

SPRING 2019 AUCTION

No Starting Bids and No Hidden Reserves!

OCEAN VIEW REDWOOD COAST TREE FARM AND ESTATE PROPERTY - 364± ACRES

Trinidad, California



- Largest undeveloped ocean view property along California's North Coast. Zoning could allow up to fifteen estate tracts
- Excellent access from Highway 101, and proximity to nearby Arcata, Humboldt State University, and Arcata-Eureka Airport
- Estimated 5,744 MBF of primarily redwood. Projected annual growth rate of 6%. Both near term cash flow and long term asset growth

SEALED BIDS DUE JUNE 5, 2019



The Opportunity

BULK PUBLISHED RESERVE: \$5,130,000

PROPERTY:	131	132	133
PUBLISHED RESERVE:	\$3,380,000*	\$1,100,000*	650,000*
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered
SIZE:	240± acres	78± acres	46± acres

**Individual sales of Auction Properties 131,132, and 133 are subject to total bids in the aggregate to equal, or exceed, the bulk published reserve of \$5,130,000
Seller will have option to accept either the highest bulk bid, or parcel bids which equal, or exceed, the bulk published reserve of \$5,130,000*

ELEVATION: 280± to 680± Feet

ZONING: AE (Agriculture Exclusive 20-Acre Minimum) and TC/R (Coastal Timberland and Riparian Protection 40-Acre Minimum)

PROPERTY INSPECTION: Gated Entry – Please Contact Auction Information Office
info@rmnw-auctions.com or 1-800-845-3524 to Arrange

FINANCING: None - All Cash.



American AgCredit is the preferred lender and financing may be available through American AgCredit by contacting Dave Jackson, Vice President, at 707-445-8871 or djackson@agloan.com. See Supplemental Information Package for additional details.

DESCRIPTION: This 364± acre tree farm overlooking the community of Trinidad is the largest undeveloped ocean view property along California's Redwood Coast. It is being offered in its entirety, and in three parcels from 46± to 240± acres. Zoning could allow up to fifteen residential estate tracts, some with spectacular ocean views.

The property has excellent access from Highway 101, and proximity to nearby Arcata, Humboldt State University, and Arcata-Eureka Airport with service to San Francisco, Los Angeles and, starting in May 2019, Denver. The City of Eureka, with bayfront historic district, is one of California's major fishing ports, and is located within a twenty-minute drive of Trinidad.



Trinidad, California’s smallest city with population of 367, is located along one of the most spectacular stretches of the North Redwood Coast, with a quaint business district, and homes located on a bluff overlooking Trinidad Bay. Trinidad State Beach and fishing pier are within walking distance of the town.

The Trinidad Rancheria operates the Cher-Ae Heights Casino complex and recently announced plans to develop a 100-room Hyatt ocean view hotel. Trinidad is a tourist destination due to its proximity to Redwood National and State Parks. Total annual visitors to all four parks within the Redwood National and State Parks exceeds 1.4 million.

Timber Management and Inventory

The 364± acre property has been managed for commercial timber production for over sixty years, and is a highly productive redwood tree farm with both near-term cash flow and significant long-term asset growth. A timber cruise was completed in January 2019 by James L. Able Forestry Consultants with an estimated net volume of 5,744 MBF with 89% of the volume small to medium size redwood, and the balance a mix of large size Douglas-fir, western hemlock, grand fir, and Sitka spruce. See Supplemental Information package for timber summary.

The tree farm is well-stocked with a growing site of Low II and High III, which lends itself to selective harvesting. Projected annual growth rate from this industrial-grade tree farm is 6%. The 20-year growth and yield will increase volume from 5,744 to 13,270± MBF by 2039.

