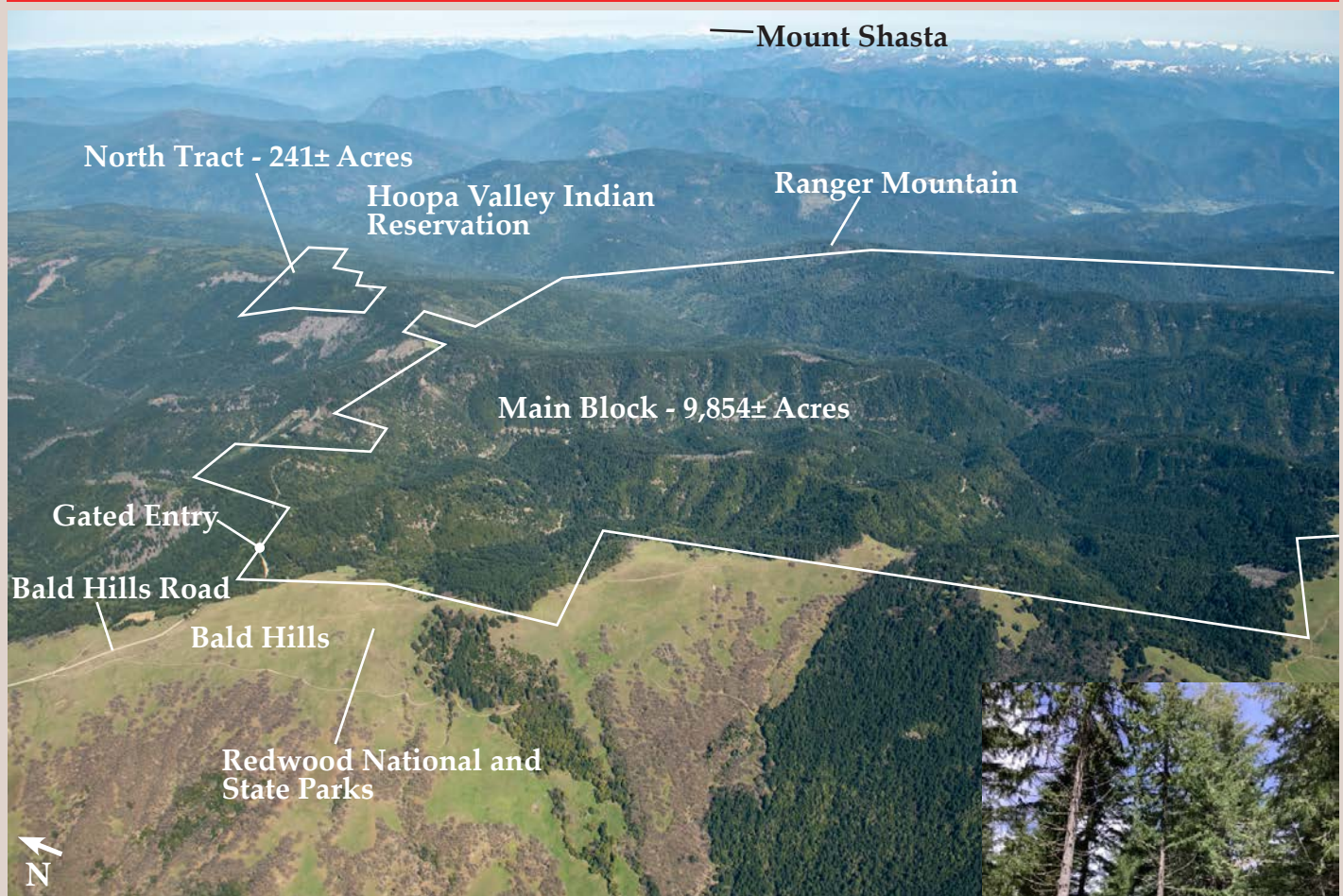




PUBLISHED RESERVE: \$17,990,000 / \$1,724 per Acre*

SIZE: 10,435± Acres

ELEVATION: 1,200± to 3,732± Feet

ZONING: Timber Production Zone

PROPERTY INSPECTION: Locked Gate. Entry Permit Required - Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: The 10,435± acre Pine Creek Timber Tract with an estimated 138.5 million board feet of primarily 45 to 65 year old Douglas-fir is one of the largest blocks of North Coast timberland available for sale. It is located between the Redwood National and State Parks northeast boundary and Hoopa Valley Reservation along its eastern boundary. There is access to the northern portion of the property from Bald Hills Road, west to Highway 101 and east to Highway 96. Access to the southern section of the tract is from Blair Road south to Highway 299 at Lord-Ellis Summit, by Auction Property 101.

There is a contiguous main block of 9,854± acres, and two smaller tracts of 241± acres along Bald Hills Road to the north, and 340± acres by Blair Road to the south.

The main block is over ten miles north to south and has 7.3± miles of common boundary with the Hoopa Valley Reservation. Little Pine Creek is located in the northern section, and Pine Creek in the southeast section - both are tributary to Trinity River in the east.

