

PUBLISHED RESERVE: \$500,000

LAST ASKING: \$725,000

SIZE: 240± Acres

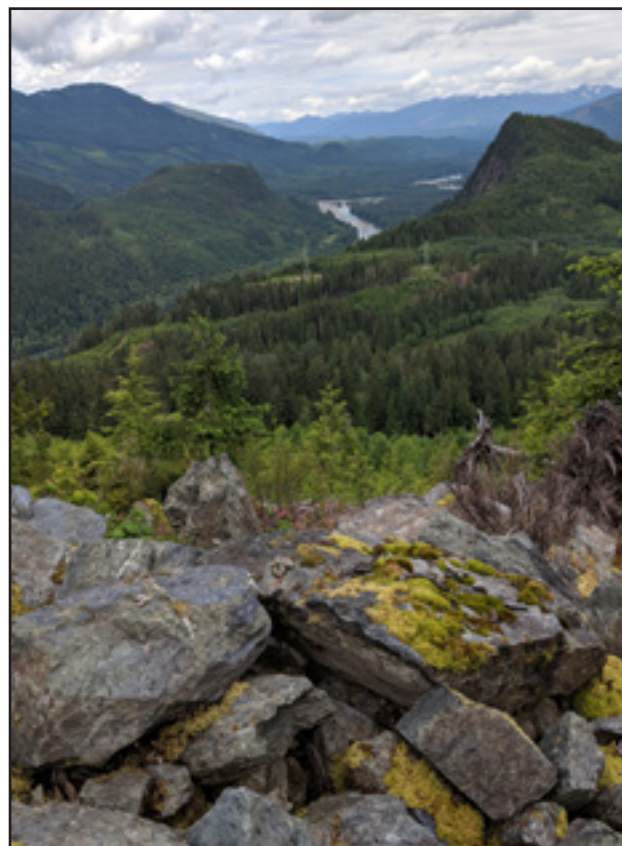
ELEVATION: 1,400± to 2,250± Feet

ZONING: IF-NRL (Industrial Forest - Natural Resource Lands)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 240± acre White Creek Tree Farm is located along the western slopes of Suiattle Mountain, overlooking Sauk River Valley, and is adjacent to Mount Baker - Snoqualmie National Forest. It is 5 miles south of the North Cascades community of Rockport. White Creek is tributary to Sauk River, located in the eastern portion of the property. There is access to the property from Highway 530 and USFS Road 16 (Illabot Creek Road) into the northern section of the tract. Sierra Pacific Industries is the adjoining owner to the north, west, and south. There is a reciprocal road use easement.



View North to Sauk River



The tract has primarily 18 year-old well-stocked Douglas-fir. There are 28± acres of riparian buffer along White Creek, which bisects the eastern section of the property. There is a logging road system that accesses most of the property. Approximately one-half the tree farm was logged using a ground-based system, and the balance using cable logging. The Douglas-fir site class is primarily III, and the seller did some interplanting to improve stocking in 2010. Future pre-commercial thinning can improve productivity of White Creek Tree Farm.

Hampton Affiliates Darrington sawmill is 10± miles south of the property, along Highway 530. Sierra Pacific Industries Burlington sawmill is fifty miles west of Rockport.

LOCATION: Township 34 North, Range 10 East, Section 20, APN 341020-1-003-0009

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 22, 2019



Well-stocked reproduction in southeast section of tree farm



Logging roads are rocked