contours
Streams
Anderson Property

N
1 inch = 230 feet

Alpenglow
FORESTRY CONSULTING

[redacted]

T03N, R04W, Sec 5 WM
Taxlot 1300



~38.65 Acres

NAIP 2016 Orthographic Imagery

Legend

40' Contours

Streams

Type

Primarily Douglas Fir

Primarily Red Alder

N

1 inch = 230 feet

Alpenglow
FORESTRY CONSULTING

ODF FPA Streams and Steep Slopes

Oregon Department of Forestry

Find address or place

NW Pebble Creek Rd

Pebble Creek

West Fork

Nehalem Hwy

Beaver Creek

47

-123.208 45.770 Degrees

600ft

Banks-Vernonia State Trail

Source: Esri, Maxar,

TC PSPCSTGR

Species, Sort Grade - Board Foot Volumes (Project)

[redacted]

T03N R04W S05 Ty0001 15.01
T03N R04W S05 Ty0002 23.64

Project: [redacted]

Acres **38.650**

Page **1**
Date **1/27/2025**
Time **8:22:25PM**

Spp	S T	So Gr ad	% Net BdFt	Bd. Ft. per Acre Def%	Gross	Net	Total Net MBF	Percent of Net Board Foot Volume: Log Scale Dia. 5-6	7-11	12-19	20+	Log Length 16-20	21-30	32-36	37-99	Average Log Ln Ft	Dia In	Bd Ft	CF/ Lf	Logs Per /Acre
RA	RA	3M	30	16.9	1,396	1,160	45	41	59			9	5	75	12	34	7	54	.701	21.6
RA	RA	4M	70	13.8	3,115	2,685	104	79	21			26	41	26	7	25	6	28	.503	94.4
RA	**Totals**		33	14.8	4,511	3,845	149	68	32			21	30	41	8	27	6	33	.549	116.0
DF	2S	2M	2	4.0	185	177	7			100				100		32	12	167	1.401	1.1
DF	S	3M	71	4.1	5,291	5,072	196	15	85				9	91		34	8	77	.677	66.2
DF	S	4M	27	1.0	1,945	1,925	74	100				52	11	27	10	23	5	24	.359	79.0
DF	**Totals**		62	3.3	7,420	7,174	277	38	60	2		14	10	74	3	28	6	49	.543	146.3
RC	RC	3M	28	13.6	89	77	3	56	44					100		33	6	47	.600	1.6
RC	RC	4M	72	6.0	206	194	7	100				37	63			21	5	24	.388	8.1
RC	**Totals**		2	8.3	295	271	10	87	13			26	45	28		23	5	28	.440	9.8
WH	S	3M	77	5.1	206	195	8	16	84				49	16	35	34	8	64	.744	3.0
WH	S	4M	23	3.0	57	56	2	100				49	51			19	5	23	.375	2.4
WH	**Totals**		2	4.6	263	251	10	35	65			11	50	13	27	28	7	46	.632	5.4
Totals				7.6	12,490	11,541	446	49	50	2		16	18	60	5	27	6	42	.544	277.5

TC PLOGSTVB

[redacted]

