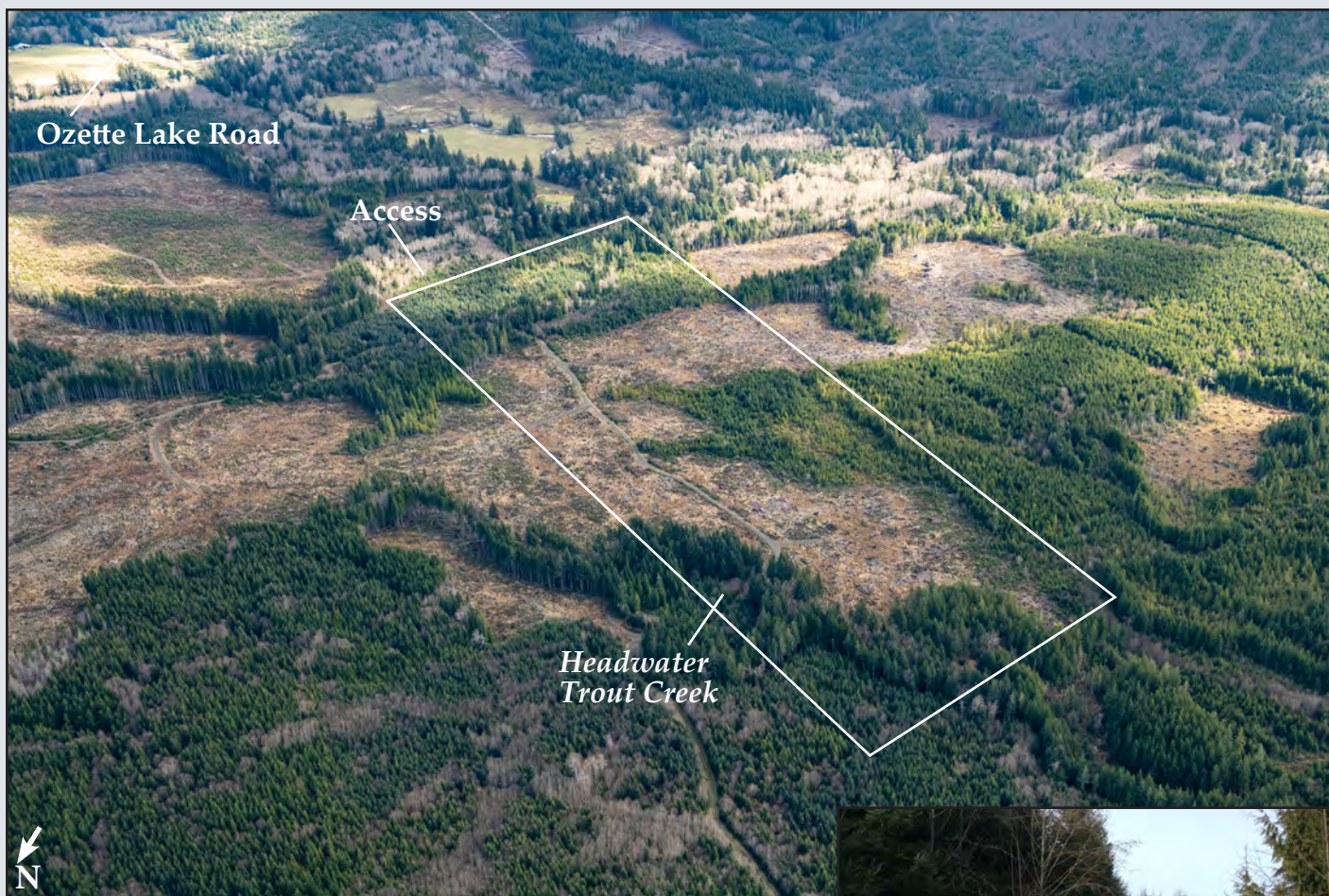




PUBLISHED RESERVE: \$660,000 / \$2,095 per Acre

LAST ASKING: First Time Offered

SIZE: 315± Acres

ELEVATION: 100 to 330± Feet

ZONING: CF (Commercial Forest)

PROPERTY INSPECTION: Locked gate. Access Permit Required – 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 315± acre timber tract is located north of Hoko Ozette Road. It has access via an easement from the eastern section of the property, and an easement also in the southwestern portion. There are 116± acres of older reproduction in the 16 to 30 year age class, which is projected to increase to 3.9 million board feet within the next 15 years, or by 2035. The majority of the property is Douglas-fir Site II, providing a productive growing site. There are 108± acres in the 1 to 5 year age class located in the middle of the property, and 2± acres of 41+ year old timber.

There is an estimated 1.8 million board feet of primarily red alder, with some western hemlock. Please see Supplemental Information Package for detail.

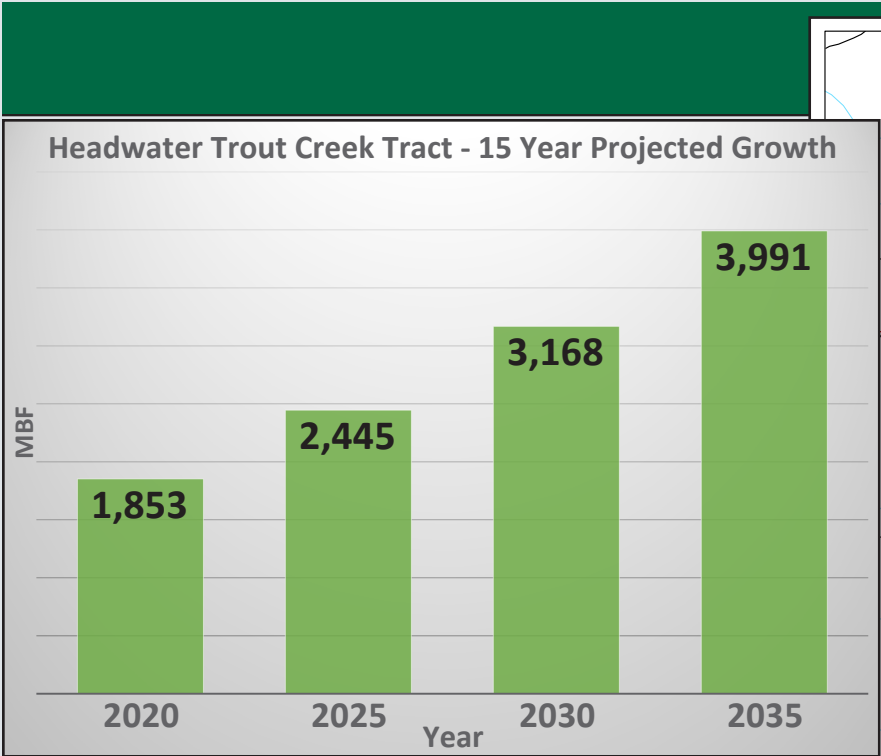
Adjoining owners include Green Crow and other private owners.

LOCATION: Township 31 North, Range 14 West, Section 30 and Township 30 North, Range 14 West, Section 25, Tax Accounts 1431302100000, 153125100000, Clallam County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 9, 2021

Preferred Lender

 FARM CREDIT SERVICES
 Advancing Rural America's Success



MB&G's growth projections are intended to show potential volume increases over time and are not depictions of actual tree farm growth over 15 year horizon

