

Auction Property #100
Chelatchie Tree Farm
Clark County, Washington

PUBLISHED RESERVE:	\$947,500
LAST ASKING:	First Time Offered
SIZE:	280± Acres
ELEVATION:	600 to 1,200± Feet
ZONING:	FR-80 (Forest Resource)
PROPERTY INSPECTION:	At Any Time
FINANCING:	None – All Cash

Northwest Farm Credit Services is the preferred lender, and financing may be available by contacting Justin Becker at 360-767-1117 or justin.becker@northwestfcs.com.

DESCRIPTION:

The 280± acre Chelatchie Tree Farm is located primarily on a north-facing slope along a ridge overlooking Chelatchie Prairie. It has access via an easement to the western boundary from N.E. Rotschy Mill Road.

The property was harvested and replanted in 1983 – 1984, and contains 244± acres of primarily 33 year-old Douglas-fir, with some red alder, and a nominal amount of western hemlock and big leaf maple.

There are 38± acres of Riparian Management Zone along Cedar Creek and other tributaries that meander through the Tree Farm.

The logging road system is rocked, and is in good condition.

The northeast section of the property has steep slopes. It is estimated that 59% of the Tree Farm is shovel / ground based logging, with 41% requiring tower / cable logging. Halme Forestry completed a Timber Cruise and Inventory Summary for the Seller in 2016, and estimated as of January 2017 that there are 2.3 million board feet of 33 year-old merch with 2,000 MBF of Douglas-fir and 300 MBF of red alder. Please see Supplemental Information Package for detail inventory by stand, type map, and areas identified for



both ground based and cable logging.

Estimated Douglas-fir site index is 132, and it is projected that within ten years this highly productive Tree Farm will have a total of over 3.5 million board feet, or an increase of over 65%, providing significant near-term cash flow from its asset growth.

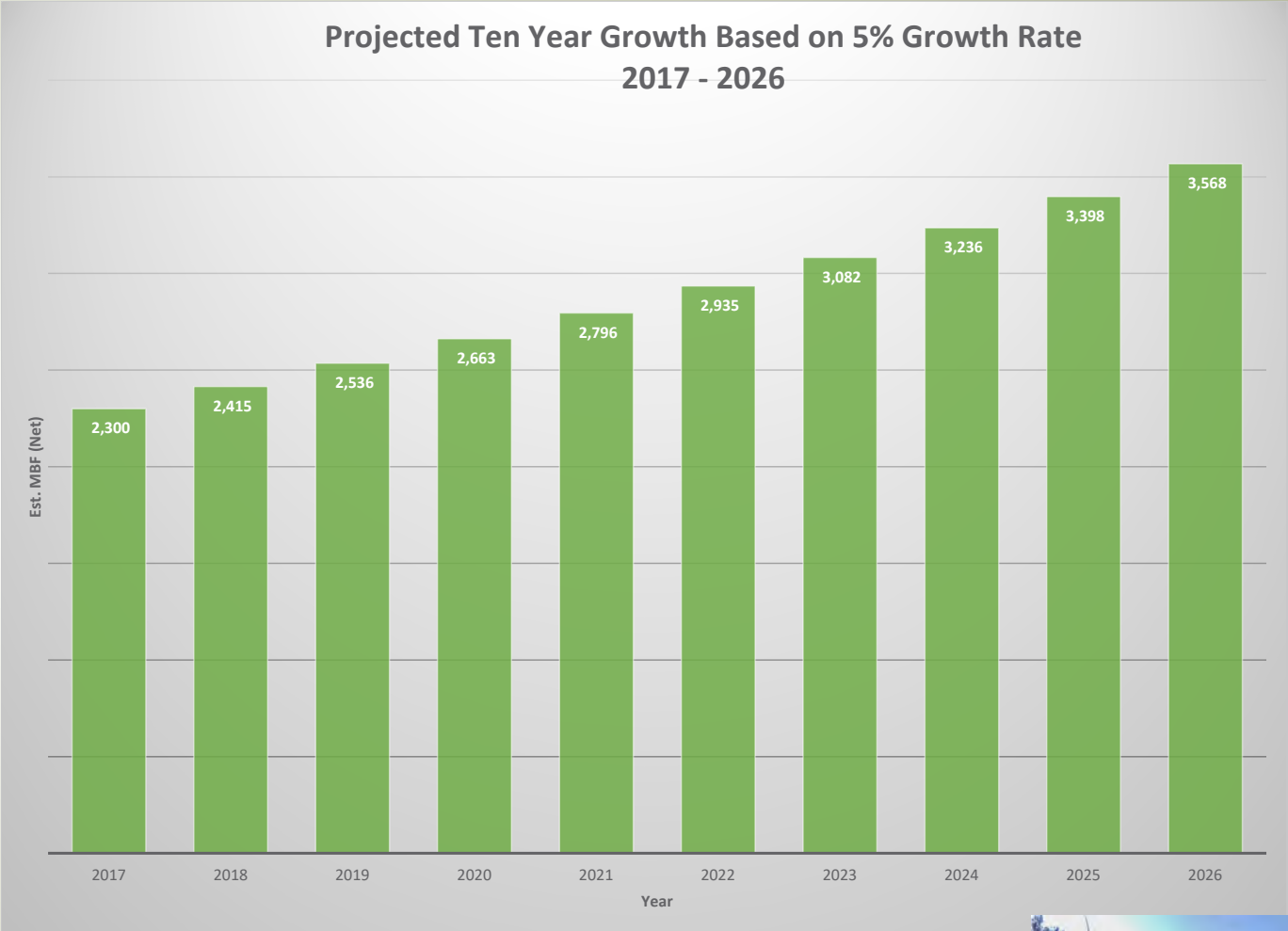
Adjoining owners are Weyerhaeuser and private timberland owners.

LOCATION: Township 5 North, Range 3 East, Section 13. APN #27457800 and #27457900

SEALED BIDS DUE AUGUST 29, 2018



Existing logging road system provides access to bulk of tree farm



Projected volume in 2026 is an increase of over 1,250± MBF



Tree farm has a highly productive Douglas-fir site index of 132

2017 Volume by Species / Sort Grade*

Sort Grade	Volume by Species (Net MBF)				Total
	D. Fir	R. Alder	BM	WH	
DO 2M	22	4			26
DO 3M	1,258	65			1,323
DO 4M	880	135	3	16	1,034
PU 3M	55				55
PU UT	122	108	42		272
Total	2,337	312	45	16	2,707

**Source 2017 cruise and inventory by Halme Forestry*

or call 1-800-845-3524