Log Stock Table - MBF

T03N R04W S05 Ty0001 15.01
T03N R04W S05 Ty0002 23.64

Project: [redacted]
Acres 38.650

Date 1/27/2025
Time 8:22:25PM

Spp	ST	Sort	Grade	Log Len	Gross MBF	Def %	Net MBF	% Spc	Net Volume by Scaling Diameter in Inches 2-4	5-5	6-7	8-9	10-11	12-15	16-18	19-20	21-22	23-99	100-1	102+
RA		RA	3M	20	5	16.9	4	2.7					4							
RA		RA	3M	30	2	5.0	2	1.5			2									
RA		RA	3M	32	13	27.9	9	6.3			2	8								
RA		RA	3M	36	28	15.2	24	16.2			22	2								
RA		RA	3M	40	6	5.0	5	3.5			5									
RA		RA	4M	16	11	34.2	7	5.0		3	5									
RA		RA	4M	20	20	5.0	19	12.9		11	8									
RA		RA	4M	26	31	8.9	28	19.0		12	17									
RA		RA	4M	30	19	22.7	14	9.7		4	11									
RA		RA	4M	32	21	15.1	18	12.1		2	16									
RA		RA	4M	36	10	10.8	9	6.1			9									
RA		RA	4M	40	8	5.0	7	4.9			7									
RA		Totals			174	14.8	149	33.3		31	104	9	4							
DF		2S	2M	32	7	4.0	7	2.5						7						
DF		S	3M	30	19		18	6.7			2	16								
DF		S	3M	32	64	10.1	57	20.6			14	33	10							
DF		S	3M	34	11		10	3.8				10								
DF		S	3M	36	112	1.6	110	39.6			32	54	23							
DF		S	4M	16	20		20	7.1		20										
DF		S	4M	18	8		8	2.9		8										
DF		S	4M	20	11		11	4.0		10	1									
DF		S	4M	24	3		3	1.2		3										
DF		S	4M	26	4		4	1.3		4										
DF		S	4M	30	1		1	.4		1										
DF		S	4M	32	15	1.0	15	5.4		15										
DF		S	4M	36	5		5	1.9		5										
DF		S	4M	38	7		7	2.6		7										
DF		Totals			287	3.3	277	62.2		73	50	113	34	7						
RC		RC	3M	32	2	21.7	1	12.5			1									
RC		RC	3M	34	2	6.0	2	15.9			2									
RC		RC	4M	16	3	6.0	3	26.5		2	1									
RC		RC	4M	24	2	6.0	2	21.9		2										
RC		RC	4M	26	3	6.0	2	23.1		2										
RC		Totals			11	8.3	10	2.3		6	4									
WH		S	3M	30	4	3.0	4	38.2				4								

TC PLOGSTVB [redacted]

Log Stock Table - MBF

T03N R04W S05 Ty0001 15.01
T03N R04W S05 Ty0002 23.64

Project: [redacted]
Acres **38.650**

Date **1/27/2025**
Time **8:22:25PM**

Spp	ST	Sort	Grade	Log Len	Gross MBF	Def %	Net MBF	% Spc	Net Volume by Scaling Diameter in Inches 2-4	5-5	6-7	8-9	10-11	12-15	16-18	19-20	21-22	23-99	100-1	102+
WH		S	3M	36	2	19.2	1	12.6			1									
WH		S	3M	40	3		3	26.9			3									
WH		S	4M	16	1	3.0	1	10.9		1										
WH		S	4M	24	1	3.0	1	11.3			1									
WH		Totals			10	4.6	10	2.2		1	5	4								
Total		All Species			483	7.6	446	100.0		112	163	127	38	7						

PROJECT STATISTICS

PROJECT [redacted]

DATE 1/27/2025

TWP	RGE	SC	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
03N	04	05	ALDER 2025	0001	38.650	50	288	1	W
03N	04W	05	FIR 2025	0002					

	PLOTS	TREES	TREES PER PLOT	ESTIMATED TOTAL TREES	PERCENT SAMPLE TREES
TOTAL	50	288	5.8		
CRUISE	26	138	5.3	9,717	1.4
DBH COUNT					
REFOREST					
COUNT	24	137	5.7		
BLANKS					
100 %					

STAND SUMMARY

	SAMPLE TREES	TREES /ACRE	AVG DBH	BOLE LEN	REL DEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC
R ALDER	51	134.6	11.3	31	27.8	93.3	4,511	3,845	1,721	1,721
DOUG FIR	66	93.5	12.6	46	22.7	80.7	7,420	7,174	2,211	2,211
BL MAPLE	7	10.4	13.9	31	2.9	11.0				
WR CEDAR	8	8.9	10.2	27	1.6	5.1	295	271	98	98
WHEMLOCK	6	4.0	13.2	42	1.0	3.8	263	251	95	95
TOTAL	*138*	*251.4*	*11.9*	*37*	*56.2*	*193.8*	*12,490*	*11,541*	*4,125*	*4,125*

