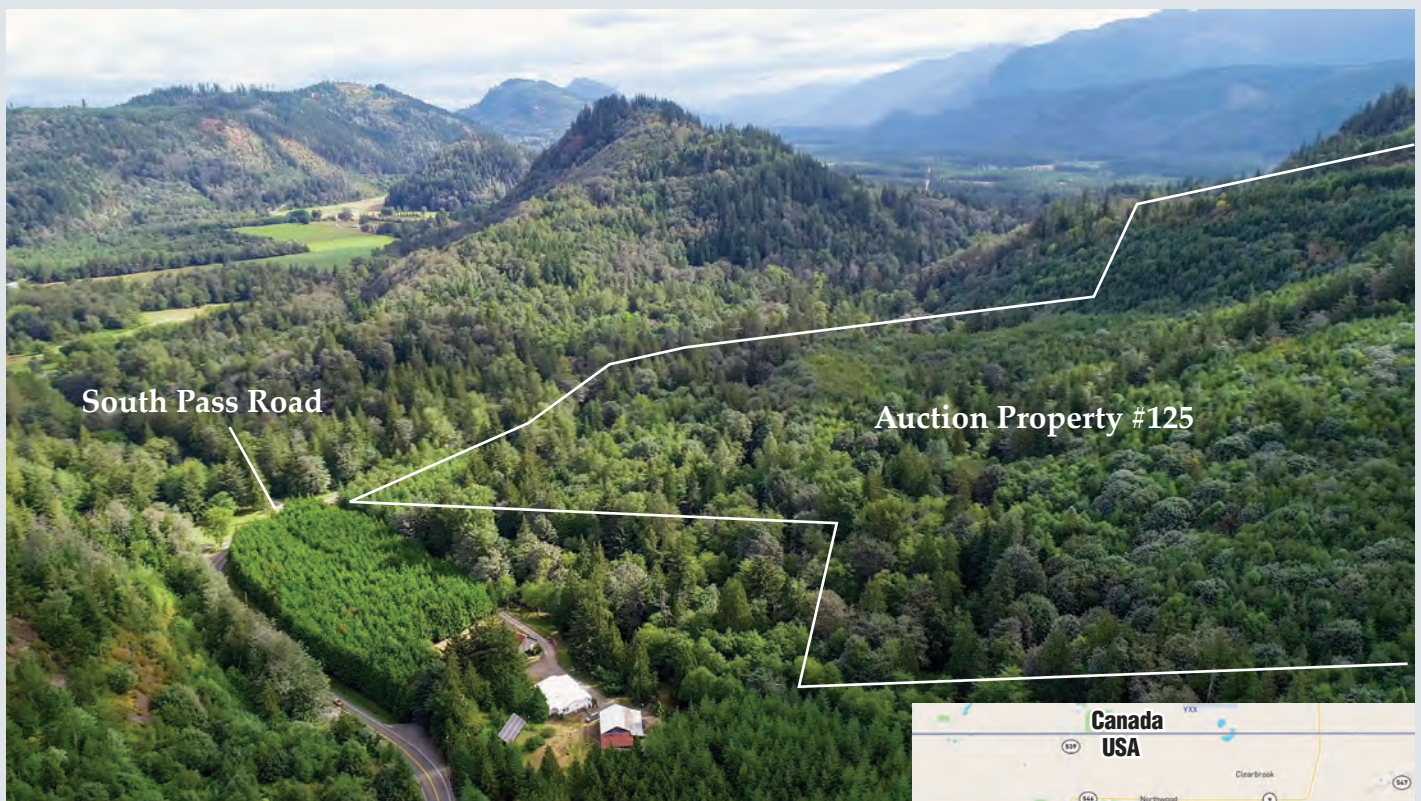


*Sumas Mountain Timberland Portfolio, with Potential Homesites  
Whatcom County, Washington*




This 412± acre Portfolio of five tracts from 40± to 159± acres is located twenty miles northeast of Bellingham. Portfolio is being offered with a bulk reserve of \$1,438,500. Four tracts have excellent access along South Pass and Sumas Mountain Roads. Two of the tracts are zoned Rural Forestry, with potential for three estate homesites. The fifth tract is located near the summit of Sumas Mountain, one-fourth mile south of Lost Lake.