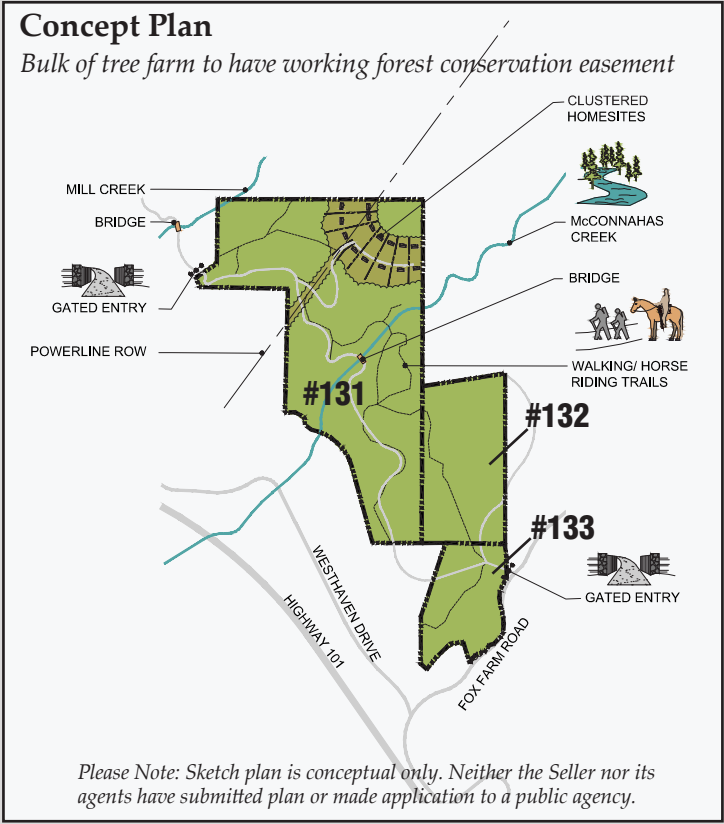
The seller has an approved Non-Industrial Timber Management Plan (1-01NTMP-654-HUM) which allows harvest of timber on a sustained yield basis. The plan can be assigned to the new owner, and it has no termination date.

Nearly 100% of the property will accommodate ground-based logging. Over four miles of rocked logging roads and four steel bridges provide access throughout the tree farm. A PGE Power R.O.W. runs through a portion of the northwest section.

The tree farm has strategic location to nearby redwood log markets in Arcata and Scotia, with sawmills operated by Schmidbauer, North Fork Lumber Company, and Humboldt Redwood Company. There is a reload facility in Alton, near Fortuna, California. The market for redwood logs has significantly increased since 2015 from \$650 to over \$1,300 MBF due in part to overall demand for redwood products in home construction and remodeling. Using selective harvesting, the last logging on the tree farm was in 2017 and 2018.

Potential Estate Home Site Development

Agriculture Exclusive and Coastal Timberland Zoning allows residential uses, and has a minimum lot size of 20 to 40 acres. The Seller estimates that the 364± acre property would accommodate up to fifteen home sites under existing zoning. There could be opportunity for clustering home sites, so that the bulk of the property could be managed as a commercial tree farm, and the multiple lot owners would each have a share



Ocean view from Auction #131



Main Street in Trinidad

Note: See Supplemental Information Package for parcel boundary detail



Rocked logging road system throughout most of the property



Tree farm has approved Non-Industrial Timber Management Plan

of the tree farm. The ridge above McConnahas Mill Creek could easily accommodate a plan for a cluster of Trinidad Bay view home sites, having a main entry road from Stumptown Road.

The other location for an ocean view home site is in the eastern section of Auction Property #132.

Additional options for a new owner are in development of a few larger ocean view estate tracts, with tree farm.

The other opportunity for a new owner is to obtain significant conservation value from a Working Forest Easement, which extinguishes development rights to the entire property, or for the individual parcels.

All three individual Auction Properties have electrical power and good access from either Stumptown Road or Fox Farm Road. The Seller has conducted perc tests for potential home sites. Domestic water can be provided from the year round creeks. The Seller also has easements which enhance management of the 364± acre property in its entirety, or in three individual parcels.

Auction Property 131 - 240± Acres (APN 515-161-014)

Published Reserve: \$3,380,000*

This is the largest parcel, with gated easement at entry drive from Stumptown Road that is shared with several residences. Mill Creek is along the northeast corner and, along with McConnahas Creek, are both sources for domestic water.

The property has an estimated 4,191 MBF, with projected



20-year growth and yield to be 9,729 MBF in 2039. There is a large ridgetop area just southeast of the PGE Power R.O.W. which could be used either to cluster ocean view homes, or divide the property into five estate tracts. It also could accommodate an ocean view estate complex with owner residence, artist studio or shop, caretaker home, and horse barn, using the road system for riding.

Auction Property 132 - 78± Acres (APN 515-291-045)

Published Reserve: \$1,100,000*

The property has access from Fox Farm Road with an easement to the northeast section, which has an excellent ocean view home site.

There is an estimated 1,141 MBF with projected 20-year growth and yield to be 2,571 MBF in 2039. The property has a logging road system giving access to both Auction Properties 131 and 133, providing the option to add either, or both properties, to create a tree farm of 124 to 318 acres.