CONFIDENCE LIMITS OF THE SAMPLE

68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR

CL 68.1 SD: 1.0

SAMPLE TREES - BF

	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF TREES REQ. 5	10	INF. POP. 15
R ALDER	36.3	5.5	39	41	43			
DOUG FIR	33.1	4.3	99	103	108			
BL MAPLE								
WR CEDAR	25.0	10.2	34	38	41			
WHEMLOCK			98	98	98			
TOTAL	*58.7*	*5.3*	*68*	*71*	*75*	*137*	*34*	*15*

CL 68.1 SD: 1.0

SAMPLE TREES - CF

	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF TREES REQ. 5	10	INF. POP. 15
R ALDER	37.6	5.7	18	19	20			
DOUG FIR	30.4	3.9	30	31	33			
BL MAPLE								
WR CEDAR	31.3	12.7	12	14	16			
WHEMLOCK			38	38	38			
TOTAL	*46.6*	*4.2*	*23*	*24*	*25*	*87*	*22*	*10*

CL 68.1 SD: 1.0

TREES/ACRE

	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF PLOTS REQ. 5	10	INF. POP. 15
R ALDER	126.0	17.8	111	135	159			
DOUG FIR	80.3	11.3	83	93	104			
BL MAPLE	264.7	37.4	7	10	14			
WR CEDAR	468.5	66.2	3	9	15			
WHEMLOCK	431.7	61.0	2	4	6			
TOTAL	*47.6*	*6.7*	*235*	*251*	*268*	*90*	*23*	*10*

CL 68.1 SD: 1.0

BASAL AREA/ACRE

	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF PLOTS REQ. 5	10	INF. POP. 15
R ALDER	120.6	17.0	77	93	109			
DOUG FIR	77.9	11.0	72	81	90			
BL MAPLE	281.4	39.8	7	11	15			
WR CEDAR	464.0	65.6	2	5	8			
WHEMLOCK	434.2	61.4	1	4	6			
TOTAL	*41.4*	*5.9*	*182*	*194*	*205*	*69*	*17*	*8*

PROJECT STATISTICS

PROJECT [redacted]

TWP	RGE	SC	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
03N	04	05	ALDER 2025	0001	38.650	50	288	1	W
03N	04W	05	FIR 2025	0002					

