



REAL ESTATE AUCTION

GreenGold Timberland

North Oregon Coast

Wicks Road Tree Farm - 728± Acres
Clatsop County, Oregon



- *Industrial-grade tree farm, with highly productive growing site*
- *Significant near-term cash flow from 7.9 million board feet*
- *Well-stocked 5 to 24 year old reproduction*
- *Strategic location to competitive domestic and export log markets*

Published Reserve \$5,800,000

SEALED BIDS DUE MAY 15, 2024



1-800-845-3524
or info@rmnrw-auctions.com

Preferred Lender



Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett St. Suite 250, Portland, Oregon 97210

WA Auction License #1917

Wicks Road Tree Farm is located within one of the most Significant near-term cash flow from 7.9± million board



Pacific Ocean

Hampton Warrenton Sawmill

Astoria

Youngs Bay

Youngs River

Highway 101

Highway 202

County Fairground

Easement

Wallooskee River

Walluski Loop Road

Wicks Road

Parcel A
527± Acres



*productive growing regions in the Pacific Northwest.
feet, and proximity to competitive log markets*



The Opportunity



The 728± acre Wicks Road Tree Farm is located along the North Oregon Coast near Astoria, south of the Columbia River, within one of the most productive growing regions in the Pacific Northwest. It has strategic location to competitive domestic and export log markets in both Northwest Oregon and Southwest Washington.

Fourteen sawmills, operated by the largest public and private forest product companies in the Pacific Northwest, are located within 75 miles of Wicks Road Tree Farm. Hampton Lumber's mill in Warrenton is ten miles west, and other mills operated by Hampton, Stimson, RSG, Weyerhaeuser, Northwood Hardwoods, and Interfor are all located within 50 miles, including an export facility in Longview, Washington.

The 728± acre tree farm has combination of 7.9± million board feet of primarily 40+ year old Douglas-fir and western hemlock on 51% of the property, for near-term cash flow. The balance is well-stocked stands of 5 to 24 year old Douglas-fir and western hemlock reproduction, providing long-term asset growth.

Ninety-one percent of the tree farm is Douglas-Fir Sites I and II, which contributes to significant growth from the 124 acres of 20 to 24 year old reproduction by 2043, or within 20 years.

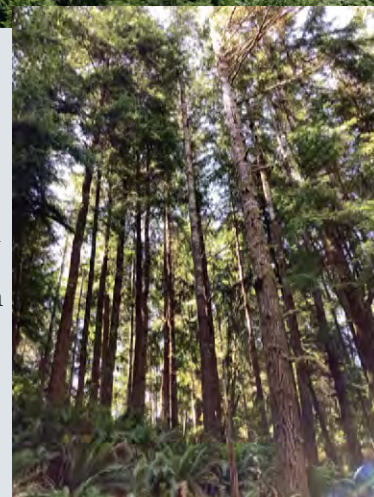
The SFI-certified tree farm has been operated as a commercial tree farm for over 75 years. It is estimated that over 85% of the property can be harvested with ground-based systems. Topography ranges from 150 feet to 270 feet.

There are gated entries to the north along Pipeline Road, and to the south from Walluski Loop Road via an easement on a portion of Wicks Road which is private, just east of Clatsop County Fair & Expo Center, and east of Oregon Department of Forestry Astoria District Office. The easement from Walluski Loop Road is not restricted to forestry uses, and the F-80 zoning could allow a homesite near the entry by meeting Forest Dwelling Template criteria.

The Seller, Lewis and Clark Timberlands, is offering the 728± acre Wicks Road Tree Farm in its entirety with published reserve price of \$5,800,000. Auction terms also provide option for bids to be submitted on 527± acre Parcel A south of Pipeline Road with 91% of the merch, or 7.3 million board feet, for \$4,950,000 or less than \$9,400 per acre and 201± acre Parcel B, north of Pipeline Road, with well-stocked stands of 10 to 24 year old reproduction, for \$850,000, or less than \$4,230 per acre.

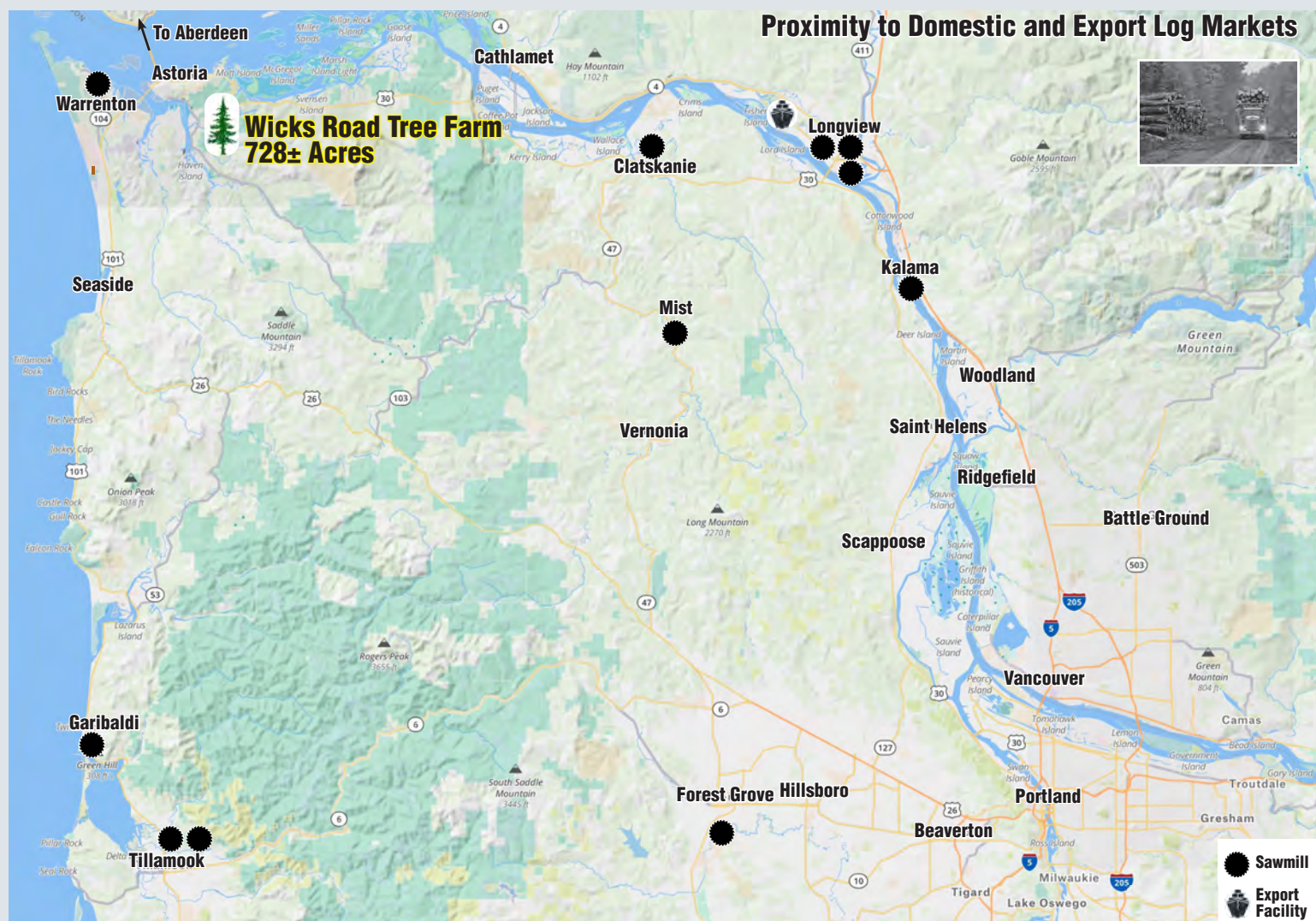
Individual sales of Parcel A or Parcel B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$5,800,000 and partition approval by Clatsop County.