All properties are well-stocked with Douglas-fir, red cedar, and red alder, providing both short-term cash flow and long-term asset growth.

Auction Property #122, South Pass Road Timber Tract, and 23 acres of Auction Property #125, Sumas Mountain Road Timber Tract, have RF (Rural Forestry) zoning, which allows home sites with a 20-acre minimum lot size. South Pass Road is a 40-minute drive southwest to Bellingham and I-5.

The southern section of Auction Property #125 has spectacular views north and northeast to nearby British Columbia, and both Nooksack and Columbia River Valleys.

Individual published Reserves range from \$138,500 to \$600,000, with options to submit bids on individual tracts or in combination. Seller will retain easement on certain road segments if not all tracts are sold.

 Northwest Farm Credit Services is the preferred lender. Contact information along with Seller's timber inventory for each property is included in the Supplemental Information Package.

Auction #	Property	Size	Legal	APN	Zoning*	Timber Summary	Published Reserve / Per Acre
121	Gold Hill Timber Tract	40	40N, 5E, Section 31	144236	CF	30 acres – 24 year old Douglas-fir reproduction 8 acres – 50 year old Douglas-fir Estimated 106± MBF	\$138,500 / \$3,462 **
122	South Pass Road Timber Tract with two potential homesites	49	40N, 5E Section 18	141916	RF	36 acres – 20 year old red alder 12 acres – 100 year old red cedar Estimated 465± MBF	\$250,000 / \$5,102 **
123	Paradise Road Tree Farm	159	40N, 5E Section 19	141963	CF	83 acres – 31 year old Douglas-fir 13 acres – 97 year old Douglas-fir 20 acres – 100 year old red cedar Estimated 1,343± MBF	\$600,000 / \$3,774 **
124	Saar Creek Timber and Recreation Tract	77	40N, 5E Section 17	141857	CF	53 acres – 27 year old red alder 20 acres – 70 year old Bid Maple Estimated 618± MBF	\$250,000 / \$3,246 **
125	Sumas Mt. Road Timber Tract with potential homesite	87	40N, 5E Section 17	141868	23 Ac. - RF 64 Ac. - CF	62 acres – 20 year old Douglas-fir 24 acres – 70 year old Big Maple Estimated 444± MBF	\$245,000 / \$2,816 **

\*CF – Commercial Forestry

RF – Rural Forestry (20 acre minimum)

\*\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.





**PUBLISHED RESERVE:** \$138,500\*

**LAST ASKING:** First Time Offered

**SIZE:** 40± Acres

**ELEVATION:** 2,050± to 2,600± Feet

**ZONING:** CF (Commercial Forestry)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** The 40± acre Gold Hill Timber Tract is located along the east-facing slopes of Sumas Mountain, adjacent to the 207± acre Aron School Park and Lost Lake, managed by Nooksack Valley School District.

Logging road access is to the southern portion of the tract from DNR Saint Peter's Road tributary to Mount Baker Highway at Market Road (County). Other logging roads also connect North to Paradise Valley Road (County).

Gold Hill Timber Tract is an inholding within DNR's 14,000± ownership. It has 30± acres of a mix of 24 year-old red alder, Douglas-fir, and red alder reproduction. There are 7.7 acres of 50 year old Douglas-fir in the southern portion with an estimated 106 MBF.

