

# FOR SALE



## GARDINER, OREGON

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- MILL SITE PROPERTY LOCATED ON CENTRAL OREGON COAST - APPROXIMATELY 415 ACRES, FRONTAGE TO UMPQUA RIVER & ACCESS TO PACIFIC OCEAN
- WATER RIGHTS TO TAHKENITCH & SILTCOOS LAKES - UP TO 15 MILLION GALLONS PER DAY - SOLD SEPARATELY
- LARGE ELECTRIC POWER SUPPLY AVAILABLE THROUGH BONNEVILLE & DOUGLAS ELECTRIC SUBSTATIONS ON SITE
- BORROW SITE PROPERTY - 35 ACRE PARCEL OF SAND AVAILABLE FOR USE IN DEVELOPMENT
- PERMITTED LANDFILL
- SILTECOOS DAM AND CAMPGROUND - 18.42 ACRES; TAHKENITCH DAM AND POTENTIAL CAMPGROUND - 35.33 ACRES
- OFFICE & MAINTENANCE SHOP BUILDINGS IN TEN PRINCIPAL STRUCTURES CONTAINING OVER 150,000 SQUARE FEET
- SHORT LINE RAILROAD WITH APPROXIMATELY 3 MILES OF TRACK
- \$5,000,000

**Studley**

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# **International Paper**

## **Gardiner Oregon Mill Site Buildings**

### **Office Building:**

- Approximately 7,500 Square Feet
- 150' Long x 50' Wide
- 2 Story Wood Frame Construction

### **Product Warehouse:**

- Approximately 60,000 Square Feet
- 300' Long x 200' Wide
- Wood Frame Construction

### **Paper Mill Maintenance Building:**

- Approximately 20,600 Square Feet
- 275' Long x 75' Wide
- Wood Construction
- 20 Ton Overhead Bridge Crane

### **Wood Products Maintenance Building:**

- Approximately 16,000 Square Feet
- Metal Frame Construction

### **Fire Truck Garage:**

- Approximately 2400 Square Feet
- 60' Long x 40' Wide
- Wood Frame Pole Building

### **Pole Storage Building:**

- Approximately 7,000 Square Feet
- 100' Long x 69.5' Wide
- Wood Frame Pole Building

### **Precipitator Storage Building:**

- Approximately 10,000 Square Feet
- 125' Long x 80' Wide
- Steel Frame Clear Span

### **Heavy Storage Building:**

- Approximately 14,200 Square Feet
- 142' Long x 100' Wide
- Steel Frame Clear Span

### **Heavy Storage Extension Building:**

- Approximately 2,200 square Feet
- 100' Long x 22' Wide
- Steel Frame Clear Span

### **Security/ First Aid/Locker Room Building:**

- Approximately 5,000 Square Feet
- 100' Long x 50' Wide
- Wood Frame Construction

**International Paper Properties  
Gardiner, Oregon**

<b><i>Description</i></b>	<b><i>Approximate Acreage</i></b>		
	<b><i>Acres</i></b>	<b><i>Tidelands</i></b>	<b><i>Total Acres</i></b>
Papermill site	206	40	246
Wood Products Site	76	8	84
Total Acres – Main Site	282	48	330
East Landfill	8	0	8
Sand Borrow Site	35	0	35
Tahkenitch Lake Dam Property	35	0	35
Siltcoos Lake Dam Property	19	0	19
Total – All Properties	379	48	427

***Other Assets:***

- Owned Water Storage & Usage Rights from Takhenitch Lake & Siltcoos Lake – Industrial useage rights exceed 15 million gallons per day - SOLD SEPARATELY
- Water Supply Infrastructure from Tahkenitch Lake & Siltcoos Lake
- Onsite PUD/Bonneville/Douglas Electric substations
- Short Line Railroad – approximately 3 miles of track
- Umpqua River Frontage with river access to Pacific Ocean
- Two barge doors
- City sewer & water access

# SOLD SEPARATELY

## International Paper Ownership of Water Rights Tahkenitch & Siltcoos Lakes

### STORAGE RIGHTS:

Siltcoos Lake	15,070 acre feet	Priority date June 20, 1955
Tahkenitch Lake	11,000 acre feet	Priority date August 3, 1955
Tahkenitch Lake	<u>5,580 acre feet</u>	Priority date November 9, 1955
Total Storage Rights	31,650 acre feet	

### Usage Rights (for manufacturing/industrial use):

From Tahkenitch Lake:	6.65 CFS	Priority date March 16, 1955
	<u>19.65 CFS</u>	Priority date November 9, 1955
Total from Tahkenitch Lake	26.30 CFS	
Siltcoos Lake (supplemental)	24.42 CFS	Priority date March 16, 1955
Maximum Usage Pull Rate	26.30 CFS	Approx. 17 million gallons per day
Maximum Annual Volume *	17,374 AF (5.66 billion gallons)	Approx. 15.6 million gallons per day

### Annual Usage rights (If other than manufacturing/industrial use):

From Tahkenitch Lake:	6.65 CFS	Priority date March 16, 1955
	<u>19.65 CFS</u>	Priority date November 9, 1955
Total from Tahkenitch Lake	26.30 CFS	
Maximum Usage Pull Rate	26.3 CFS	Approx. 17 million gallons per day
Maximum Annual Volume *	13,031 AF (4.25 billion gallons)	Approx. 11.7 million gallons per day

Existing supplemental rights on Siltcoos Lake are restricted to Manufacturing/Industrial Use.

