

The Opportunity



The Warrenton Fiber 793± acre timberland portfolio contains four tracts from 65± to 582± acres, with 16.5± million board feet. It is located along the North Oregon Coast, near Astoria, within one of the most productive growing regions in the Pacific Northwest. The portfolio has strategic location to competitive domestic and export log markets in both Northwest Oregon and Southwest Washington.

Thirteen sawmills operated by the largest public and private forest product companies in the Pacific Northwest are all located within 75 miles. Hampton Lumber's mill in Warrenton, and Port of Astoria's export log facility, are both less than 30 minutes from the properties. Additional mills operated by Stimson, Hampton, Weyerhaeuser, RSG, and Northwest Hardwoods are located within 50 miles, including a larger log export facility in Longview, Washington.

There is significant near-term cash flow from 16.5± million board feet of primarily 40 to 50 year old Douglas-fir and western hemlock. In addition, the largest property – 582± acre Labiske Road Tree Farm Main Block – has 273± acres of 4 to 15 year-old reproduction, providing long-term asset growth.

44% of the 15,000± MBF of conifer volume is Douglas-fir, and 56% western hemlock, based on an August 2024 cruise by Columbia Basin Forestry. 647± acre Labiske Road Tree Farm (Auction Properties 100 and 101) is high site class II. The two smaller tracts (Auction Properties 102 and 103) are site class II, providing for a highly productive growing North Coast timberland portfolio.

Both the 582± acre Labiske Road Tree Farm Main Block and 66± acre Highway 202 South Tract have gated entries. 65± acre Labiske Road Tree Farm North Parcel and 80± acre Highway 202 North Tract have physical access from adjoining timberland owned by Lewis and Clark Tree Farms.