CL 68.1 SD: 1.0

NET BF/ACRE

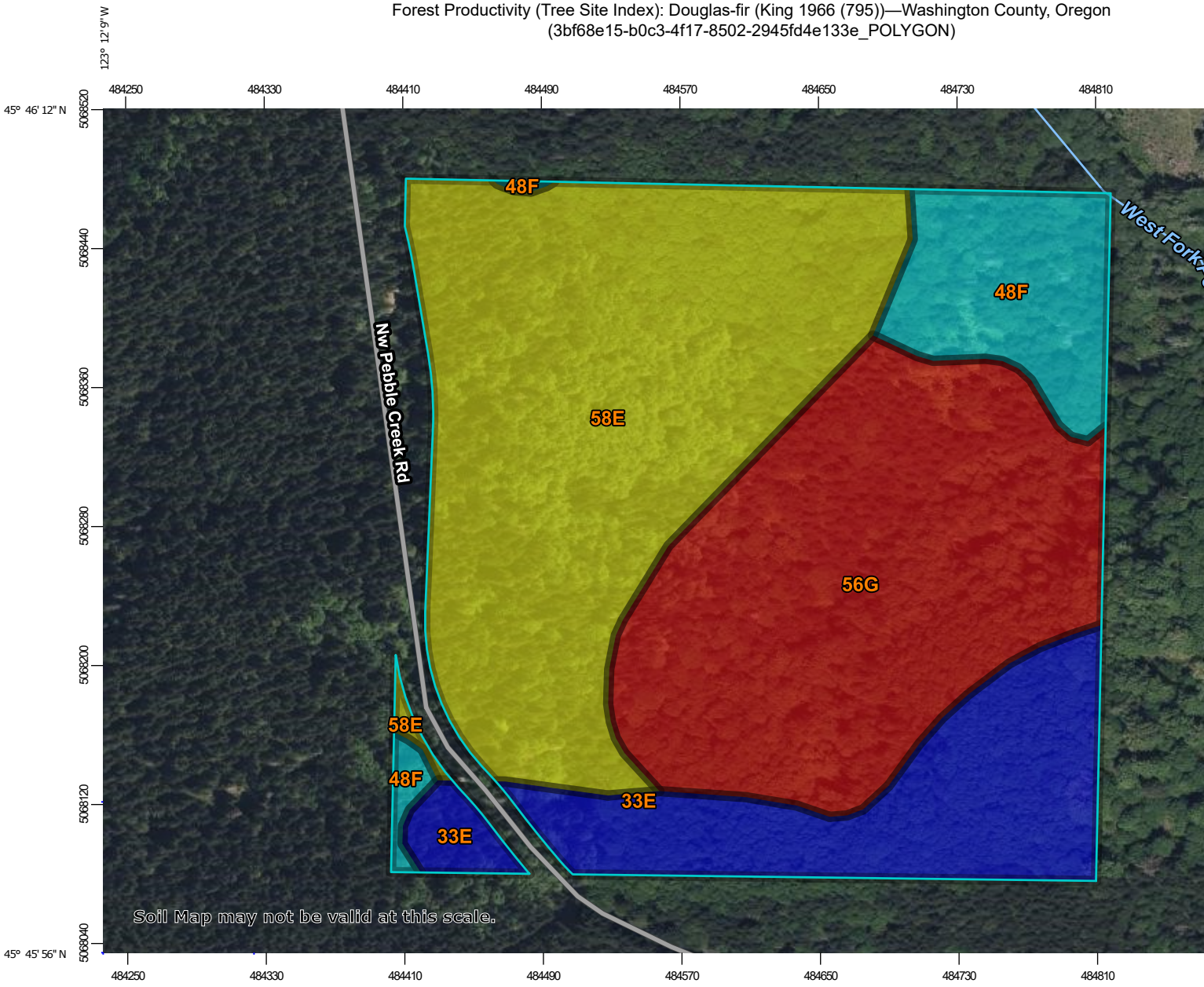
	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF PLOTS REQ. 5	10	INF. POP. 15
R ALDER	117.8	16.6	3,205	3,845	4,485			
DOUG FIR	82.9	11.7	6,334	7,174	8,014			
BL MAPLE								
WR CEDAR	444.0	62.7	101	271	441			
WHEMLOCK	442.4	62.5	94	251	408			
TOTAL	*30.8*	*4.4*	*11,038*	*11,541*	*12,044*	*38*	*9*	*4*

CL 68.1 SD: 1.0

NET CUFT FT/ACRE

	COEFF VAR.%	S.E.%	LOW	AVG	HIGH	# OF PLOTS REQ. 5	10	INF. POP. 15
R ALDER	117.4	16.6	1,435	1,721	2,006			
DOUG FIR	80.2	11.3	1,960	2,211	2,462			
BL MAPLE								
WR CEDAR	446.1	63.0	36	98	160			
WHEMLOCK	437.3	61.8	36	95	154			
TOTAL	*30.0*	*4.2*	*3,950*	*4,125*	*4,300*	*36*	*9*	*4*

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Washington County, Oregon
(3bf68e15-b0c3-4f17-8502-2945fd4e133e_POLYGON)



Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- <= 115
- > 115 and <= 125
- > 125 and <= 130
- > 130 and <= 136
- Not rated or not available

Soil Rating Lines
- <= 115
- > 115 and <= 125
- > 125 and <= 130
- > 130 and <= 136
- Not rated or not available

Soil Rating Points
- <= 115
- > 115 and <= 125
- > 125 and <= 130
- > 130 and <= 136
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AO
1:20,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
of the version date(s) listed below.

