



LAND & TIMBER OFFERING

SEALED BID AUCTION

BID DEADLINE: August 27 (3:00 pm)

OFFERED BY THE JOHNSON FAMILY TRUST



Lane County, Oregon

Tax Lot 300, Section 14, T16S, R7W, WM

80 Acres m/l

Total Volume Estimate = 2,017 MBF (net) m/l

65-70 Year-Old Conifer Volume Estimate = 1,663 MBF (net) m/l

Young Merch Volume Estimate = 354 MBF (net) m/l

Fred Sperry, Principal Broker

NW Forest Properties

fred@nwforestproperties.com

(541) 868-6567





PROPERTY DESCRIPTION

This excellent opportunity is located near Blachly, Oregon. Blachly sits in the highly productive Oregon Coast Range. Approximately 50% of the acres have 65-70-year-old timber which is ready for harvest. 38% of the acres are growing 34+/- year-old timber which can be commercially thinned now or wait another 10+/- years and it will be available for a final/regeneration harvest.

For the timber buyer, the quantity and quality of timber is a very strong selling point. The location is convenient to many nearby mills – mills that will take logs of every size, quality, and species.

The forest also offers an escape from the heat, dust and allergies of the Valley. There is plenty of gently sloping land on which to create your own private retreat! A nice little stream flows through the property from south to north, eventually feeding into beautiful Lake Creek.

There is no reason you can't have both the income and the retreat! *Ask us about the opportunity to partner with timber buyers, tree farmers or recreationists to make this property an affordable win-win for all parties.*

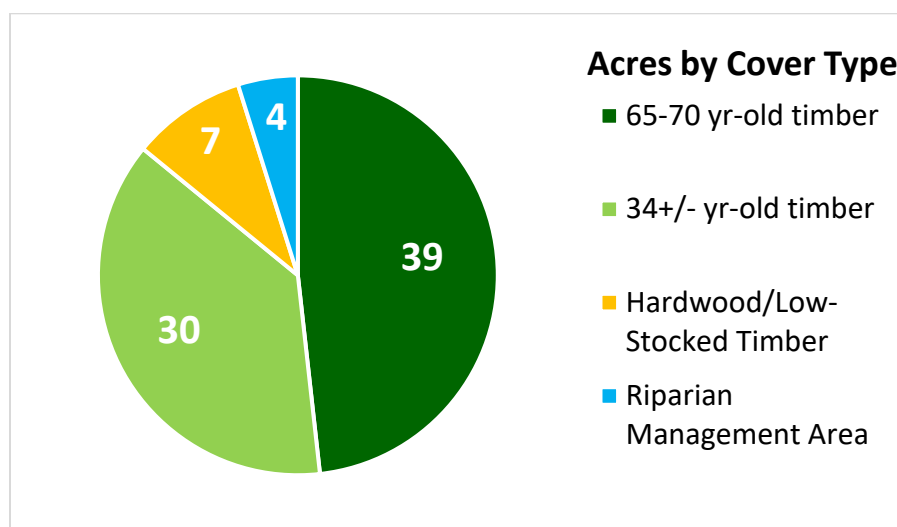
TIMBER CRUISE INFORMATION

A timber cruise was conducted in March of 2017 by Jared Simmons, Alpenglow Forestry Consulting. Simmons adjusted the 2017 volumes in July 2020 to reflect 4 seasons of growth. The data presented in this prospectus are the adjusted volumes.

TIMBER SUMMARY TABLE	
Taxlot 300 Acreage	Acres
Merchantable Timber	39
Pre-Merch Timber	30
Hardwood/Low-Stocked Timber	7
Riparian Management Area	4
Total Acres	80
Timber Volume	Net MBF
65-70-Year-Old Timber	1,663
34+/- Year-Old Timber	354
Total Volume	2,017