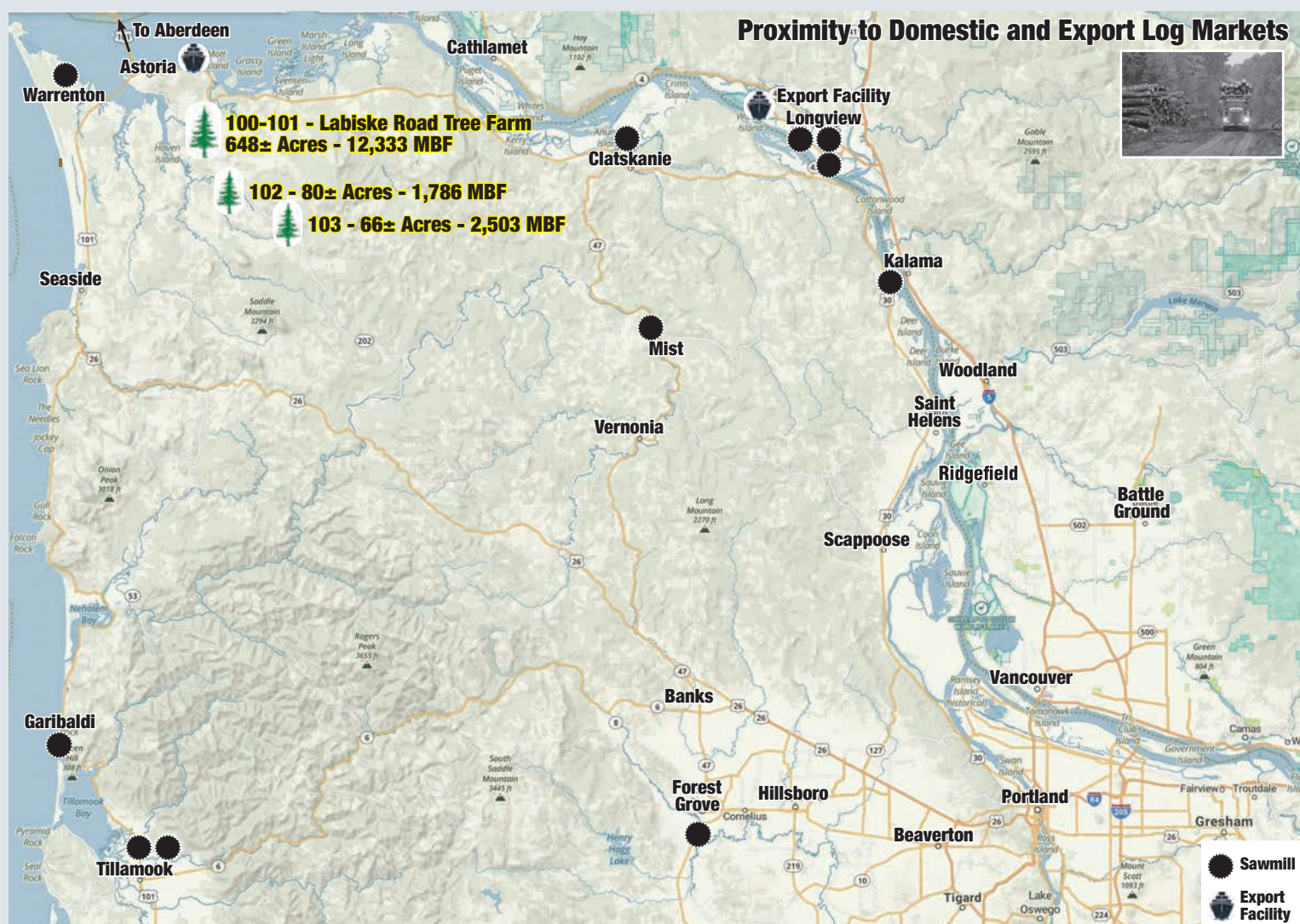
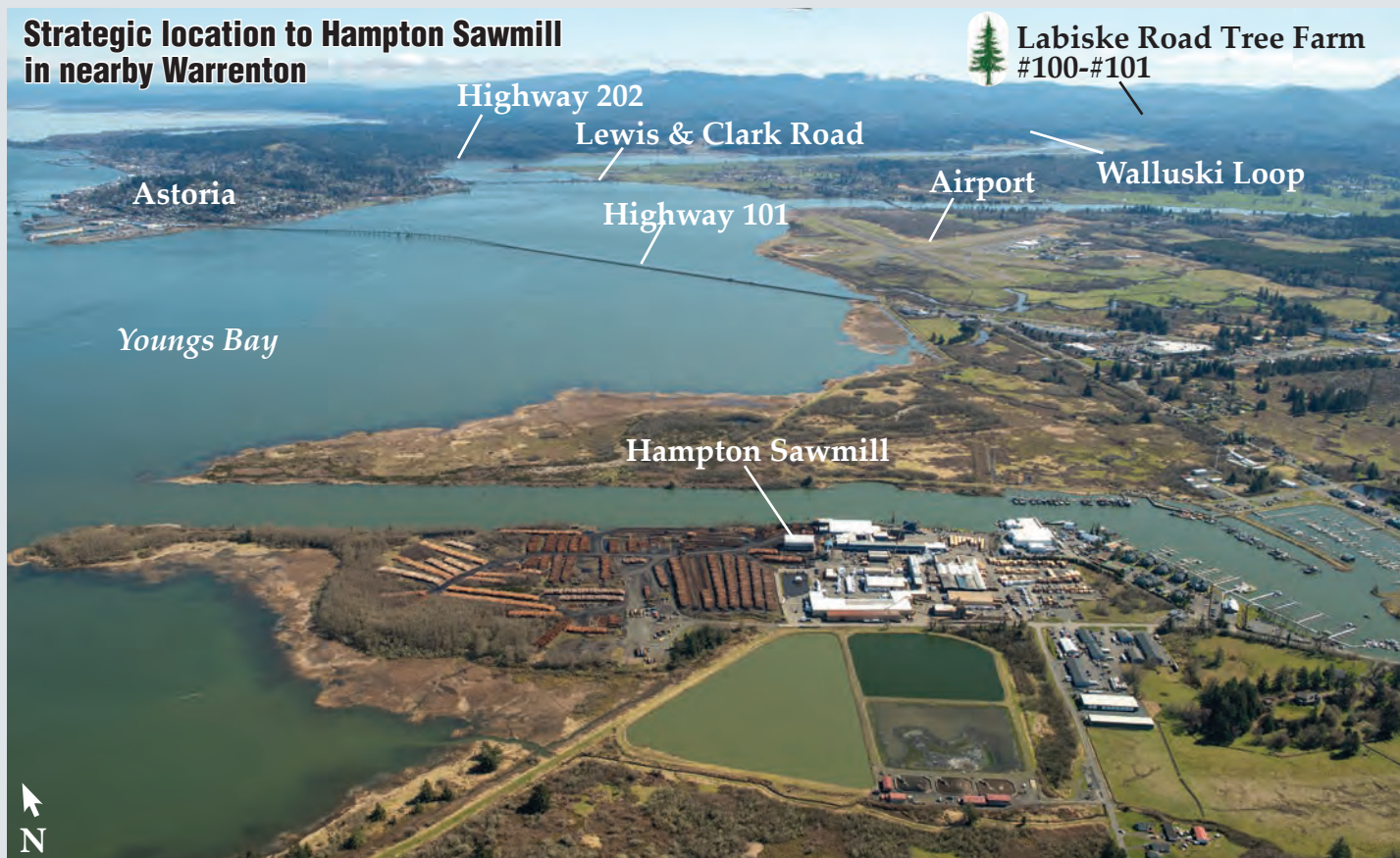
The Seller, Warrenton Fiber, is offering the entire 793± acre portfolio containing 16,500± MBF and 273± acres of reproduction with portfolio published reserve price of \$8,815,000, and with option to submit bids on the four individual tracts which have reserve prices ranging from \$635,000 to \$6,795,000. Individual sales of Auction Properties 100, 101, 102 and 103 are subject to total bids to equal, or exceed, the portfolio published reserve price of \$8,815,000.