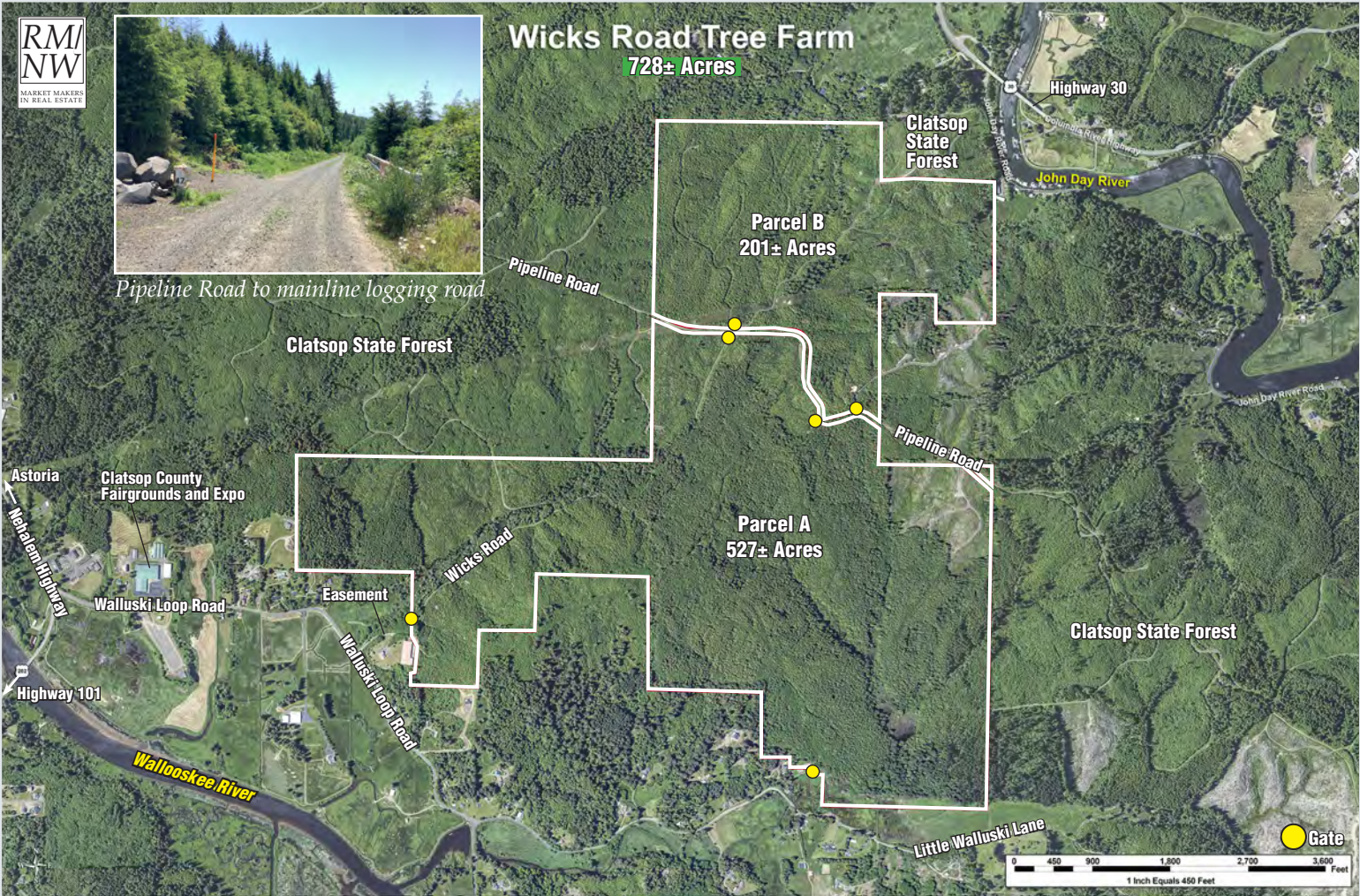
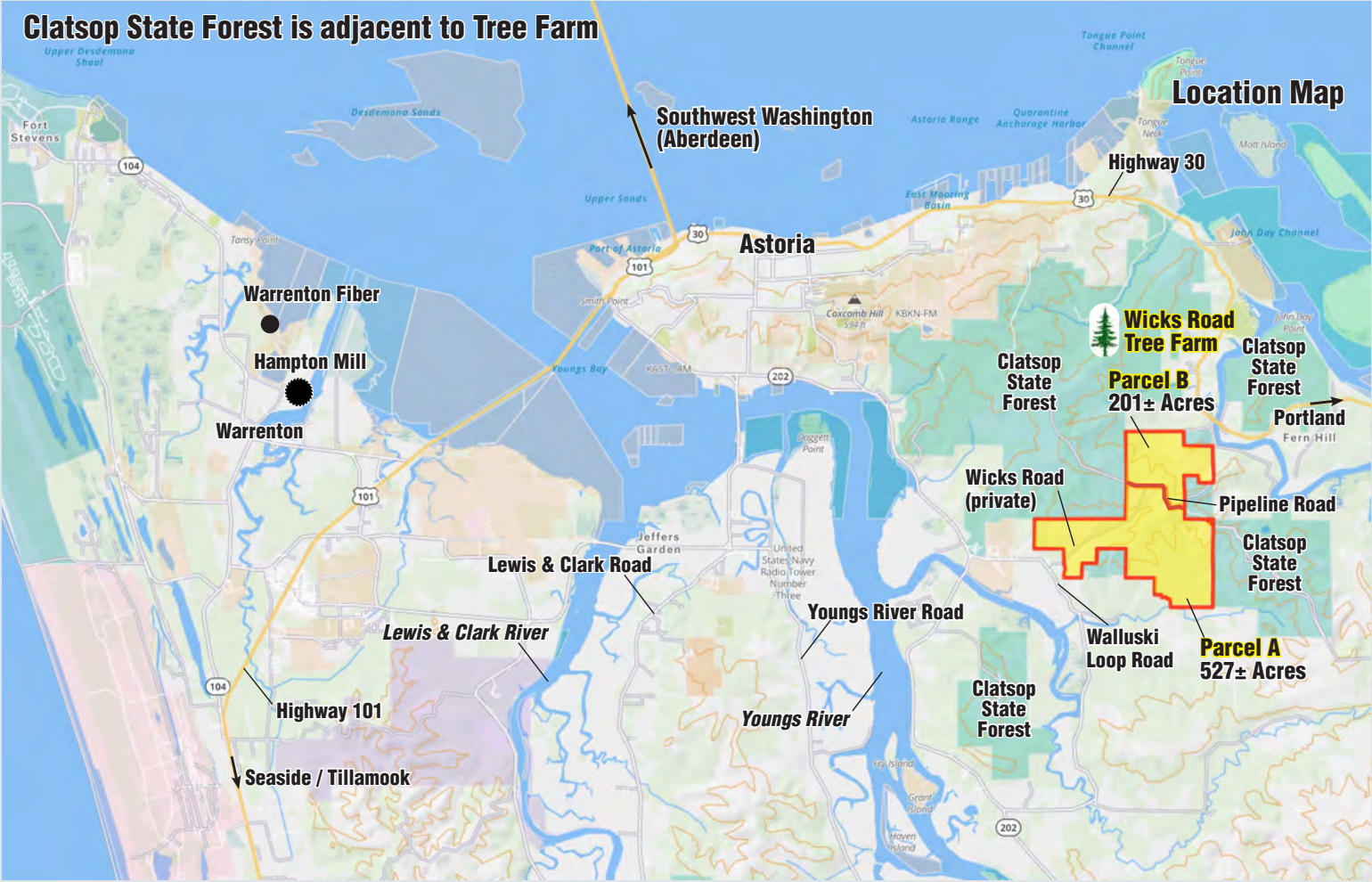
Acquisition of the 728± acre Wicks Road Tree Farm is a rare opportunity to purchase North Oregon Coast industrial-grade timberland within a highly productive growing region, with both near term cash flow and significant asset growth in proximity to competitive log markets, at a price of less than \$8,000 per acre.