TIMBER TYPE/SPECIES	ACRES	NET MBF
MATURE TIMBER (65-70 years-old)	38.7	1,663
Douglas-fir		1,156
W. Hemlock		326
W. Red Cedar		109
Total Mature Conifer Volume		1,691
Maple		47
Red Alder		25
Total Mature Hardwood Volume		72
YOUNG MERCH (34+/- years-old)	30.7	354
Douglas-fir		306
W. Hemlock		7
Total Young Merch Conifer Volume		323
Red Alder		26
Maple		13
Total Young Merch Hardwood Volume		49
TOTAL COMBINED VOLUME	69.4	2,017

Timber cruise reports are available on the property website



PROPERTY DETAILS

Land Use. The property is zoned Impacted Forest (F2). A primary purpose of the F2 zone is to conserve forest land for uses consistent with Lane County's forest land policies, which includes the management of timber for harvest. The F2 zone allows for a residence under certain conditions. *However, the easement does not allow the road to be used to access a permanent dwelling.*

Access

The easement is "for road access for logging, forest management and for use of natural resources." The easement does not allow use to access a permanent dwelling. There is a gate at the highway. The gate will be closed but unlocked.

Roads

The existing road into the property is dirt – unimproved. It was mechanically brushed to facilitate vehicle access. Pickups or SUVs are recommended.

Hydrology. There are two, small unnamed tributaries to Lake Creek that bisect the property running from South to North. Both streams have been verified as having fish present (July 2018). However, the eastern-most stream has often been observed to be dry. There is a draw in the SW corner of the property that is currently classified as a small stream with fish presence "unknown".

Logging Methods

A combination of cable and ground-based logging systems will be required.

Elevation: 800' to 1280'

Surveys & Corners. The property was last surveyed in 1982 (survey #25799). A brass cap marks the SW corner of the property which is also the W $\frac{1}{4}$ corner of section 14. The NW, NE and SE corners are marked with a 5/8" x 30" iron rod with a plastic cap stamped "LS 1084". The north and east property lines were marked with steel fence posts. A partition survey of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14 was filed in 1992 (survey #30880). The NE and NW corners of the sale property were found and an addition corner was set along the north line located S 89°44'09" W, 1556.68' from the NE corner of the sale property. As of the date of this prospectus it has not been located.

Property Inspection

Please contact Fred Sperry for additional viewing directions. (541) 868-6567 or fred@nwforestproperties.com.

The property is accessed via an easement (see map). The easement road runs along the north and east fence lines. Please keep traffic as close to the fence lines as practicable. Short cuts across the field are not allowed. The neighbor who owns the easement road lives on site. Please do not disturb.

TIMBER BUYER & LAND BUYER PARTNERSHIPS

It is sometimes beneficial to parties that wish to acquire merchantable timber but not the land, or vice versa, to purchase a property in partnership. The area and volume to be harvested could possibly be negotiated between the timber buyer and the land buyer prior to submitting a bid.

To affect this type of transaction, a "simultaneous closing" can be scheduled. At closing, the buyer of the land and the buyer of the timber deposit their respective funds into escrow. The combined amount is the total value conveyed to the Seller. The combined funds are distributed to the Seller at closing. The timber purchaser will receive a deed for the agreed upon timber only. The land buyer will receive title to the land, which will include any timber not included in the timber deed.

As a courtesy, NW Forest Properties will facilitate communication between the parties. Please contact us if you are interested in such a partnership and let us know whether your interest is in the land or the timber. The full list of parties that have expressed interest in this type of partnership to NW Forest Properties will be provided upon request.

NW Forest Properties does not endorse and has not researched the parties contained on the list and therefore makes no representation regarding the parties. Anyone interested in partnering in this type of transaction are encouraged to seek the advice of professionals before entering into any agreement. Such professionals may include CPAs and attorneys.

Proximity: *(approximate mileages)*

Noti	15 miles
Eugene	29 miles
Springfield	33 miles
Philomath	44 miles
Florence	46 miles
Cottage Grove	55 miles
Lebanon	58 miles
Sweet Home	58 miles
Roseburg	87 miles
North Bend	92 miles

Mileages are to city center as determined by MapQuest and are not intended to reflect actual mileage to specific haul destinations.