AgWest Farm Credit is preferred lender, and has competitive financing terms.

Acquisition of the entire 793± acre portfolio, or in combination, or by individual tract, is rare opportunity to purchase North Oregon Coast industrial-grade timberland with significant near-term cash flow within one of the region's most competitive log markets, at prices starting at less than \$8,650 per acre.



Auction Property Location



Timberland Portfolio Summary

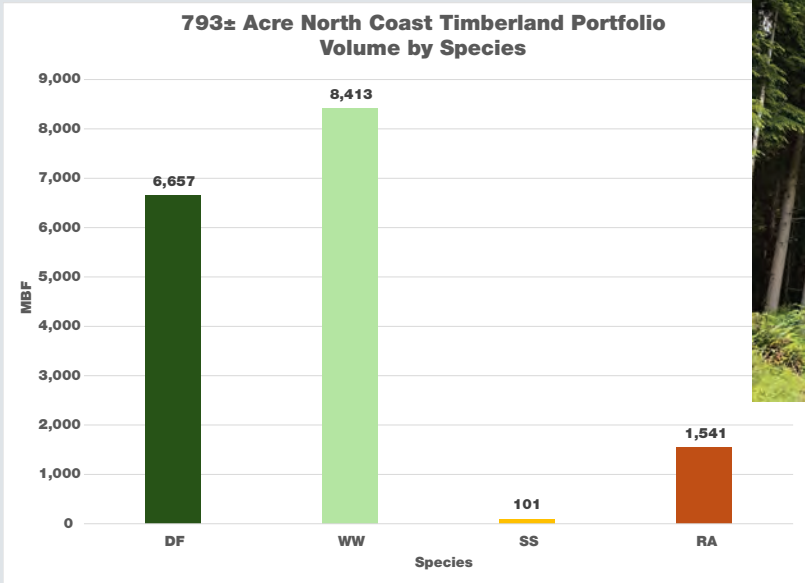


Columbia Basin Forestry cruised all four tracts in August, 2024. Reports are included in the Supplemental Information Package, along with links to drone video, maps, and aerial photos. Auction Property 100, 582± acre Labiske Road Tree Farm, is the only property with reproduction.

North Coast Timberland Portfolio Summary

#	Tract	Size (ac)	Commercial Forestland	Location	Site Class	Reprod by Acres			Volume by Species (net MBF)					Published Reserve	Per acre
						0-5	6-10	11-15	DF	WW	SS	RA	Total MBF / BFAC		
100	Labiske Road Tree Farm Main Block	582	498	T7N, R8W Section 1 T7N, R9W Section 1	II	73	130	70	3,374	6,906		514	10,794 / 47,973	\$6,795,000*	\$11,655
101	Labiske Road Tree Farm North Parcel	65	65	T8W, R9W Section 36	II				1,095	320		120	1,535 / 23,615	\$635,000*	\$9,764
102	Highway 202 North	80	80	T7N, R8W Section 20	II-				1,329	81	45	351	1,786 / 22,325	\$690,000*	\$8,625
103	Highway 202 South	66	56	T7N, R8W Section 34	II-				769	1,106	56	576	2,503 / 44,696	\$695,000*	\$10,503
	TOTAL	793	699						6,657	8,413	101	1,541	16,518 / 23,597	\$8,815,000*	

*Sales of 100-103 are subject to total bids to equal, or exceed, the Portfolio Reserve of \$8,815,000



91% of portfolio volume is Douglas-fir and western hemlock

40% of volume is Douglas-fir, 51% western hemlock, and 9% red alder



Information available in both print and digital format.
2024 cruise reports by Columbia Basin Forestry
KMZ files
Oblique aerials
Drone videos
Topo and adjoining ownership maps
Zoning
Preliminary title reports with exception documents
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

Locked Gates. Contact Auction Information Office - info@rmnw-auctions.com or 800-845-3524