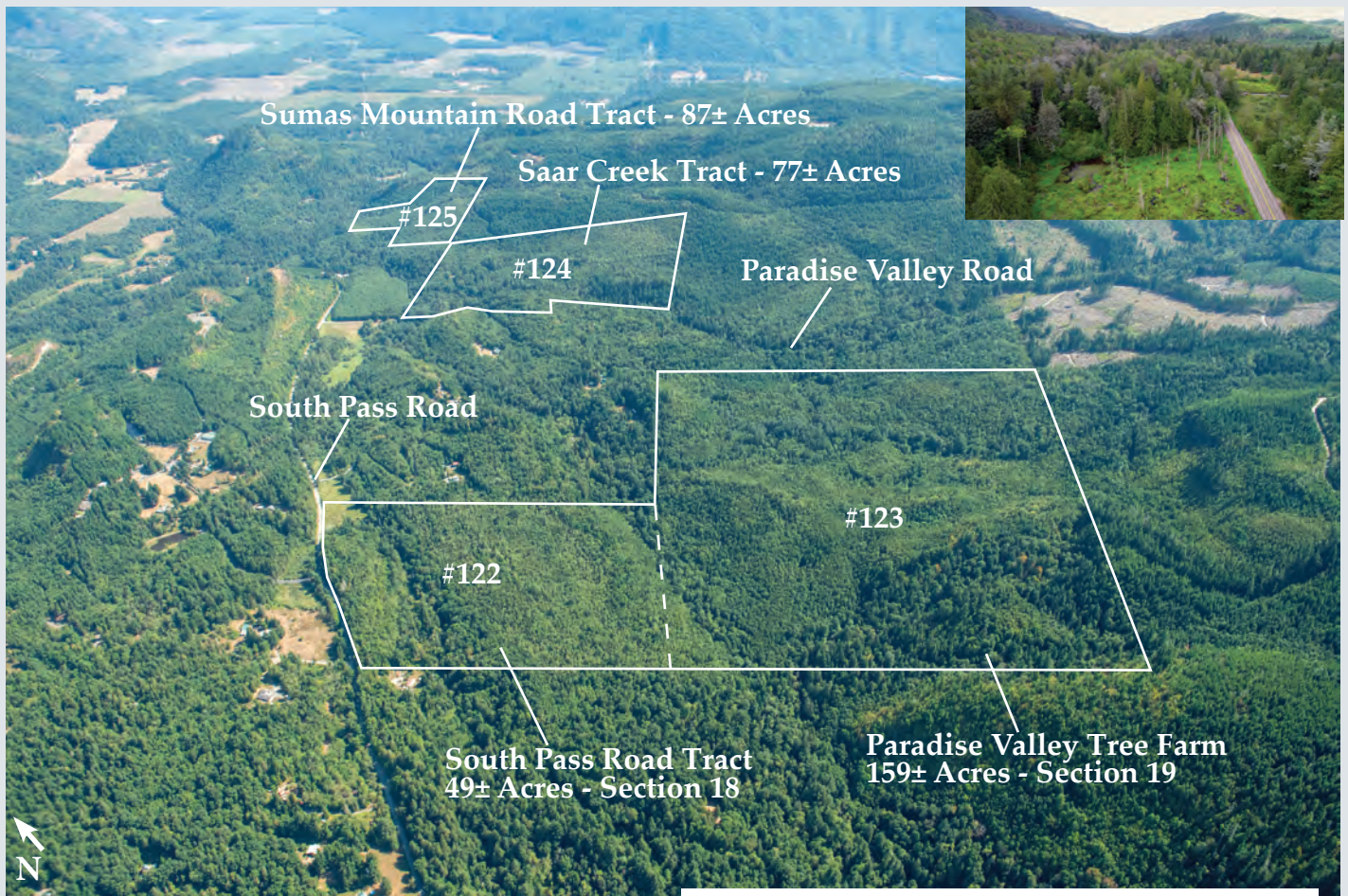
**LOCATION:** T40N, R5E, Section 31, APN 144236, Whatcom County, Washington

*\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.*

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022**



**South Pass Road Timber Tract with Two Potential Homesites**  
**Whatcom County, Washington**



**PUBLISHED RESERVE:** \$250,000\*

**LAST ASKING:** First Time Offered

**SIZE:** 49± Acres

**ELEVATION:** 600± to 800± Feet

**ZONING:** RF (Rural Forestry)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** The 49± acre South Pass Road Timber Tract has one-fourth mile of frontage on South Pass Road, and is zoned RF, which allows up to two estate homesites. On-site septic and well will be required. Power is available along South Pass Road. There is an estimated 465 MBF of primarily 100 year-old red cedar on 12 acres and 29 year-old red alder on 36 acres.