Soil Survey Area: Washington County
Survey Area Data: Version 24, Aug 28

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
3, 2023

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
33E	Melby silt loam, 2 to 30 percent slopes	136	6.3	16.2%
48F	Scaponia-Braun silt loams, 30 to 60 percent north slopes	130	3.6	9.4%
56G	Braun-Scaponia silt loams, 60 to 90 percent north slopes	115	12.9	33.4%
58E	Vernonia silt loam, 3 to 30 percent slopes	125	15.8	40.9%
Totals for Area of Interest			**38.6**	**100.0%**

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Washington County, Oregon

July 10, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

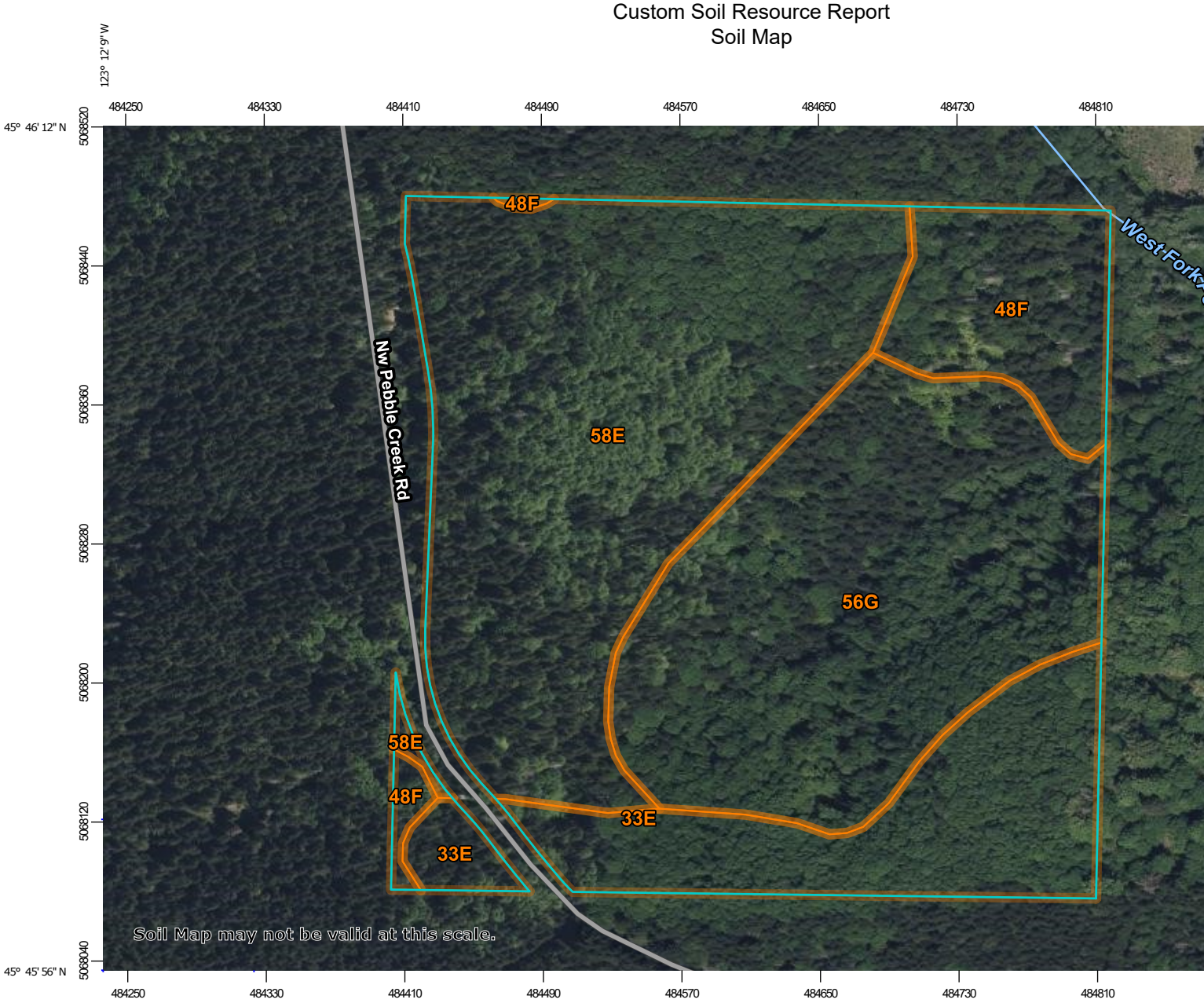
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AOI v
1:20,000.

Warning: Soil Map may not be valid at thi

Enlargement of maps beyond the scale o
misunderstanding of the detail of mapping
line placement. The maps do not show th
contrasting soils that could have been sh
scale.