FINANCING

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

CLOSING

Sale(s) to close in January 2025. See purchase and sale agreement

MINERALS

All minerals owned by Seller will be conveyed

CONSERVATION EASEMENTS

No Conservation Easements encumber the property

LEASES

None

REFORESTATION OBLIGATIONS

None

TAXES

All four properties are classified as forest land

PRELIMINARY TITLE REPORTS

Ticor Title prepared the Preliminary Title Reports with exception documents



Rocked road system

Preferred Lender

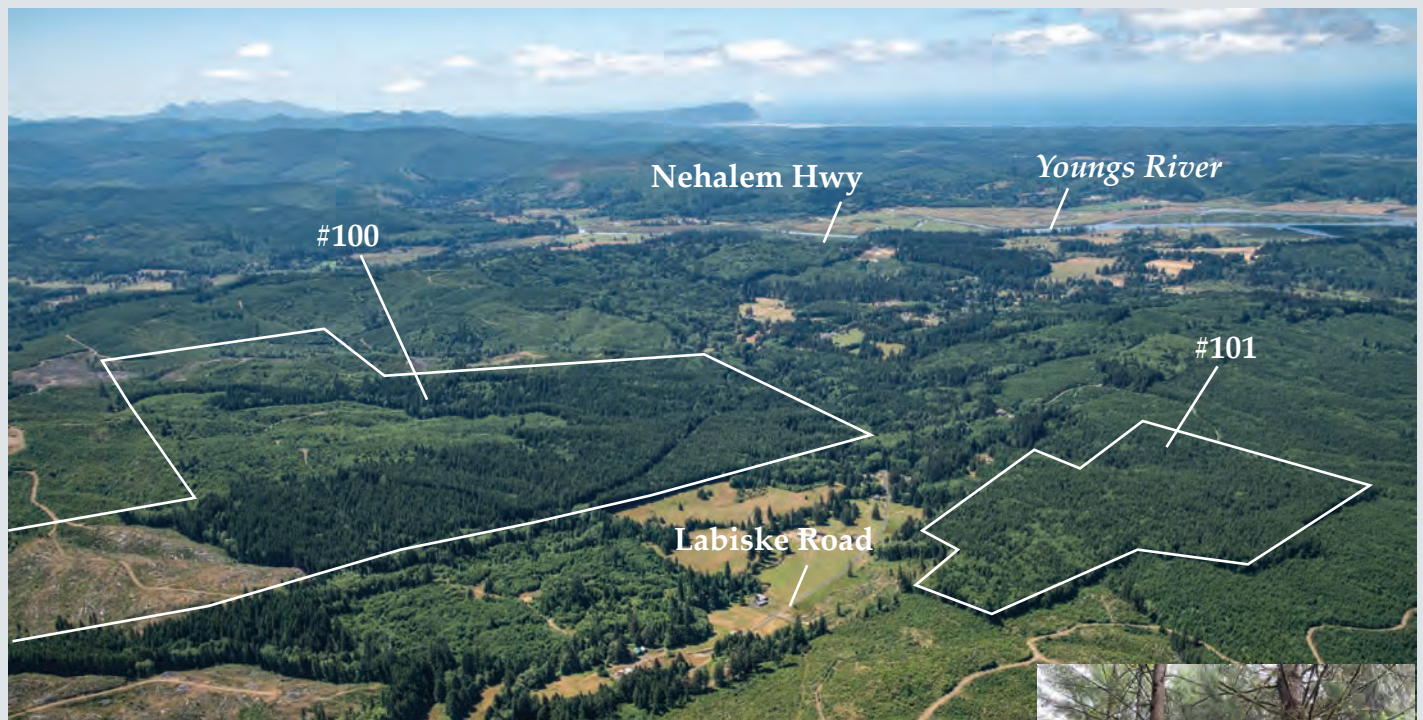


4 year reprod in north east end of Tree Farm



Well stocked stands of 50 year old Douglas-fir and western hemlock in northern section of Tree Farm

647± Acre Labiske Road Tree Farm with 12,300± MBF near Astoria Clatsop County, Oregon



	100	101
PUBLISHED RESERVE:	\$6,795,000*	\$635,000*
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	582± Acres	65± Acres
ELEVATION:	80± to 400± Feet	80± to 400± Feet
ZONING:	F-80	AF

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

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

DESCRIPTION: The 647± acre Labiske Road Tree Farm with estimated 12,300 MBF and 273± acres of well-stocked 4 to 15 year-old reproduction is located five miles southeast of Astoria, and less than one mile from Highway 202 and Youngs River. Hampton Lumber's Warrenton Mill is ten miles west, and Port of Astoria log export facility is also nearby.

The two parcels are non-contiguous. Auction Property 100, the 582± acre Main Block, has gated entry from Labiske Road. Auction Property 101, the 65± acre North Parcel – is one-eighth mile north of Labiske Road, and has physical access via Lewis & Clark Tree Farms land.

Both properties are high Site Index II, providing a highly productive growing site and topography which allows for ground-based logging.

647± acre Labiske Road Tree Farm is one of the largest blocks of timberland near Astoria, with significant amounts of primarily 50 year-old Douglas-fir and hemlock, totaling over 44,000 BF/AC, providing near-term cash flow and opportunity to take advantage of both domestic and export log markets. In addition, Labiske Road Tree Farm provides both near- and long-term asset growth from 65± acres of 30 year-old pre-merch on Auction Property 101, and 273± acres of 4 to 15 year-old reproduction on Auction Property 100, the Main Block.