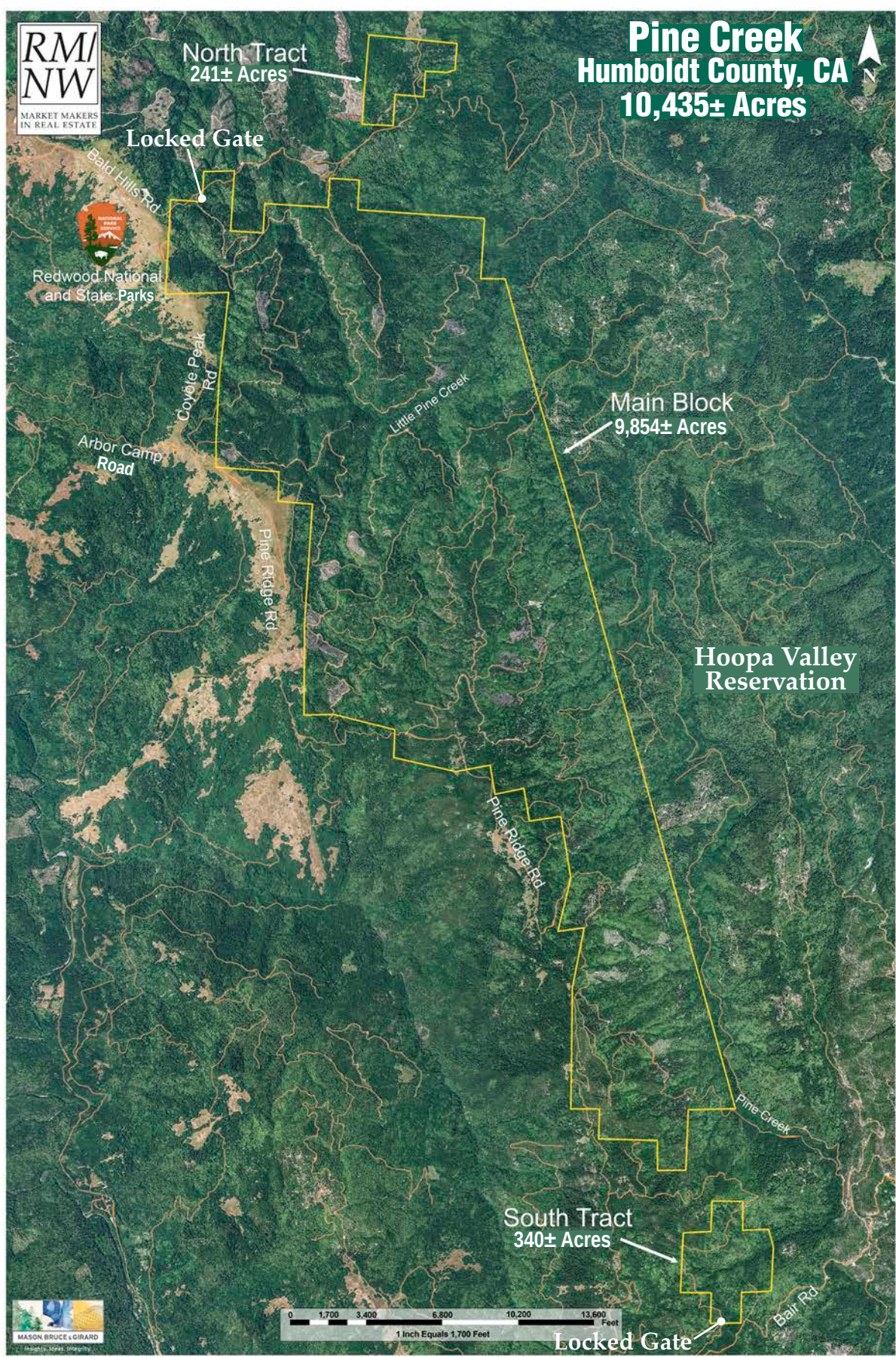
Pine Creek Timber Tract is enrolled as an Improved Forest Management (IFM) with California Air Resources Board, and 397,099 ARBOCs were issued in 2020 and sold in 2021. Offset Project Data Reports and other information is available on data site. A new owner will have added value from future sales of ARBOCs.

It is projected that within 15 years, the volume will increase from 138.5 million board feet to 281.7 million board feet, for an increase of over 143.5 million board feet.

Douglas-fir log markets are located southwest to Arcata, Korb, and Eureka, east to Weaverville, and north to Brookings, Oregon. There is a good internal road system, and access from both Pine Ridge and Coyote Peak Roads to the west.

The property has 8,787± acres of net operable area, with 35% suitable for tractor ground, 52% suitable for a mix of ground and cable, and 13% suitable for cable ground.

Topography is variable with combination of ridgetops and moderate to steep facing slopes. 54% is Site Class III and the balance is Site Class IV.