**Sketch Plan**



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.*

A small wetland area runs through the northern section of the Tract. To develop the two 24-acre homesites will require addition of a culvert from South Pass Road for driveways, to building sites south of the wetland area. There are adjoining homes to the west and east of the property.

Auction Property #123, the 159± acre Paradise Valley Road Tree Farm, is adjacent to the southern boundary of Auction Property #122, providing opportunity to acquire a total of 208± acres with 1.8± million board feet of primarily Douglas-fir and red cedar.

Auction Properties #124 and #125, 77± acre Saar Creek Timber and Recreation Tract, and 87± acre Sumas Mountain Road Timber Tract, are located one-half mile east along South Pass and Sumas Mountain Roads.

**LOCATION:** Township 40 North, Range 5 East, Section 16, APN 141916, Whatcom County, Washington

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022**

*\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.*





**PUBLISHED RESERVE:** \$600,000\*

**LAST ASKING:** First Time Offered

**SIZE:** 159± Acres

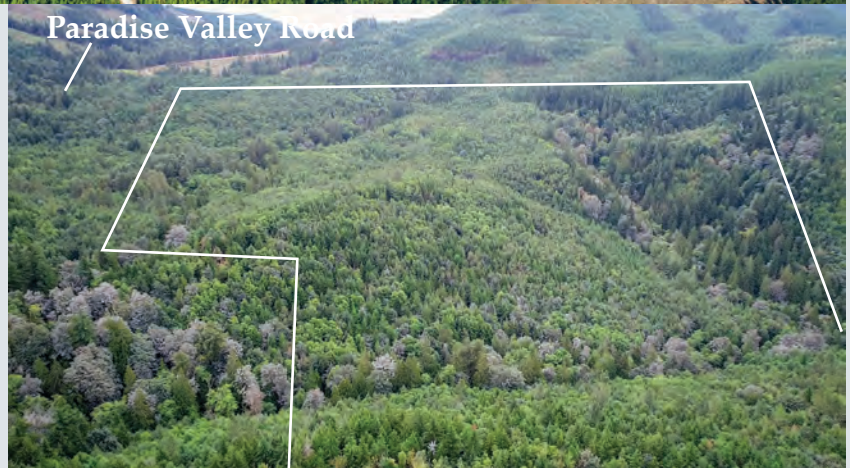
**ELEVATION:** 800± to 1,080± Feet

**ZONING:** CF (Commercial Forestry)

**PROPERTY INSPECTION:**

DNR Gate may be locked after  
Oct. 31 – Please Contact Auction  
Information Office at 1-800-845-3524 or  
info@rmnw-auctions.com

**FINANCING:** None – All Cash



**DESCRIPTION:** The 159± acre Paradise Road Tree Farm, with estimated 1.3 million board feet, is adjacent to Auction Property #122. Its access is east from Paradise Valley Road (County).

Two branches of Breckenridge Creek bisect the western and eastern sections of the Tree Farm.

Approximately 20 acres of the Tree Farm are in the RMZ.

A total of 95± acres of the property is Douglas-fir: 83± acres are 30-year old Douglas-Fir, and 13± acres are 95 year-old Douglas-Fir. The remaining 20± acres of the property have 100 year-old red cedar.

The majority of the property is Douglas-fir Site 118. It is projected that, within ten years, the property will have an estimated 1.9 million board feet due to significant increase in volume from 30 year old Douglas-fir.