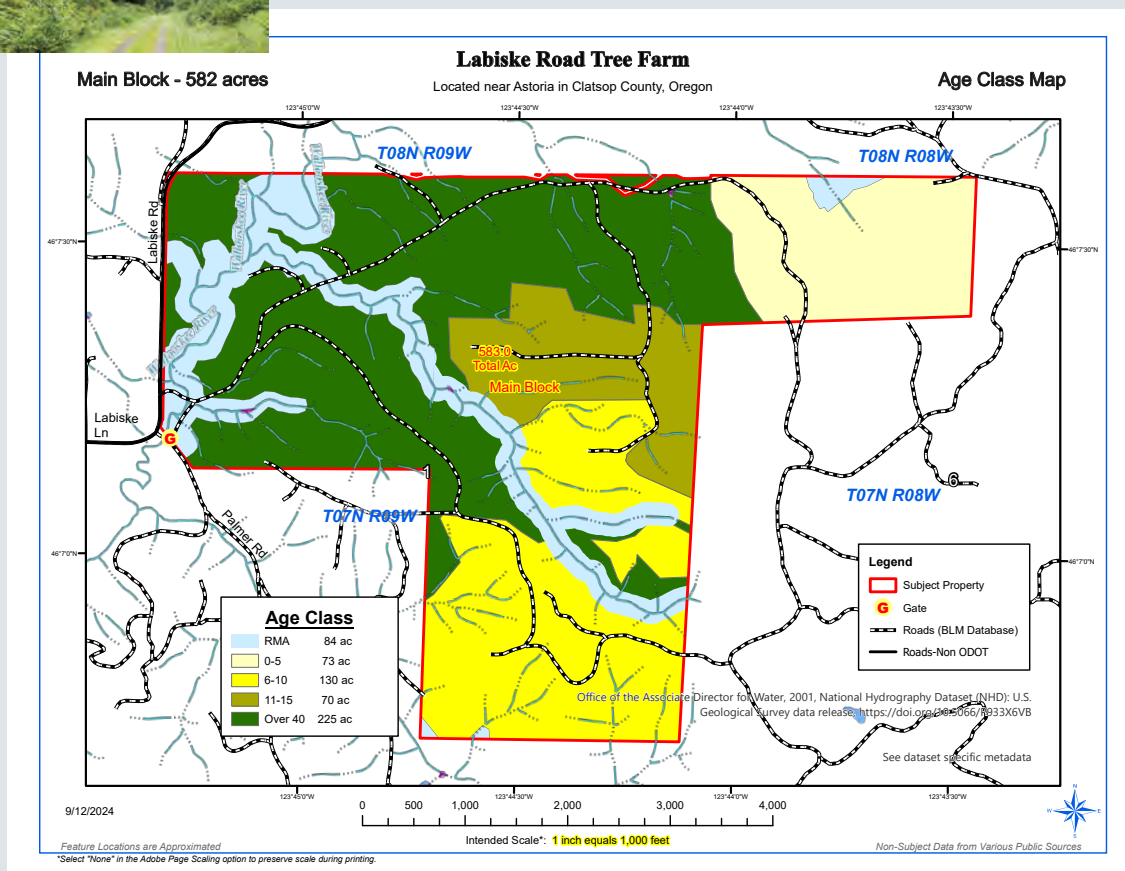
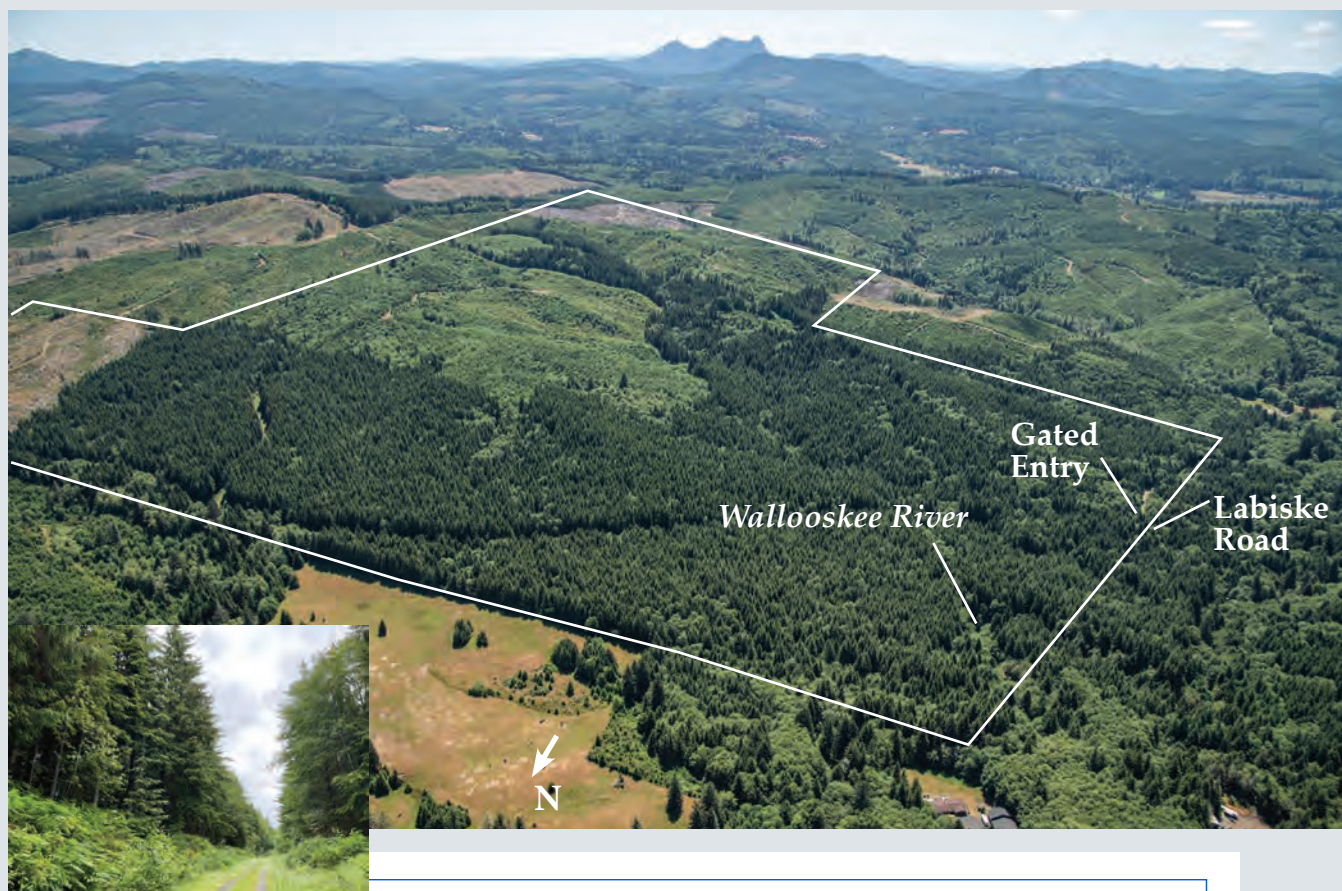
The 647± acre Labiske Road Tree Farm can be acquired in its entirety, and has option to submit bids on Auction Property 100, the 582± acre Main Block, and Auction Property 101, the 65± acre North Parcel.