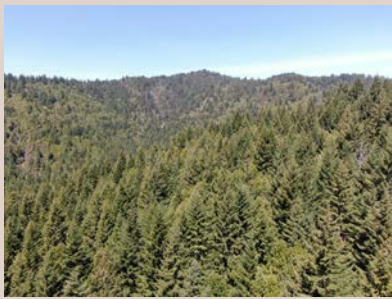
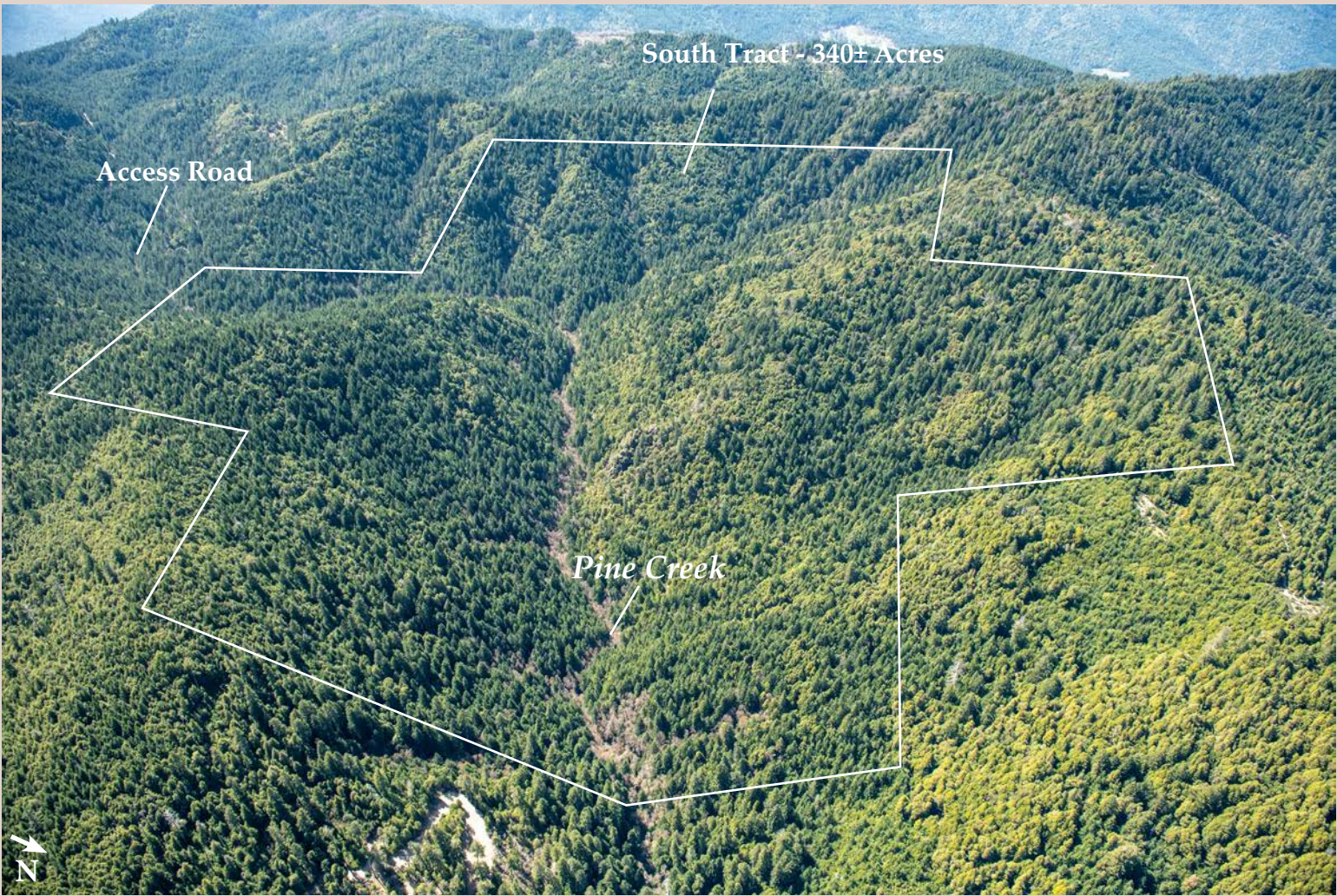
Seller has started preparation of two THPs, to be provided to the new owner.

**Individual sales of Auction Properties 100, 101, 102, 103, 104, and 105 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$33,755,000*

LOCATION: Township 7 North, Range 3 East, portions of Sections 1; Township 8 North, Range 3 East, portions of Sections 2, 4, 9, 11, 12, 13, 15, 16, 23, 24, 25, 26, 36, all of Sections 3 and 10; Township 8 North, Range 4 East, portions of Sections 30 and 31; Township 9 North, Range 3 East, portions of Sections 22, 27, 28, 29, 32, 35, all of Sections 33 and 34; Humboldt County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 30, 2022

E-MAIL info@rmnw-auctions.com



Projected 15 year growth to increase by over 143.2 million board feet, to 281.7 million board feet



Northern portion of Pine Creek Timber Tract