7.9 million board feet of primarily 40± year old Douglas-fir and western hemlock

Auction Property Location







33 acres of merch in southwest section of Tree Farm near Walluski Loop Road



There is no public access within Tree Farm

Tree Farm Portfolio



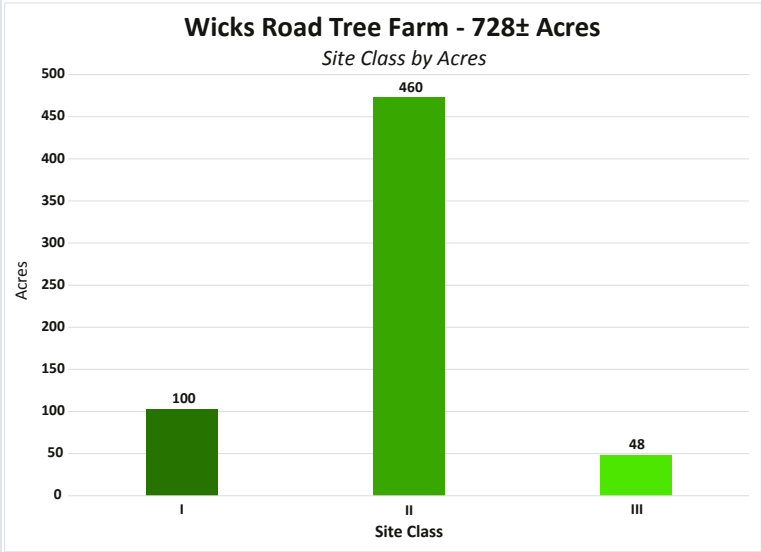
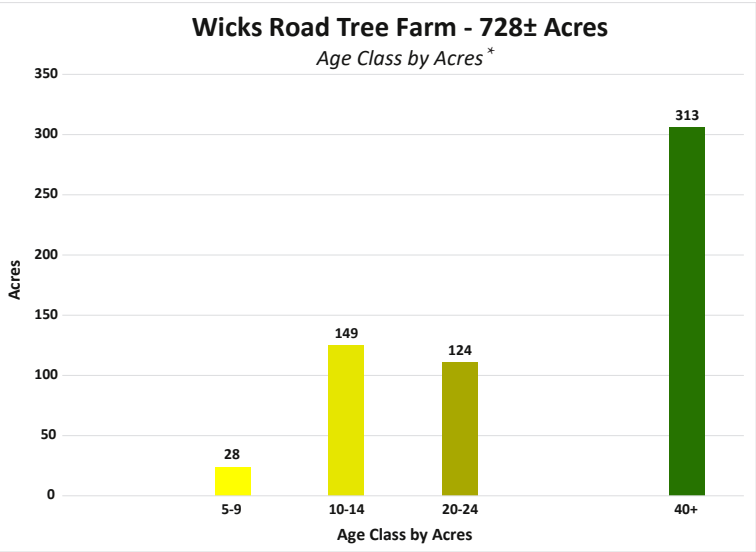
Nuveen Natural Capital, as manager for Lewis and Clark Timberlands, LLC has provided updated timber inventory as of January 2024. Please see datasite for stand level inventory, site and age class reports, mapping data, KMZ files, preliminary title report, bid documents, purchase and sale agreement, and additional information.

Mason, Bruce, & Girard has been retained as forestry consultant to Realty Marketing/Northwest. MB&G has prepared site and age class reports, and is managing the datasite. A Non-Disclosure Agreement (“NDA”) must be executed prior to receiving access to the datasite, and can be obtained by contacting the Auction Information Office at info@rmnw-auctions.com or 800-845-3524.

