



JOY CREEK TREE FARM

Land & Timber Offering



**Tax Lot 2300 Section 26, Township 3 North, Range 2 West
Scappoose, Oregon
53.81 Acres**

(RESERVE PRICE \$230,000)

SEALED BID AUCTION
BID DEADLINE: March 30, 2017 (3:00 pm)

Contact: **Fred Sperry**, *Principal Broker*
NW Forest Properties, LLC
fred@nwforestproperties.com
(541) 868-6567



Joy Creek Tree Farm Prospectus
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Joy Creek Tree Farm

PROSPECTUS

GENERAL DESCRIPTION

This excellent timber investment property is located 30 to 35 miles from Longview/Rainier log markets. It offers immediate income potential from mature Douglas-fir, western red cedar, big leaf maple and red alder. An additional 18 acres are in young alder 22+/- years old which will be ready for the saw log market in 15+/- years. The terrain is gentle to moderately steep.

This is an excellent buy whether you are an investor, tree farmer, outdoor enthusiast or all three. The soils are highly productive (Site Class II) and very well-suited for timber production. For the investor, this tree-growing site is what you want. For the tree farmer, much of the ground is gentle and easy to get around on – much of it navigable for wheeled tractors. For the outdoor enthusiast, it's a very beautiful property.

1 ½ miles from Highway 30 on paved roads. 3 miles from Scappoose.



Timber Composition

Forests cover the entire property. With the exception of a stream buffer on Joy Creek (small fish stream) the entire parcel is presumed to be harvestable. The timber was cruised in 2011. Volume was updated in 2016. The 2011 cruise reports are available

Type 1 is 36 acres and is a mature stand of mixed conifer and hardwoods. Douglas-fir, red alder and big leaf maple are the primary species, with lesser amounts of cedar and hemlock.

SPECIES	VOLUME (net mbf)
Douglas-Fir	164
Big Leaf maple	238
Hemlock/Grand Fir	16
Red Alder	278
Cedar	66
TYPE 1 VOLUME	762

Type 2 is 18 acres and is predominantly young red alder. This stand was last harvested in the early 1990s. Douglas-fir, big leaf maple, cedar, grand fir and hemlock are present in lesser amounts. An immediate harvest would generate predominantly chip material. The current value should be based on a final harvest in 15+/- years.

Timber Buyer / Land Buyer Partner Option: *It is sometimes beneficial to parties that wish to acquire the merchantable timber but not the land, or vice versa, to purchase in partnership. To effect this type of transaction, a “simultaneous”, or concurrent, closing can be scheduled. At closing the buyer of the land and the buyer of the timber deposit their respective funds into escrow. Those combined funds are then distributed to the Seller at closing.*

As a courtesy and upon request, NW Forest Properties will provide a list of parties that have expressed an interest in partnering in this type of transaction. Please contact us if you would like us to add you to the list. Also note, NW Forest Properties does not endorse and has not researched the parties contained on the list and therefore makes no representations regarding the parties. Anyone interested in partnering in this type of transaction should seek the advice of industry professionals, to include an attorney and CPA, before entering into any agreement.

Logging Methods

Timber harvest will be a combination of cable and ground-based logging methods. Roughly estimated, it will be approximately 50:50 split between methods. Logging method will vary depending on operator capability, equipment and time of year/weather conditions.

Site Index & Soil Types

99% Goble silt loam – Site Index 124 (Class II)
1% Haploxerolls – Unclassified

Roads

Minimal roads were built for the early 1990's harvest. New construction/reconstruction will be required. Roughly estimated at 3000+/- feet. Required roads will vary depending on operator capability, equipment and time of year/weather conditions.



Merchantable Doug-fir & cedar



Access from Gilkison Rd
(21540 NW Gilkison Rd)



1990's Logging Road

Elevation: 200' – 500'

Hydrology

Joy Creek is classified by ODF as a small fish (verified) stream for approximately 1100 feet. The upper 200 feet is classified as small non-fish. There are approximately 6 acres east of Joy Creek.