Auction Property 133 - 46± Acres (APN 515-131-029)

Published Reserve: \$650,000*

This is the smallest property and has gated entry from Fox Farm Drive, which also serves Auction Properties #131 and #132. There is a year-round creek that bisects the property which is tributary to Trinidad Bay. The bulk of the site is level and could easily accommodate one or two estate tracts, with horse farm facilities. There is an estimated 439 MBF with projected 20-year



Tree farm fifteen minute drive from Arcata



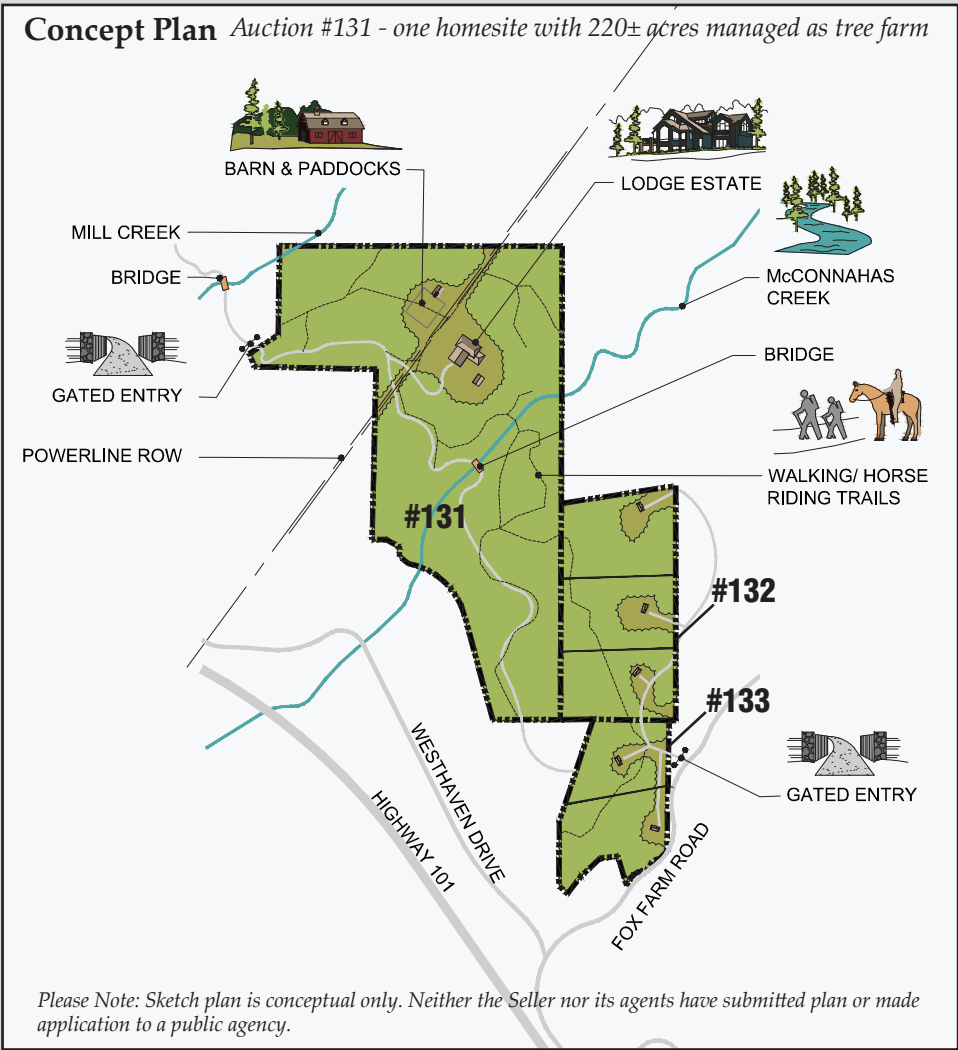
Ocean view from Auction #132

growth, and yield to be 969 MBF in 2029.