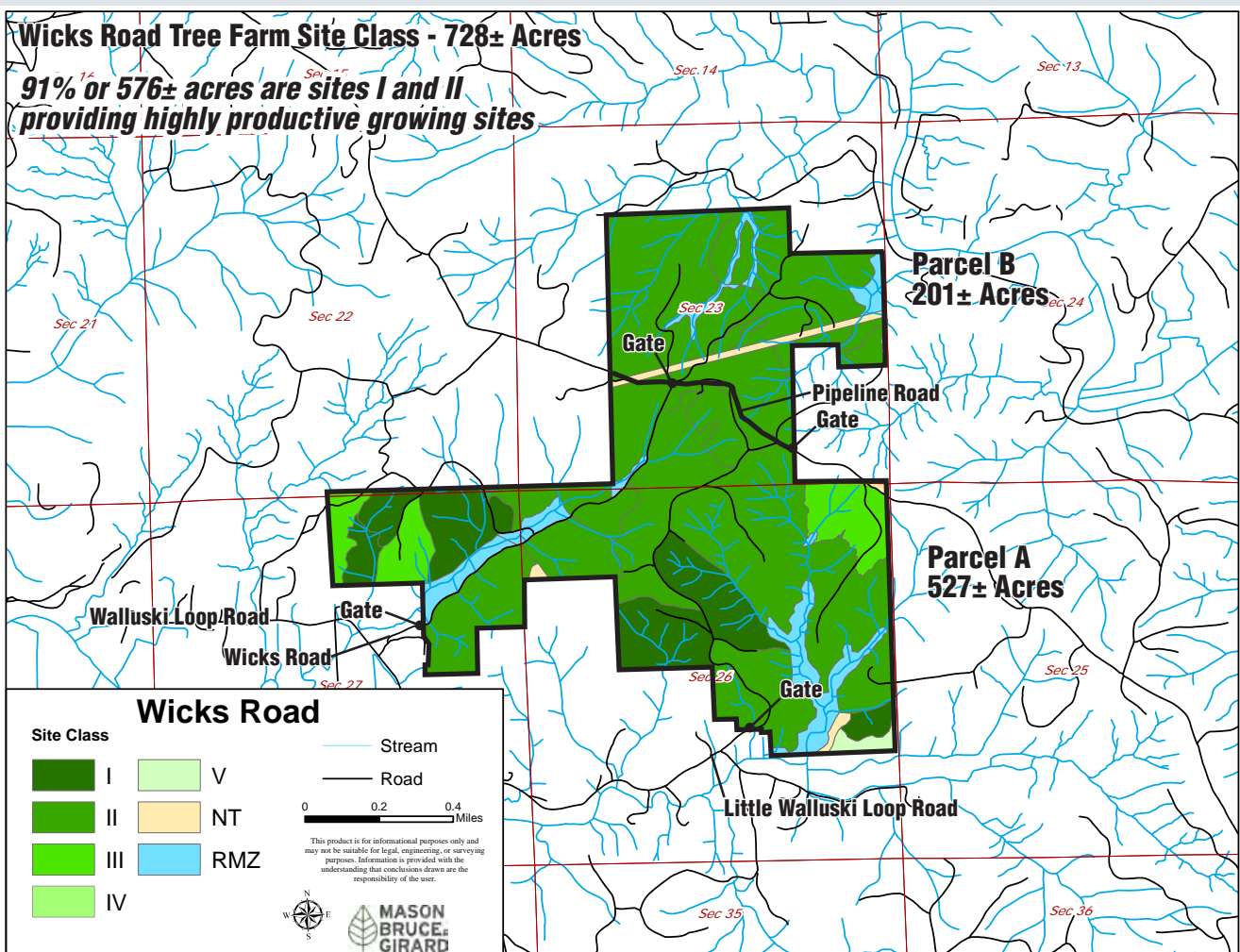
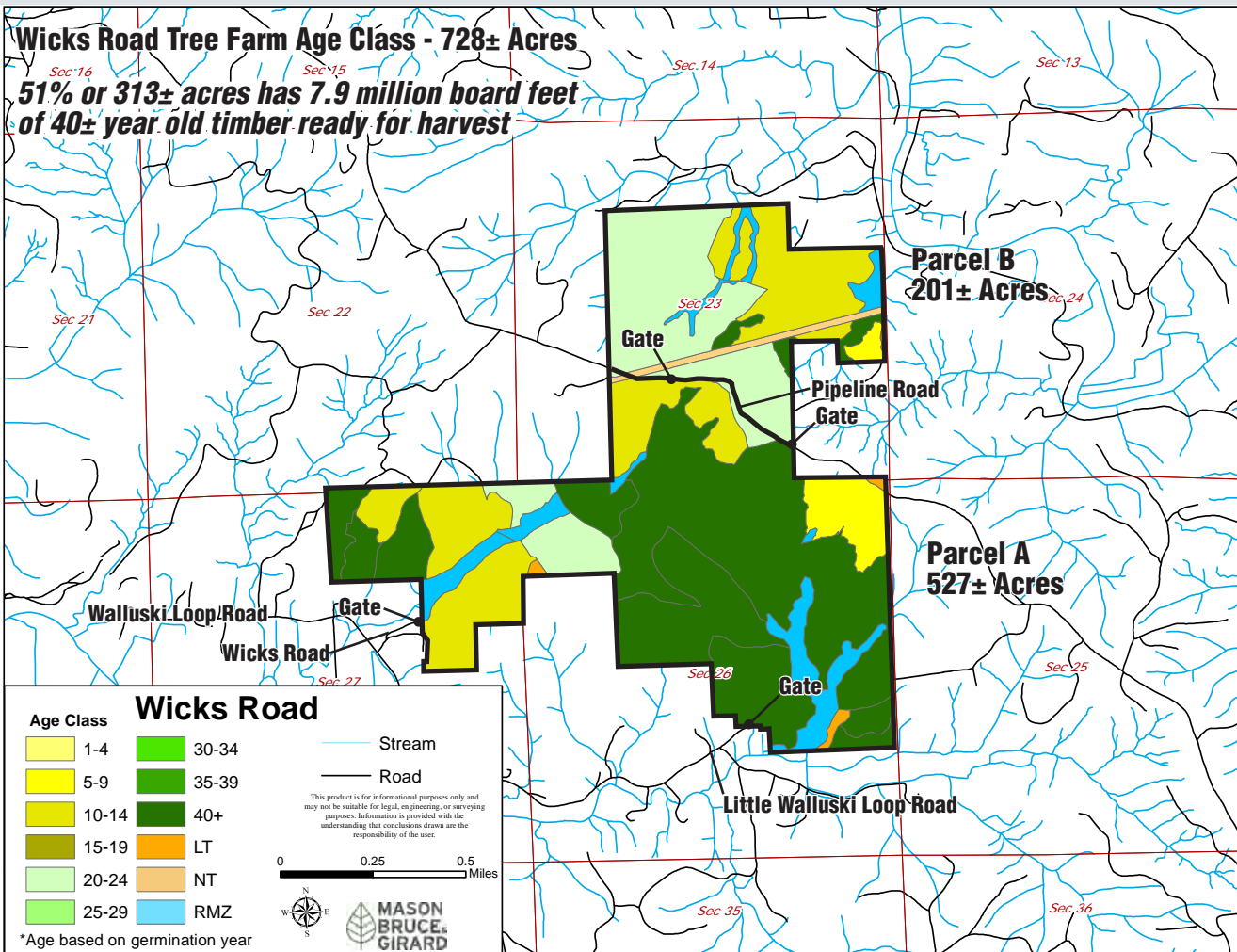
Wicks Road Tree Farm Parcel Summary