The 582± acre Labiske Road Main Block contains an estimated 10,794 MBF on 225 acres of primarily 50 year-old Douglas-fir and western hemlock, and has a nominal amount of red alder. Mature timber is located in the western portion of the Tree Farm. All roads are rocked, and accommodate year-round logging.

Adjoining owners to east and south are Lewis & Clark Tree Farms, and are private to west and north.

The 273± acres of 4 to 15 year-old reproduction is located on the eastern end of the Tree Farm in the mid-section, extending from southern boundary to northern. Reproduction is mostly a mix of Douglas-fir and western hemlock.

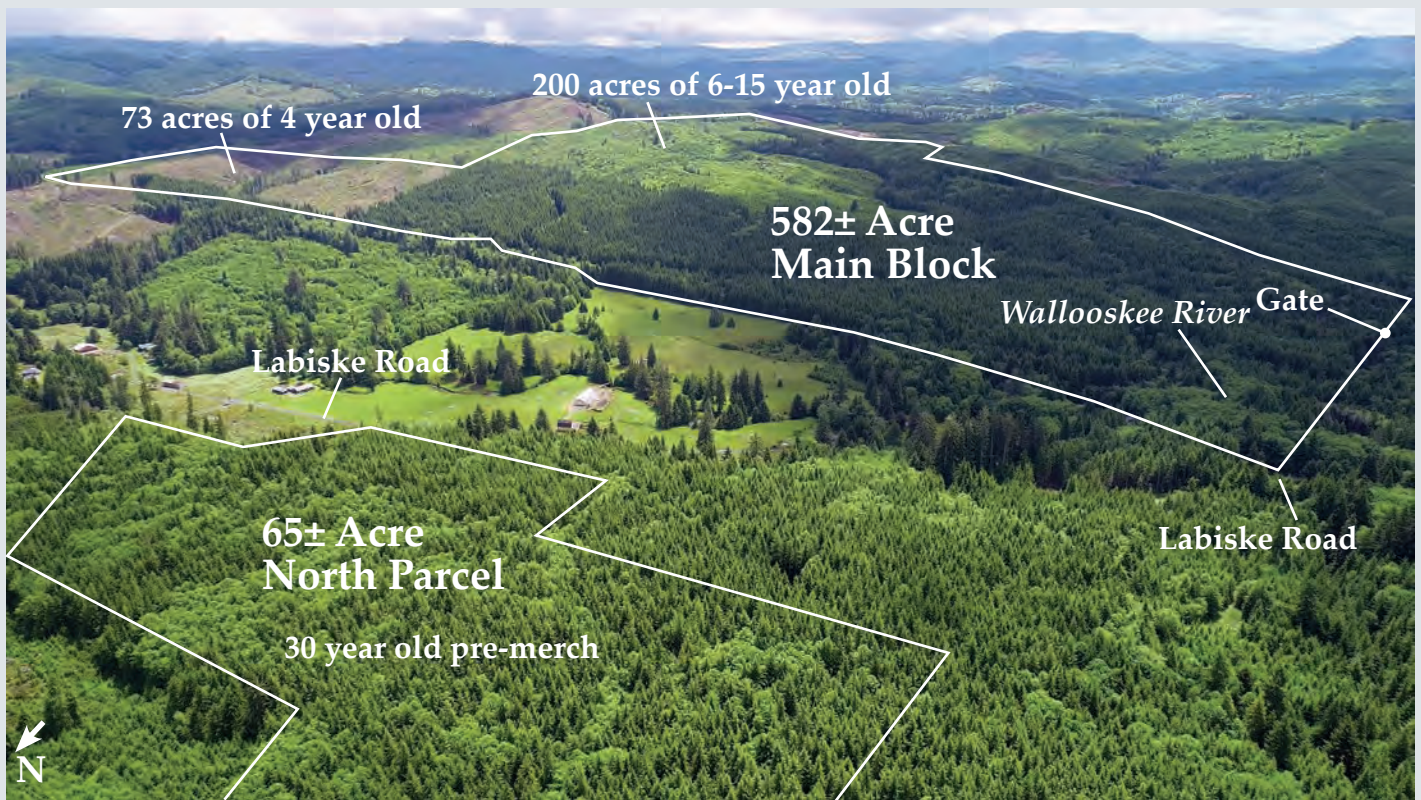




There are 84± acres of non-productive timberland, including RMA. Wallooskee River, tributary to Youngs River, bisects the western section. In addition, a creek runs by the 6 to 10 year-old reproduction along drainage from the southeast to the northwest.

According to the August 2024 cruise by Columbia Basin Forestry, the 10,280± MBF of conifer has the following grades:

34%	2M
52%	3M
12%	4 M
2%	pulp



Cruise reports and reproduction stocking levels are included in the Supplemental Information Package.

LOCATION: T7N, R9W, Sec 1, Tax Lots 100, 700, 600, Account No 14995, 14999, 14998 and T7N, R8W, Sec 6, Tax Lot 1400, Parcel No 14685, Clatsop County, Oregon

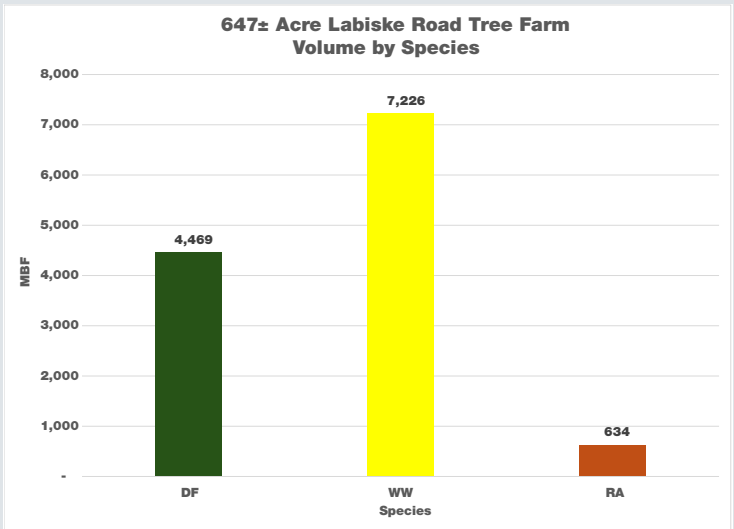
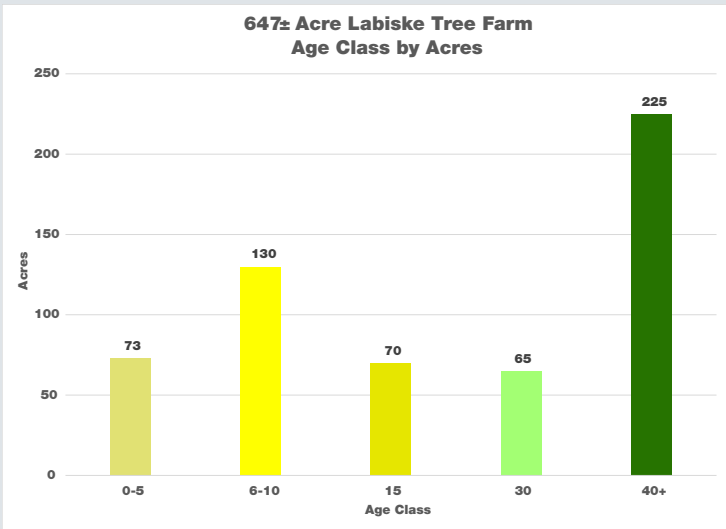
The 65± acre Labiske Road North Parcel is irregular shaped, and located just north of Labiske Road. It contains 30 year-old stands with estimated 1,535 MBF: 1,095± MBF Douglas-fir, 320± MBF western hemlock, and 120± MBF red alder.