Directions From Highway 99

- Turn west on Hwy 36. Hwy 36 starts at Hwy 99 approximately 2 miles south of Junction City and 7.25 miles north of the Randy Pape Beltline (OR 569) in Eugene.
- Take Hwy 36 ~19 miles to ~ 400' past milepost 32.
- Turn left through the gate. The gate will be marked with multi-colored flagging.
- The easement runs east along the fence line, parallel to the highway, then turns south along the fence line.
- From the field follow the freshly brushed road grade to the sale property.
- It is ~3/4 miles from the highway to the sale property.

Directions From Highway 101

- Turn east on Hwy 126 at Florence.
- Take Hwy 126 ~15 miles to Mapleton.
- At Mapleton, continue straight through the blinking light at the intersection Hwy 36 and Hwy 126.
- Take Hwy 36 ~32 miles east. The turn off is ~400' west of milepost 32, which is just east of Blachly. (don't blink!)
- Turn right through the gate. The gate will be marked with multi-colored flagging.
- The easement runs east along the fence line, parallel to the highway, then turns south along the fence line.
- From the field follow the freshly brushed road grade to the sale property.
- It is ~3/4 miles from the highway to the sale property.

Other Resources Available at <http://northwestforestproperties.com/oregon-forest-land-sale/johnson-family-trust/>

<ul style="list-style-type: none">• Drone video• Vicinity map• Aerial photo map• Contour map	<ul style="list-style-type: none">• Updated timber cruise reports• NRCS soils report• 2019-2020 tax statements• KMZ file (Google Earth)• Agency disclosure pamphlet
---------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Available Upon Request

- Sale agreement
- Preliminary title report
- Easements

Contact

Primary: Fred Sperry (541) 868-6567, fred@nwforestproperties.com

Disclaimer: This information is provided to assist prospective purchasers' in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective buyers should perform their own due diligence.

BID INSTRUCTIONS

JOHNSON FAMILY TRUST LAND & TIMBER OFFERING

SUBMIT BIDS TO: Fred Sperry
NW Forest Properties
4115 Berrywood Dr.
Eugene, OR 97404
(541) 868-6567
fred@nwforestproperties.com

BID DEPOSIT: \$25,000 in the form of a cashier's check made out to First American Title. Put "Johnson Family Trust bid deposit" in the memo line.

Please submit your bid on the attached bid form. All bids must be signed and dated. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by email will be kept confidential. Bids and bid deposits must be physically received prior to 3:00 PM on August 27th to be considered. Bids can be hand delivered to the address above.

NO CONTINGENCIES: *All due diligence must be completed prior to the bid date. Bidder will be given the opportunity to review the final preliminary title report to confirm that there have been no changes from the preliminary title report previously provided.*

BUYER'S AGENT COMMISSION: 2.0% to licensed Buyer's agents.

Seller reserves the right to refuse any and all bids

BID DEADLINE: 3:00 pm, August 27, 2020

TERMS OF SALE: Cash due at closing
Property sold "As is – Where is"
Seller to provide title insurance
Escrow fees shared 50:50

CLOSING: September 4, 2020

ESCROW: First American Title
2892 Crescent Ave.
Eugene, OR 97408-7397

Tonya Silke, Escrow Officer
tsilke@firstam.com
(541) 465-8774

**JOHNSON FAMILY TRUST
LAND & TIMBER OFFERING**

BID FORM

BIDDER NAME: _____

AMOUNT: _____

NO CONTINGENCIES: All due diligence must be completed prior to the bid date. Bidder will be given the opportunity to review the final preliminary title report to confirm that there have been no changes from the preliminary title report previously provided.

BIDDER ADDRESS: _____

PHONE NUMBER: _____ (cell) _____ (office)

EMAIL: _____

By submitting this bid form Bidder acknowledges the following:

- Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.
- Bidder has been provided a copy of the preliminary title report and the Purchase and Sale Agreement stating the terms of agreement.
- The signatory to this bid form is an authorized representative of the Bidder.

SUBMITTED BY:

SIGNATURE _____ **DATE** _____

PRINT NAME _____

Seller reserves the right to refuse any and all bids