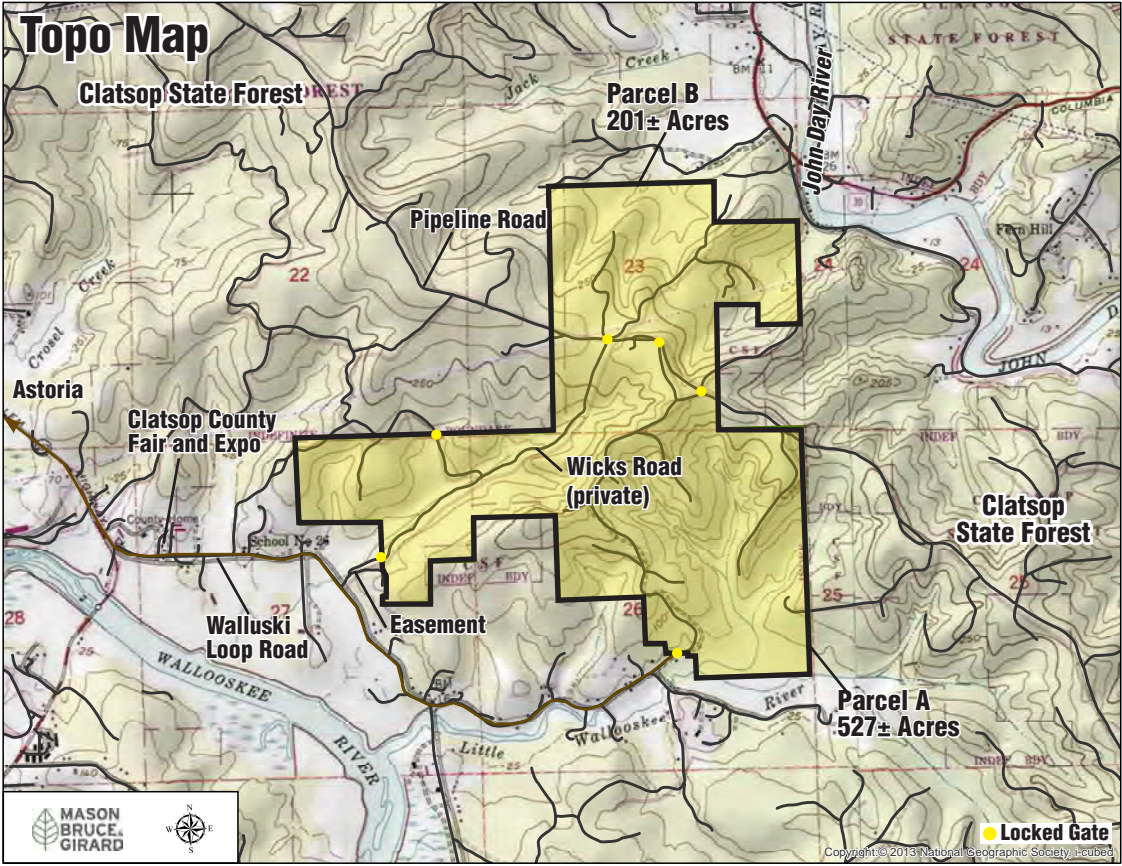
Tract	Size (acres)	NT	RMZ	Site Class by Acres					Age Class by Acres*								Volume by Species (net MBF)					Published Reserve	Per acre	
				I	II	III	IV	V	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40+	DF	WW	OC	RA			Total MBF
Parcel A	527	20	50	100	303	48		5		24	100		26				306	2,745	3,471	504	547	7,267	\$4,950,000**	\$9,392
Parcel B	201	12	32		157					4	49		98				7	74	369	116	55	612	\$850,000**	\$4,228
TOTAL	728*	32	82	100	460	48		5		28	149		124				313	2,819	3,840	620	602	7,881	\$5,800,000	\$7,967

*Net of 8.5 acre (Pipeline Road ROW)
**Sales of Parcel A or Parcel B are subject to total bids to equal or exceed the bulk reserve of \$5,800,000

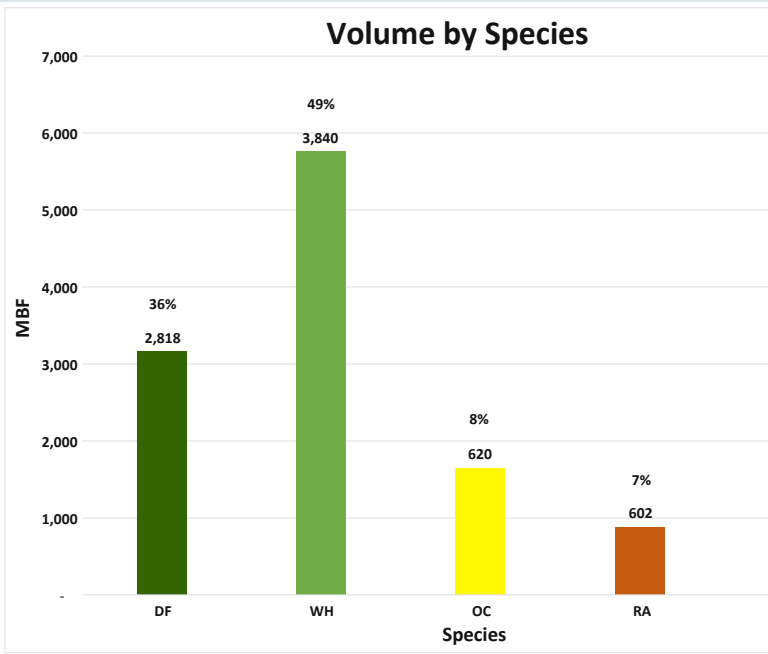


*Age based on germination year





85% of Tree Farm can use ground-based harvest systems



85% of volume is Douglas-fir and western hemlock, with balance other white woods and red alder



Well-stocked stands of 10 to 24 year old reproduction located along main line rocked logging road in section 26