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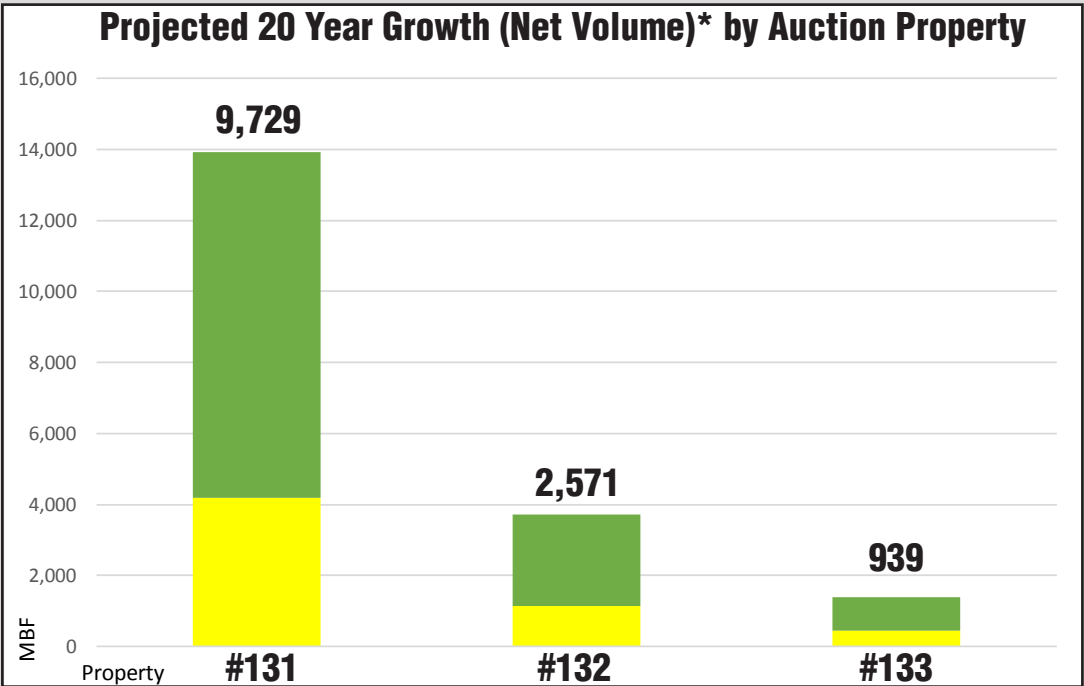
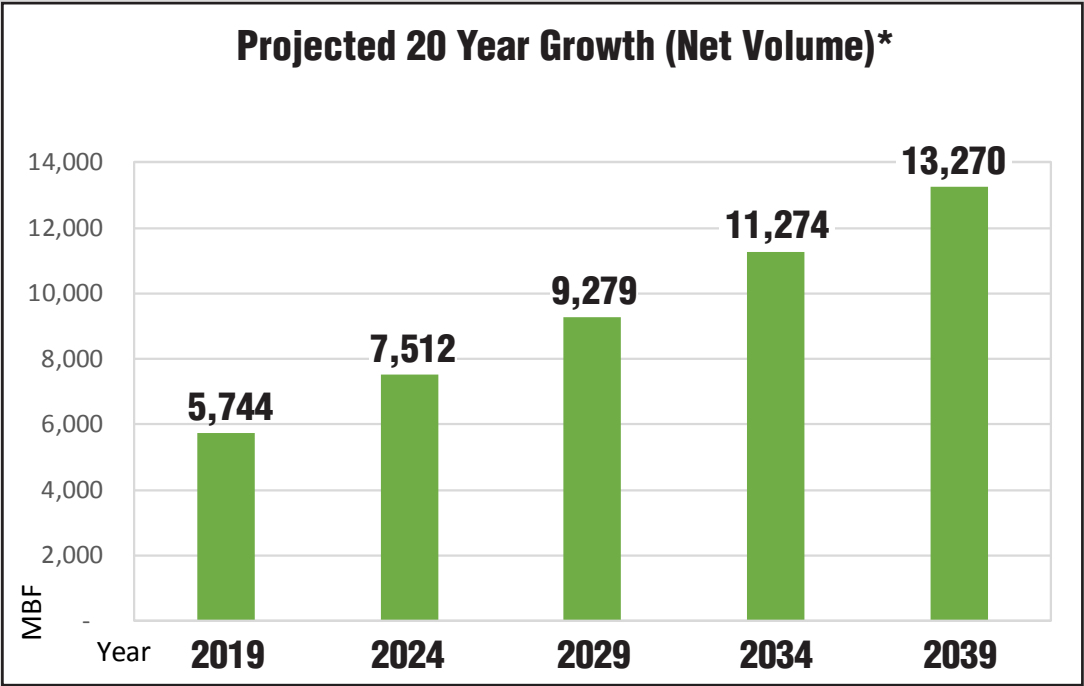
LOCATION Township 8 North, Range 1 East, Portions of Sections 19 and 30 and Township 8 North, Range 1 West, Portions of Section 28, APNs 515-161-014 (131), 515-291-045 (132) and 515-131-029 (133), Humboldt County, California

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





Projected 20 year growth and yield will increase redwood volume for entire tree farm, from 5,744 to 13,270 MBF by 2039



2019 20 year growth

**Source: James L. Able Forestry Consultants*

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

www.rm-nw-auctions.com

Strategic location to Log Markets within proximity to Arcata-Eureka Airport



SEALED BIDS DUE JUNE 5, 2019

Broker Cooperation Invited

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGE 1902-131-133**

1-800-845-3524

REALTY MARKETING / NORTHWEST, Broker
522 SW 5th Avenue, Suite 725, Portland, Oregon 97204