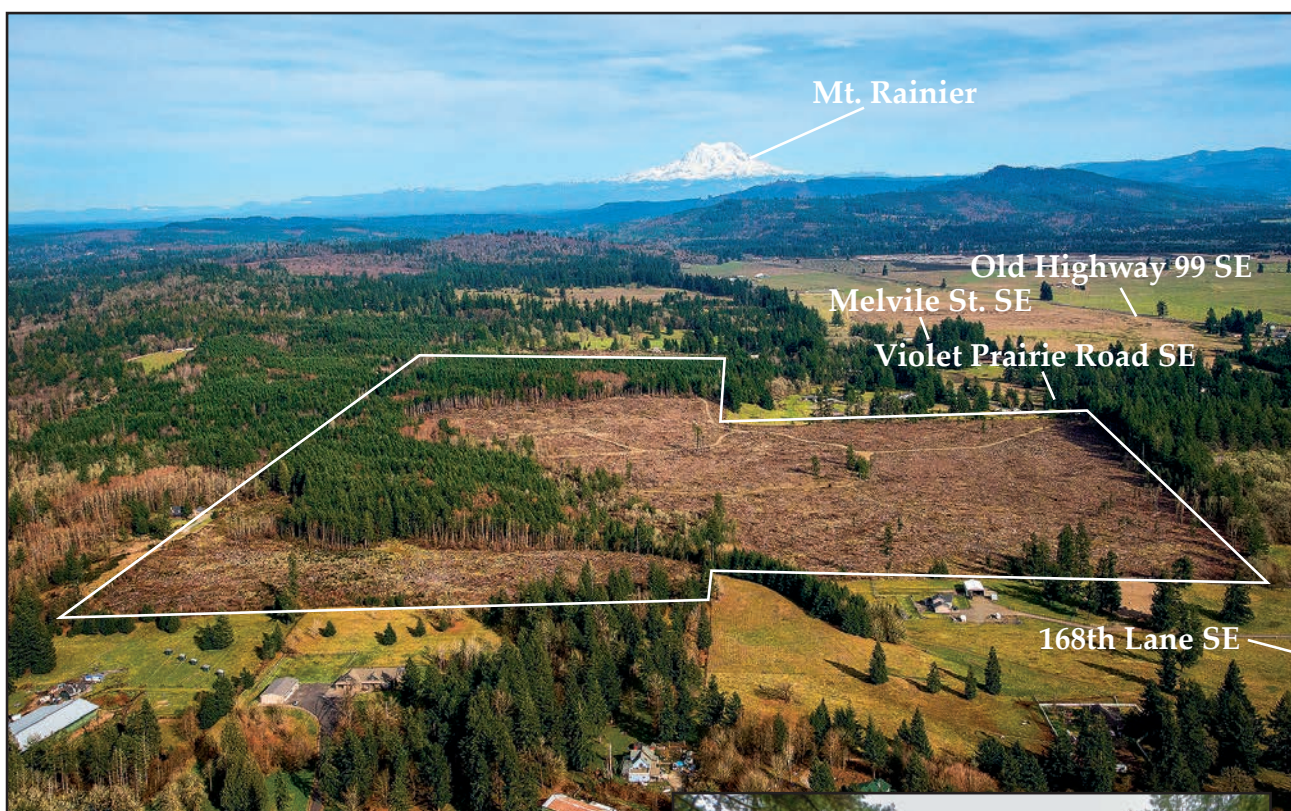




PUBLISHED RESERVE: \$685,000 / \$3,848 per acre

LAST ASKING: First Time Offered

SIZE: 178± Acres

ELEVATION: 250± to 390± Feet

ZONING: RRR 1/5 (Rural Residential Resource)

PROPERTY INSPECTION: Locked Gate – Please Call Auction Information Office for Combination. 1-800-845-3524 or info@rmnw-auctions.com

FINANCING: None – All Cash

DESCRIPTION: The 178± acre Violet Prairie Tree Farm is located 15 miles south of Olympia along Violet Prairie, between Grand Mound and Tenino, with excellent access to Old Pacific Highway 99 E, and to I-5.

The tree farm has 68± acres of well-stocked 31 to 39 year-old Douglas-fir located in the northern section of the tract. There are 25± acres of 31 year-old and 43± acres of 39 year-old Douglas-fir. The balance of the tree farm, 107± acres, has 6 year-old Douglas-fir reproduction. The Douglas-fir site index ranges from 120 to 130. Please see Supplemental Information Package for timber inventory with type map.

The combination of 68± acres of pre-merch and 106± acres of 5 year-old reproduction provides a new owner with both near-term cash flow and long-term asset growth.

An estimated 70 acres of flat topography is located on Violet Prairie, with the balance of the tree farm having gentle to rolling topography. Access to the property is from Violet Prairie Road, along a 30 foot



Timber in western section of tree farm



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.



wide old county R.O.W. to the southeast corner. Existing logging roads provide access throughout the tract. There is a small wetland area in the northern section of the property.

The RRR zoning has a five acre minimum parcel size, but existing access will allow only one home site for the tree farm. Improving access from the current 30-foot wide county road R.O.W. to a 60-foot width R.O.W. would increase the available number of home sites.

The property is classified as forest land, with annual taxes of \$355.

The property has several sites that could accommodate a home, and also a horse barn and corral area. Existing logging roads could be used as riding trails.

The 178± acre Violet Prairie tract is a rare opportunity to acquire a tree farm with proximity to both domestic and export log markets, with the added benefit of accommodating a home site within commuting distance of Olympia.

LOCATION: Township 16 North, Range 2 West, Section 27, APN 126-27-120000, 812-10-0000

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 14, 2018



View north from young plantation