Datasite



- Mapping data including ownership stands, streams, roads, and other physical layers
- Complete stand level inventory
- Site class and age class reports and maps
- KMZ files
- Reciprocal road use agreements
- Oblique aerials
- Drone video
- Zoning and land use regulations for Clatsop County
- Adjoining ownership map
- Preliminary title report with exception documents
- Access permit
- AgWest Farm Credit contact
- Bid instructions and bid form
- Bid information
 - Bid instructions and bid form
 - Purchase and sale agreement and related contract documents
 - Real Estate Agency Disclosure
 - Auction terms and conditions

PROPERTY INSPECTION

Property has locked gates. Signed Non-Disclosure Agreement and Access Permit are required to obtain gate key at Lewis and Clark Timberlands office in Seaside

FINANCING

None – all cash. AgWest Farm Credit is preferred lender and financing may be available. Please contact Megan Cox, Relationship Manager, at 509-939-4471 or megan.cox@agwestfc.com for more information

Preferred Lender



THREATENED AND ENDANGERED SPECIES

Prospective purchasers are encouraged to conduct their own investigation and due diligence

MINERALS

All minerals owned by Seller will be conveyed

CONSERVATION EASEMENTS

There are no conservation easements that encumber the property

LEASES - None

REFORESTATION OBLIGATIONS - None

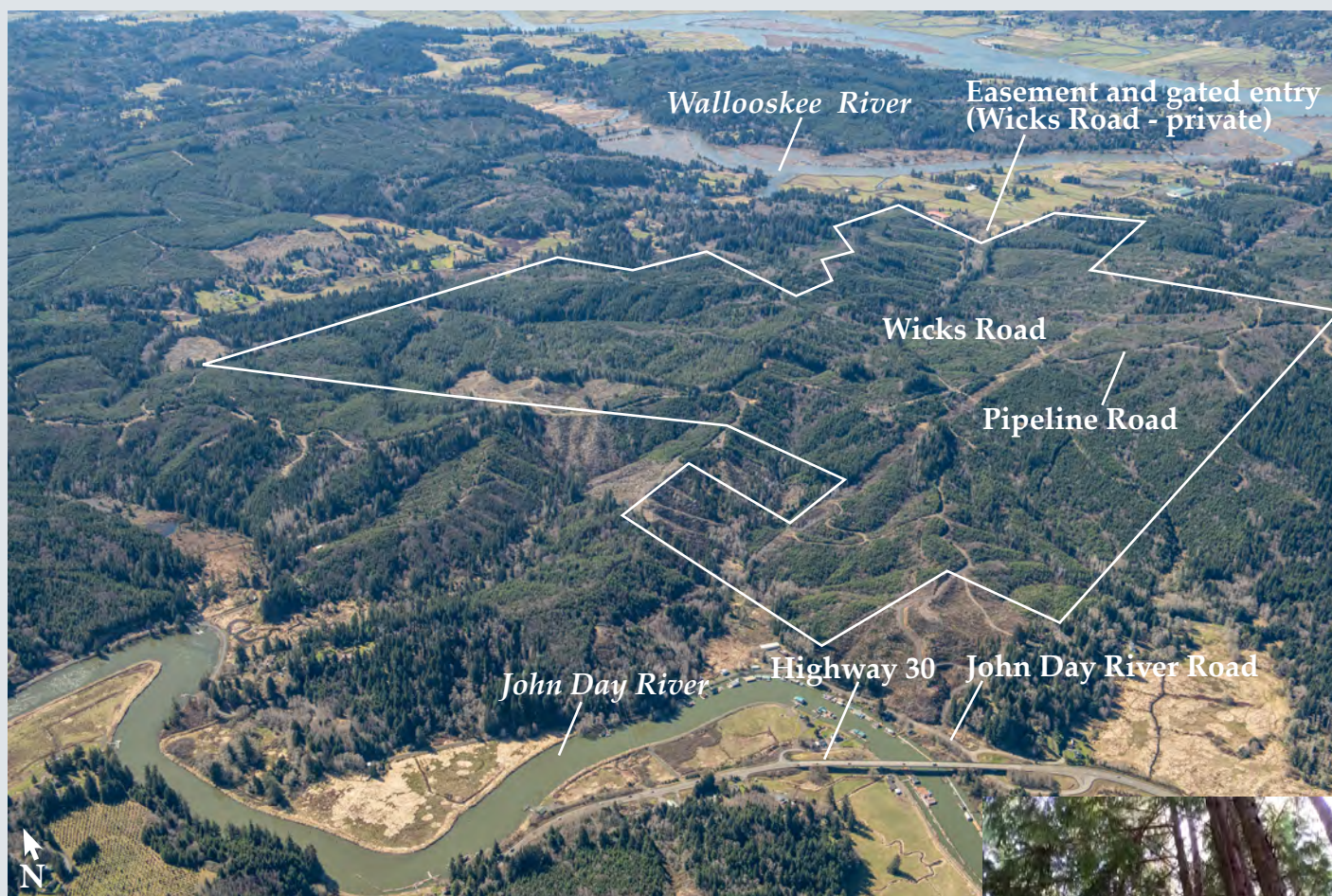
TAXES

The Tree Farm is classified as forestland. 2023-2024 taxes are \$7,192

PRELIMINARY TITLE REPORT

Preliminary title report with exception documents has been prepared by Ticor Title and is available on datasite

or E-MAIL info@rmnw-auctions.com



BULK PUBLISHED RESERVE: \$5,800,000 / \$7,967 per acre

SIZE: 728± Acres

ELEVATION: 150± to 270± Feet

ZONING: F-80

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

DESCRIPTION: The 728± acre tree farm is located 4 miles east of Astoria, between John Day and Wallooskee River drainages, with access from Walluski Loop and Pipeline Roads. Three blocks of Clatsop State Forest are along the west, north and southeast boundaries. The property was originally part of Crown Zellerbach's North Coast timberland in the 1950s. It was acquired by Lewis and Clark Timberlands as part of a large purchase in 2009.

Pipeline Road is along a ridge, with 526± acres south of the road having gentle to moderate southwest and southeast facing slopes. 201± acres north of the road are primarily north facing, with moderate to steep slopes.

There is a gated rocky logging road system that provides access and year-round logging from the south to Pipeline Road in Section 27 and in Section 26 from Pipeline Road and Little Walluski Loop Road. In addition, there is a logging road north from Pipeline Road providing access to 201± acres. It is estimated that 85% of the tree farm can use ground-based harvest system.

85%, or 614± acres, is commercial forestland with 16% Site I, 75% Site II, and the balance primarily Site III. There are 65± acres of RMZ located along the southern portion of Wicks Road mainline and in the southeast portion of Section 26, and the balance in Section 23 at the northern end.

There is a BPA R.O.W. that runs east and west, north of Pipeline Road. Northwest Natural Gas has a pipeline that runs south from Pipeline Road along the Wicks Road mainline.