An unnamed stream runs generally west to east on the northern portion of the property. It is classified by ODF as a small non-fish (verified) stream.

Proximity:	Rainier	30 miles
	Longview	35 miles
	Banks	26 miles
	Mist	35 miles
	Gaston	32 miles
	Kalama	50 miles
	Chehalis	79 miles
	Centralia	83 miles

Mileages are to city center as determined by MapQuest and are not intended to reflect actual mileage to specific haul destinations.

Tax Lot: Tax Lot 2300, Section 26, T3N, R2W, WM (53.81 acres)

Zoning: CFU-1 (Commercial Forest Use)

HBU Potential: This property is not being marketed as buildable. Buyer to do their own due diligence.

Mineral Reservations: None

Property Lines: The property lines have not been marked. The approximate property corners have been flagged. *Flagged corners are approximations of actual corner locations. Neither NW Forest Properties nor the Seller warrants the accuracy of the flagged corners.*

Surveys: The property has not been surveyed. There have been several surveys conducted in the vicinity. Maps of surveys conducted on adjacent properties that are available online from Multnomah County are available upon request. For direct access to recorded surveys you can go to the following website: <https://multco.us/surveyor/survey-and-assessor-image-locater-sail>

Additional Resources available at www.nwforestproperties.com

- Preliminary title report with exception documents
- Easement
- 2011 Timber cruise reports
- Soil surveys
- Land surveys
- Multnomah land use code for CFU-1
- KMZ files (Google Earth)

PROPERTY INSPECTION

Contact Fred Sperry (541) 868-6567 prior to viewing the property.

WALK IN ONLY

The front part of the easement is the driveway for 21540 NW Gilkison Road. The owners are graciously allowing parking on their property. The parking area will be signed. **Please do not block the driveway or otherwise interfere with the owners' use of the driveway or property.**

ACCESS

Turn west on NW Watson Road ~ 1 mile south of Scappoose city limits. ~0.8 miles to NW Gilkison Road. Left on Gilkison. ~0.6 miles to 21540 NW Gilkison Road. Stay left to access property.

Disclaimer: This information is provided to assist prospective purchasers' in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective buyers should perform their own due diligence.

BID INSTRUCTIONS

JOY CREEK TREE FARM

SUBMIT BIDS TO: Fred Sperry
NW Forest Properties
4115 Berrywood Drive
Eugene, OR 97404
(541) 505-3377 fax
fred@nwforestproperties.com

IMPORTANT NOTICE: *If you are submitting a bid and/or bid deposit by USPS mail, please plan accordingly as bids and bid deposits must be physically received prior to 3:00 PM on March 30.*

BID DEPOSIT: \$25,000 in the form of a cashier's check or certified bank check made out to Cascade Escrow.

Please submit your bid on the attached bid form. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by fax or email will be kept confidential.

Bid deposits must be received by NW Forest Properties prior to bid deadline to be considered.

We anticipate that the successful bid will contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.

BID DEADLINE: 3:00 pm, March 30, 2017

TERMS OF SALE: Cash due at closing
Property sold "As is – Where is"
Seller to provide title insurance
Escrow fees shared 50:50

CLOSING: No later than April 30, 2017

ESCROW: Cascade Escrow
811 Willamette Street
Eugene, OR 97401
(541) 687-2233
Julie Johnson, Escrow Officer

TITLE: First American Title
121 SW Morrison St.
Suite 300
Portland, OR 97204
(503) 222-365

JOY CREEK TREE FARM
LAND & TIMBER SALE

BID FORM

BIDDER: _____

BID AMOUNT: _____

BID CONTINGENCIES: *(We anticipate that the successful bid will contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.)*

BIDDER ADDRESS: _____

PHONE NUMBER: _____ (cell) _____ (office)

Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.

*Bidder has been provided a copy of the preliminary title report and the Purchase and Sale Agreement stating the terms of agreement. **The bid should contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.***

SUBMITTED BY:

SIGNATURE _____ **DATE** _____

PRINT NAME _____