CFS = Cubic Feet per second

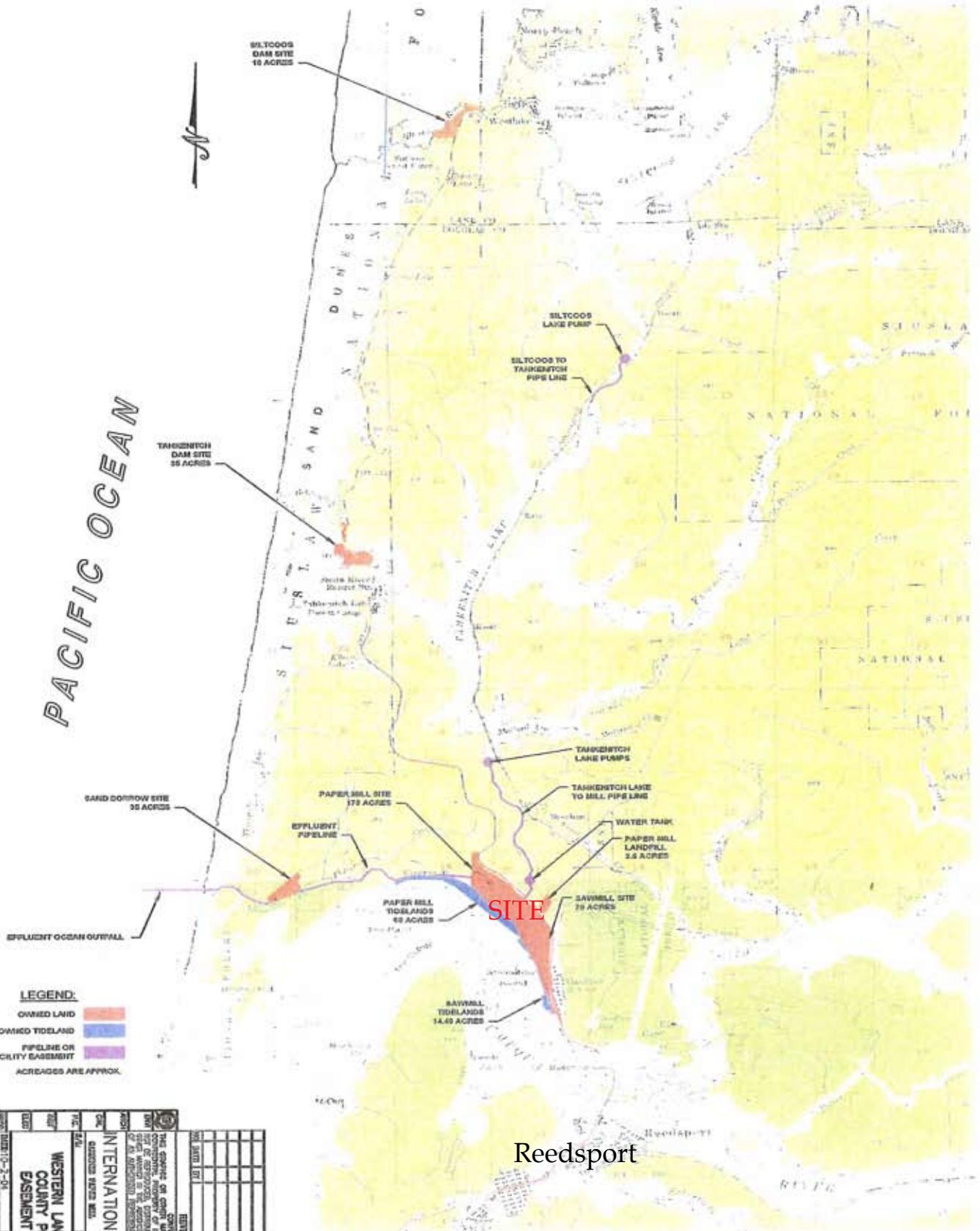
AF – Acre feet

\* Annual volumes based on 365 day year





PACIFIC OCEAN



**LEGEND:**  
 OWNED LAND [Red Box]  
 OWNED TIDELAND [Blue Box]  
 PIPELINE OR FACILITY EASEMENT [Purple Box]  
 ACREAGES ARE APPROX.

**SITE**

Reedsport



MAP SOURCE: USGS 15' SERIES (1996)

PROJECT NO.	DATE	BY	APP. FOR	DATE
100-0-2-01	10-21-97	W. L. D.	W. L. D.	10-21-97
<p>WESTERN LINE &amp; DOUGLAS COUNTY PROPERTY &amp; EASEMENT LOCATIONS</p>				
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