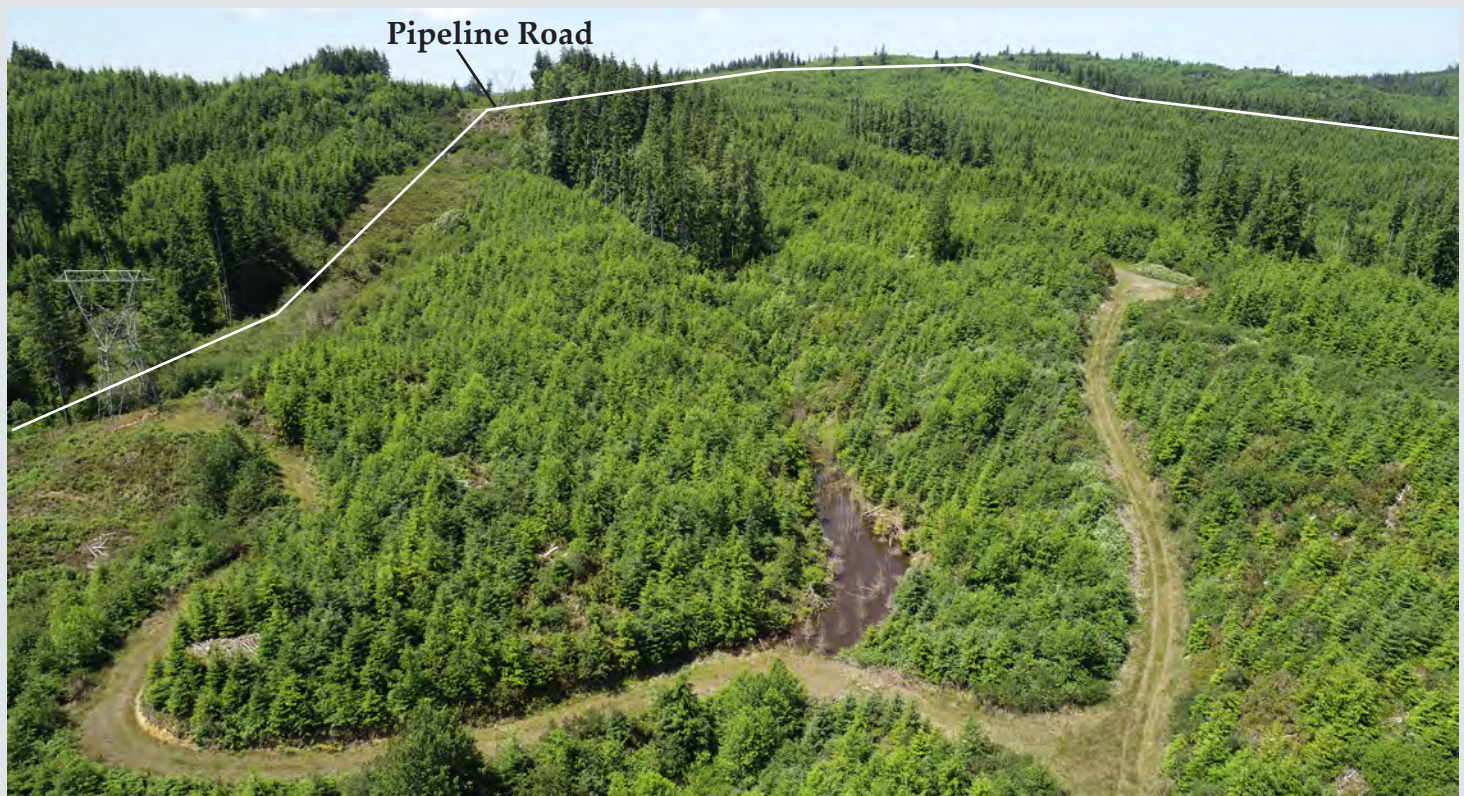
An estimated 7,458 million board feet of 40+ year old timber is located on 313± acres, or an average of 23,827 BF/AC., with 90% of the volume in the southeast block and the balance in the northwest portion of Section 27. 85% of the volume, or 6.4± million board feet, is western hemlock and Douglas-fir, with 3.6± million board feet of western hemlock and 2.8± million board feet of Douglas-fir. The balance, or 1.1 million board feet, is split between red alder and white woods.

The remaining 302± acres has well-stocked stands in a mix of Douglas-fir and western hemlock reproduction, with 41% or 124± acres in the 20 to 24 year age class, providing significant asset growth within





Easement from Walluski Loop Road allows access for residential uses



201± acres north of Pipeline Road has 150 acres of 10 to 24 year old well-stocked reproduction, providing long-term asset growth

15 to 20 years, due to the highly productive growing site. This older age class is located mostly north of Pipeline Road, and younger reproduction is located south of Pipeline Road.

Terms of auction provide option to submit bids on either Parcel A – the 527± acres south of Pipeline Road with 7.3± million board feet, or Parcel B – the 201± acres north of Pipeline Road with older reproduction and 613± MBF of a mix of western hemlock, Douglas-fir, red alder and white woods.

Individual sales of Parcel A or Parcel B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$5,800,000 and partition approval by Clatsop County. Sale(s) will be subject to Nuveen Natural Capital Investment Committee approval.

LOCATION: Township 8 North, Range 9 West, Sections 23, 26, 27, Clatsop County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2024

PARCEL A – 527± Acres
Clatsop County, Oregon



PUBLISHED RESERVE:
\$4,950,000* / \$9,392 per acre

LAST ASKING: First Time Offered

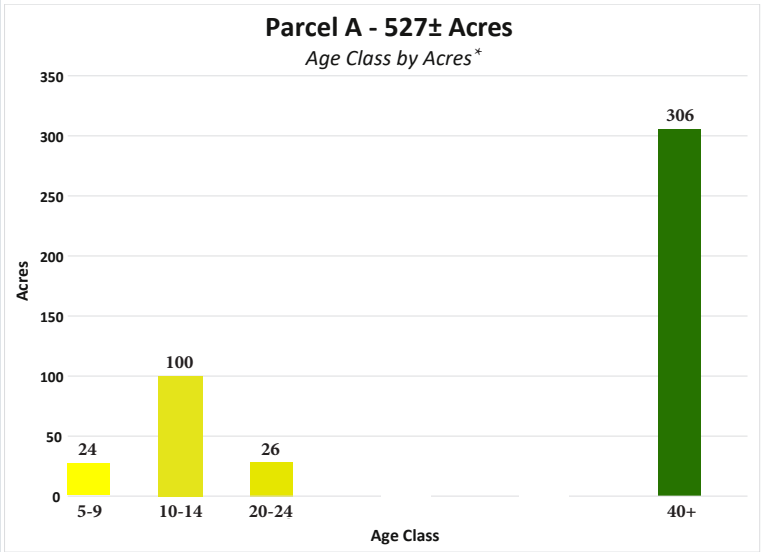
DESCRIPTION: Parcel A is located south of Pipeline Road, and contains 7,267± MBF, with 3,471± MBF of western hemlock, 2,745± MBF of Douglas-fir, and the balance of 1,050± MBF being red alder (504± MBF) and white woods (547± MBF). The timber is mainly located on 301± acres, with the remaining 150± acres having mostly 10 to 24 year old reproduction.

