

**101 - Thirty Cent Creek Timber Tract near Sooes River
Clallam County, Washington**

PUBLISHED RESERVE: \$625,000 / \$1,929 per Acre
LAST ASKING: First Time Offered
SIZE: 324± Acres
ELEVATION: 350 to 500± Feet
ZONING: Commercial Forest (CF)

PROPERTY INSPECTION: Access Permit Required and CB radio highly recommended. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 324± acre Thirty Cent Creek Timber Tract is in the northwest section of the Olympic Peninsula, three-quarters of a mile south of the Makah Indian Reservation, and a quarter mile north of the Sooes River. The tract has access from 1000 Sekiu Mainline Road to the east from Highway 112 near Clallam Bay through a reciprocal road use easement with adjoining owners.

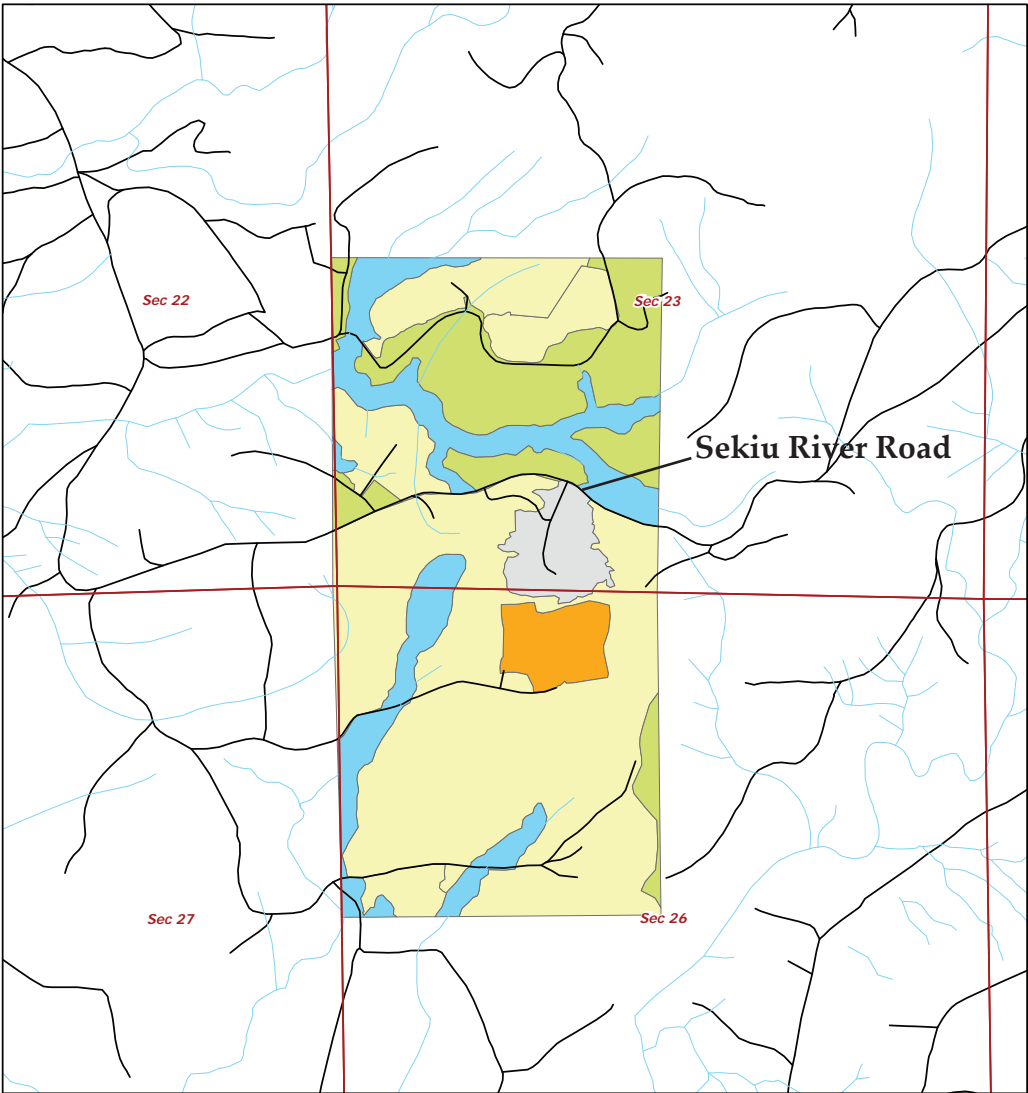
The tract has 192± acres of young hemlock reproduction, with the majority in 6 to 10 year-old age class. Twelve acres were recently harvested. Reforestation obligations will be the responsibility of the new owner. There are 51± acres of 16 to 20± year old mix of western hemlock, some western red cedar, and red alder, located primarily in the northern portion of the tract, north of Thirty Cent Creek.

The property is primarily western hemlock Site Class III, with the remaining 6% Site Class II.

It is projected that within twenty-five years, this site will have a total volume of 2,490± MBF. The existing system of logging roads is rocked, and there are no RMAP obligations. Ground-based harvesting can be used on 100% of the ownership.

LOCATION: Township 32 North, Range 15 West, Sections 23, 26
 Tax Account 153223300000, 153226200000, and 153226400000

SEALED BIDS DUE SEPTEMBER 12, 2019



Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

Clallam County

T32N R15W Sec 23, 26

00.1250.25

Miles

MB&G

Map Based & Geospatial Inc.

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This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

Majority of property has well-stocked 6 to 10 year-old reproduction

Year	MBF
2019	0
2024	0
2029	63
2034	312
2039	1,123
2044	2,492

A total of 2,492± MBF projected within twenty-five years will provide significant asset growth

**Source: MB&G*
info@rmnw-auctions.com or call 1-800-845-3524

11