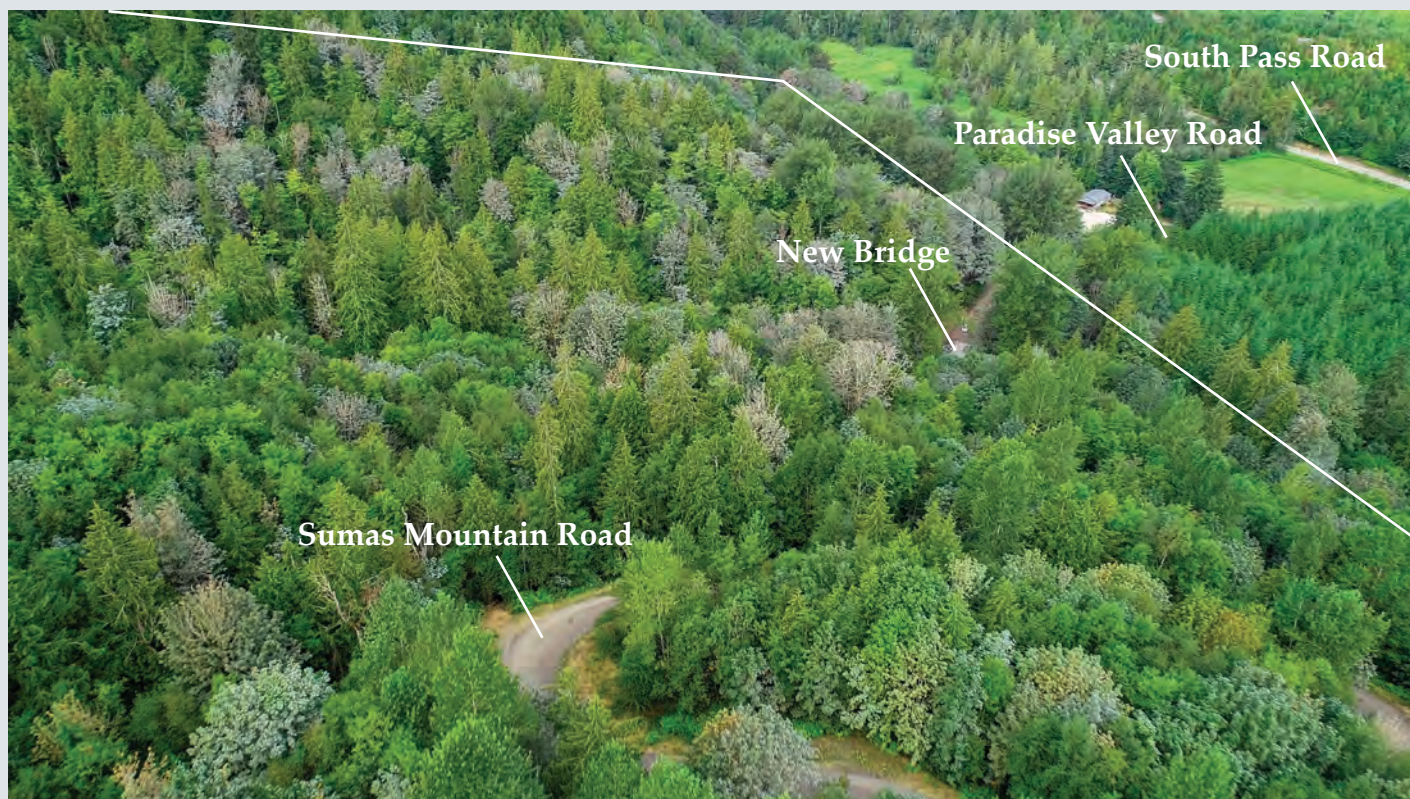
Adjoining DNR lands along the southeast corner were recently harvested, and have logging roads providing access east to Paradise Valley Road. A road use agreement may be needed to utilize the DNR road system.

**LOCATION:** Township 40 North, Range 5 East, Section 19, APN 141963, Whatcom County, Washington

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022**

*\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.*





**PUBLISHED RESERVE:** \$250,000\*

**LAST ASKING:** First Time Offered

**SIZE:** 77± Acres

**ELEVATION:** 800± to 1,400± Feet

**ZONING:** CF (Commercial Forestry)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** 77± acre Saar Creek Timber and Recreation Tract is located at the intersection of Paradise Valley Road (County) and Sumas Mountain Road, one-eighth mile south from South Pass Road (County). Saar Creek runs through the western section of the Tract. A new concrete bridge has recently been installed over Saar Creek along Sumas Mountain Road, and also provides access to the south section of Auction Property #125.