There are 24± acres of 5 to 9 year old reproduction in the northeast portion along Pipeline Road and in the west end of the parcel. 100± acres of 10 to 14 year old timber is located by the entry gate along the east side of the mainline and in the northwest section by Pipeline Road. 26± acres of 20 to 24 year old timber is next to the 5 to 9 year old. There has been no pre-commercial thinning.

The 40-foot easement from Walluski Loop Road was recorded in 1959, and is not restricted to forestry uses. A copy of the easement is available on the datasite. There are a number of houses along Walluski Loop Road, and the F-80 zoning could allow a homesite by meeting Forest Dwelling Template criteria.

**Individual sales of Parcel A or Parcel B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$5,800,000 and partition approval by Clatsop County.*

LOCATION: Township 8 North, Range 9 West, Sections 27, 26, 23, Clatsop County, Oregon



*Age based on germination year

SEALED BIDS DUE NO LATER THAN 5:00 PM, May 15, 2024

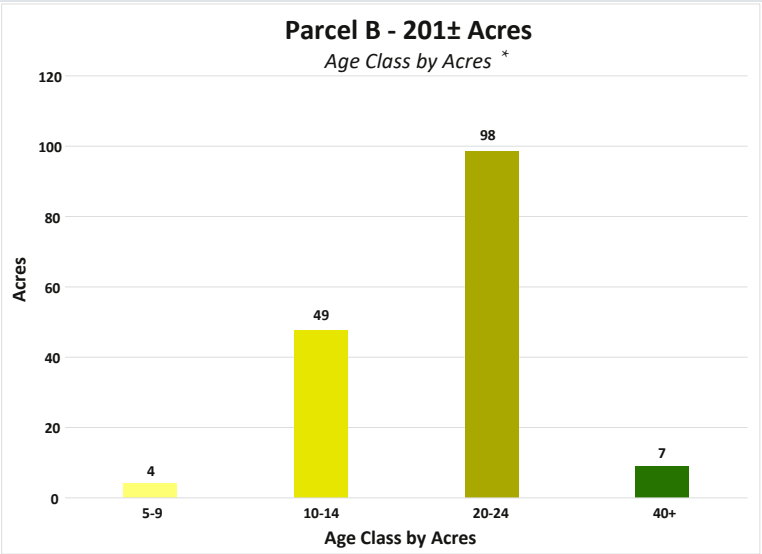
PARCEL B – 201± Acres
Clatsop County, Oregon



PUBLISHED RESERVE:
\$850,000* / \$4,228 per acre

LAST ASKING: First Time Offered

DESCRIPTION: Parcel B is located north of Pipeline Road and is mostly moderate north-facing slopes. Elevations range from 100 to 270 feet along the ridgetop and Pipeline Road. An estimated 32 acres are RMZ and BPA R.O.W. There is a Northwest Natural Gas pump station by the locked entry. A rocked logging road system provides access throughout the parcel. Cable logging will be required on a small portion of the property. An estimated 279 MBF of 40 year old timber is located on 7± acres. The balance is pre-merch of 334± MBF. There are 98± acres of well-stocked 20 to 24 year old timber and 53± acres of 5 to 14 year old, which will provide future cash flow. Clatsop State Forest is adjoining owner to the northeast, southeast, and west.



*Age based on germination year

**Individual sales of Parcel A or Parcel B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$5,800,000 and partition approval by Clatsop County.*

LOCATION: Township 8 North, Range 9 West, Section 23, Clatsop County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2024



TERMS AND CONDITIONS OF AUCTION - 2401

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
 2310 NW Everett Street, Suite 250
 Portland, Oregon 97210
Phone: 503-224-1906 / 800-845-3524
FAX: 503-242-1814
Email: info@rmnw-auctions.com

DATASITE

Additional property information is available on datasite managed by Mason, Bruce & Girard, as consultant to Realty Marketing/Northwest. A Non-Disclosure Agreement must be executed prior to receiving access.

PROPERTY INSPECTION

Property has locked gates and is available for inspection with approved Access Permit.
 Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Non-Disclosure Agreement and Access Permit.

PUBLISHED RESERVE PRICE

The Seller has established a Published Reserve Price of \$5,800,000 for the Wicks Road Tree Farm in its entirety. Bids may also be submitted on Parcel A (527± acres) with reserve price of \$4,950,000 or Parcel B (201± acres) with reserve price of \$850,000. Individual sales of Parcels A or B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$5,800,000. **Sales are subject to Nuveen Natural Capital Investment Committee Approval.**

SEALED BID

Sealed Bids must be received no later than 5:00 p.m., May 15, 2024. Sealed Bids must be accompanied by Certified Funds for five percent (5%) of bid price as earnest money deposit. Within three (3) business days of bid acceptance, earnest money deposit must be adjusted to five percent (5%) of accepted bid price. Checks should be made payable to Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submission. Sale is AS IS. Bidders will be notified of bid acceptance or rejection within five business days of Sealed Bid due date.

COOPERATING BROKERS

Buyers are responsible for any commission due buyers' agent(s).

CLOSINGS AND COSTS

Sale(s) must close within 45 days of Sealed Bid due date, unless extended by Seller in writing. Buyer is responsible for customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyer is responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of property

including, but not limited to, a change from open space, agriculture, forest land or recreation.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment, or rescission based on failure of property to correspond to any expectation or standard, other than as described in Preliminary Title Report.

(B) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in standard form Owner's Title Policy. Preliminary Title Report should be read prior to Auction.

(C) To the extent permitted by law, properties will be sold "AS IS". Prospective buyers should examine property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on Seller or sales agents. All buyers will take possession at close of escrow.

(D) Acres set forth for properties are approximations only, based on best information available, but actual size may be different.

(E) Agency Disclosure. The listing broker, Realty Marketing/Northwest, represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale prior to Sealed Bid due date.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state for which this offering is not in compliance with real estate laws or other laws of that state.

(H) Information contained here has been gathered from sources deemed reliable. However, Realty Marketing/Northwest makes no warranties expressed or implied as to accuracy of information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on quality of service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.