Please rely on the bar scale on each map
measurements.

Source of Map: Natural Resources Con
Web Soil Survey URL:
Coordinate System: Web Mercator (EPS

Maps from the Web Soil Survey are base
projection, which preserves direction and
distance and area. A projection that prese
Albers equal-area conic projection, shoul
accurate calculations of distance or area

This product is generated from the USDA
of the version date(s) listed below.

Soil Survey Area: Washington County, C
Survey Area Data: Version 24, Aug 28,

Soil map units are labeled (as space allow
1:50,000 or larger.

Date(s) aerial images were photographed
3, 2023

The orthophoto or other base map on wh
compiled and digitized probably differs fr
imagery displayed on these maps. As a r
shifting of map unit boundaries may be ev

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33E	Melby silt loam, 2 to 30 percent slopes	6.3	16.2%
48F	Scaponia-Braun silt loams, 30 to 60 percent north slopes	3.6	9.4%
56G	Braun-Scaponia silt loams, 60 to 90 percent north slopes	12.9	33.4%
58E	Vernonia silt loam, 3 to 30 percent slopes	15.8	40.9%
Totals for Area of Interest		**38.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

33E—Melby silt loam, 2 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21z5
Elevation: 500 to 2,000 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 145 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Melby and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Melby

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Mountaintop
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum and colluvium derived from sedimentary rock

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 10 inches: silt loam
H2 - 10 to 26 inches: silty clay loam
H3 - 26 to 47 inches: silty clay
H4 - 47 to 57 inches: weathered bedrock

Properties and qualities

Slope: 2 to 30 percent
Depth to restrictive feature: 41 to 61 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: F001XC410OR - Mesic Udic Forest
Hydric soil rating: No

48F—Scaponia-Braun silt loams, 30 to 60 percent north slopes

Map Unit Setting

National map unit symbol: 2213
Elevation: 100 to 2,000 feet
Mean annual precipitation: 60 to 80 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Scaponia, north, and similar soils: 45 percent
Braun, north, and similar soils: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scaponia, North

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Colluvium derived from siltstone

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
H1 - 2 to 9 inches: silt loam
H2 - 9 to 44 inches: silt loam
H3 - 44 to 54 inches: weathered bedrock

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: 42 to 62 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F001XC410OR - Mesic Udic Forest
Hydric soil rating: No

Description of Braun, North

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Colluvium derived from siltstone

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
H1 - 2 to 6 inches: silt loam
H2 - 6 to 20 inches: silt loam
H3 - 20 to 32 inches: silt loam
H4 - 32 to 42 inches: weathered bedrock

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: 22 to 42 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: F001XC410OR - Mesic Udic Forest
Hydric soil rating: No

56G—Braun-Scaponia silt loams, 60 to 90 percent north slopes

Map Unit Setting

National map unit symbol: 221c
Elevation: 1,500 to 2,800 feet
Mean annual precipitation: 60 to 200 inches
Mean annual air temperature: 41 to 46 degrees F
Frost-free period: 60 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

Caterl, north, and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Caterl, North

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Colluvium derived from igneous rock mixed with volcanic ash

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 5 inches: gravelly silt loam
H2 - 5 to 17 inches: gravelly silt loam
H3 - 17 to 42 inches: extremely gravelly silt loam
H4 - 42 to 46 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: 41 to 61 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F001XC402OR - Frigid Udic Forest
Hydric soil rating: No

58E—Vernonia silt loam, 3 to 30 percent slopes

Map Unit Setting

National map unit symbol: 221f
Elevation: 300 to 2,000 feet
Mean annual precipitation: 50 to 70 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 52 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Vernonia and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vernonia

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Mountaintop
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Colluvium and residuum derived from siltstone and shale

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 10 inches: silt loam
H2 - 10 to 53 inches: silt loam
H3 - 53 to 63 inches: weathered bedrock

Properties and qualities

Slope: 3 to 30 percent
Depth to restrictive feature: 41 to 61 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F001XC410OR - Mesic Udic Forest
Hydric soil rating: No

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