There are 53± acres of 26 year-old red alder with 346± MBF located east of Saar Creek, projected to be ready to harvest within approximately 15 years. The balance of the property has 20± acres of 70 year-old bigleaf maple.

There are several good sites for a seasonal cabin near Saar Creek or Sumas Mountain Road.

**LOCATION:** T40N, R5E, Section 17, APN 141857, Whatcom County, Washington

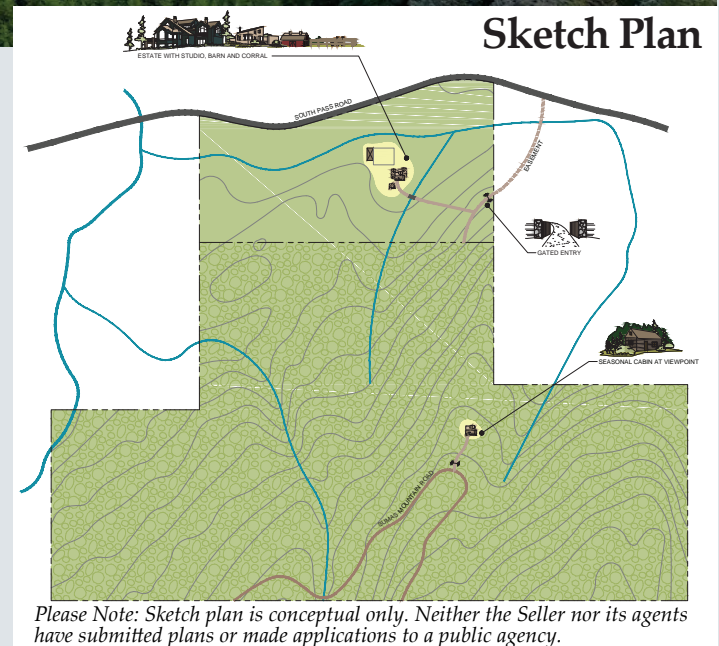
*\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.*

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022**





South Pass Road



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.

**PUBLISHED RESERVE:** \$245,000\*

**LAST ASKING:** First Time Offered

**SIZE:** 87± Acres

**ELEVATION:** 600± to 1,000± Feet

**ZONING:** RF (Rural Forestry) and CF (Commercial Forestry)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** The 87± acre Sumas Mountain Road Timber Tract has frontage on South Pass Road and is adjacent to Auction Property #124. An estimated 23 acres of the tract along South Pass Road is zoned Rural Forestry, which has potential for one 20 acre homesite. Seller also has a Reciprocal Easement Agreement to provide access and location of utilities to the northeast section from the adjoining property. See Supplemental Information Package for easement detail.

Another option is for access to be developed along South Pass Road frontage. On-site septic and well will be required. There is power along South Pass Road.

The balance of the tract is 54± acres zoned CF and does not allow for residential use.

There is an estimated 62 acres of well-stocked 30 year-old Douglas-fir, providing significant long term asset growth, and 24 acres of 70 year old bigleaf maple.

Sumas Mountain Road provides access to the southern portion of the property at the 1,000± foot elevation, with spectacular views to Canada northeast to the Columbia Valley and north to the Nooksack River Valley. There are several excellent sites for a hunting base with seasonal cabin.

Acquisition of this 87± acre tract provides a new owner with options for an estate homesite along South Pass Road, well-stocked Douglas-fir reproduction, and benefit of adjoining DNR lands.

**LOCATION:** T40N, R5E, Section 17, APN 141868, Whatcom County, Washington

\*Individual sales of 121-125 are subject to total bids in the aggregate to equal, or exceed, the bulk reserve of \$1,438,500.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022**