Topography is gentle. There is no legal access. Physical access is from a gated entry at Labiske Road, just southwest of the property, through Lewis & Clark Tree Farms property to the western and northern boundaries. There is other private ownership to the south and west of North Parcel.

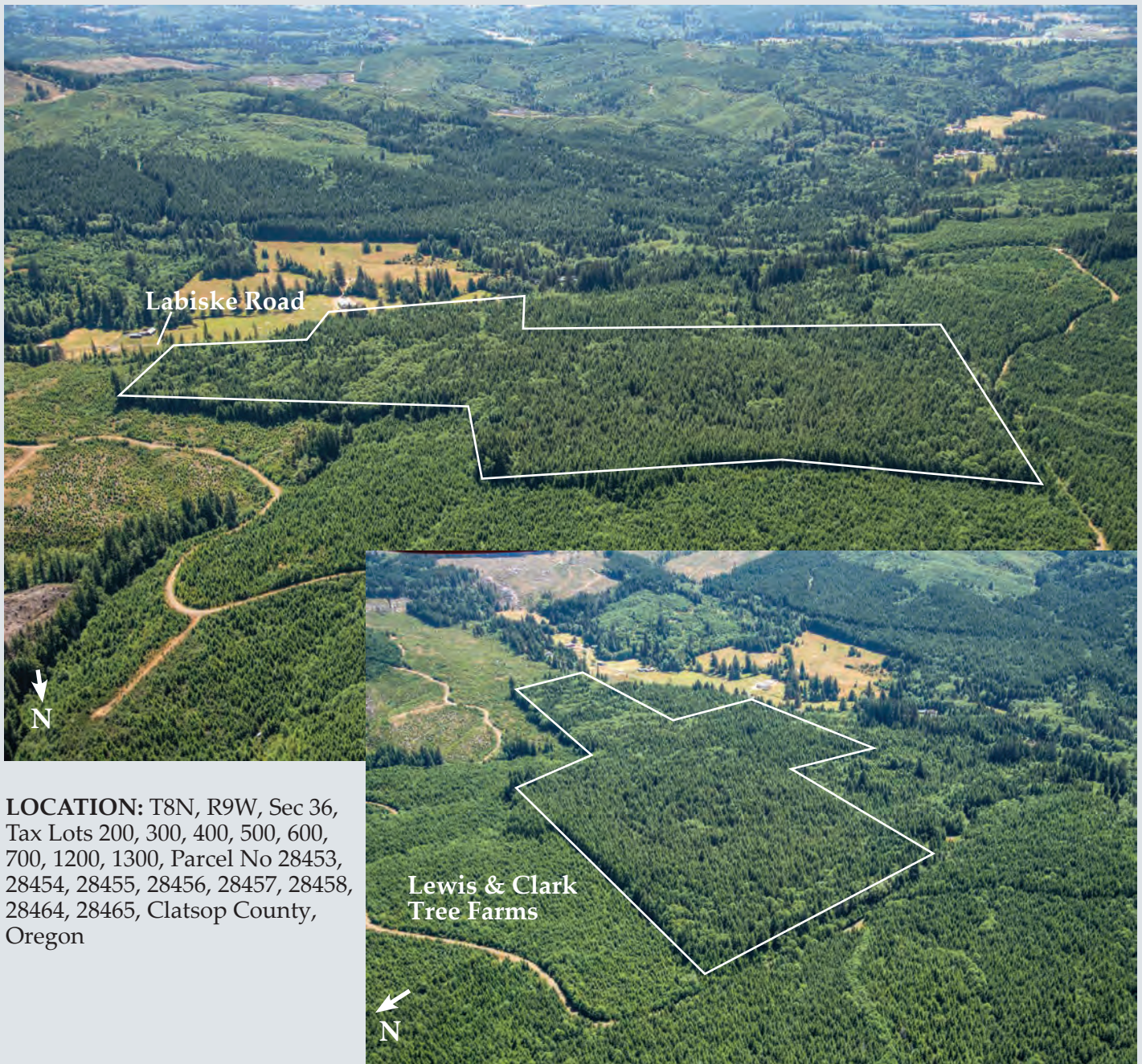
Seller has not undertaken any pre-commercial thinning of stands.

Acquistion of both 65± acre North Parcel and 582± acre Main Block, or individually, provides near-term asset growth over the next ten years due to combination of highly productive growing site, and 30 year-old pre-merch.

**Individual sales of Auction Properties 100-103 are subject to total bids to equal, or exceed, the bulk published reserve price of \$8,815,000*



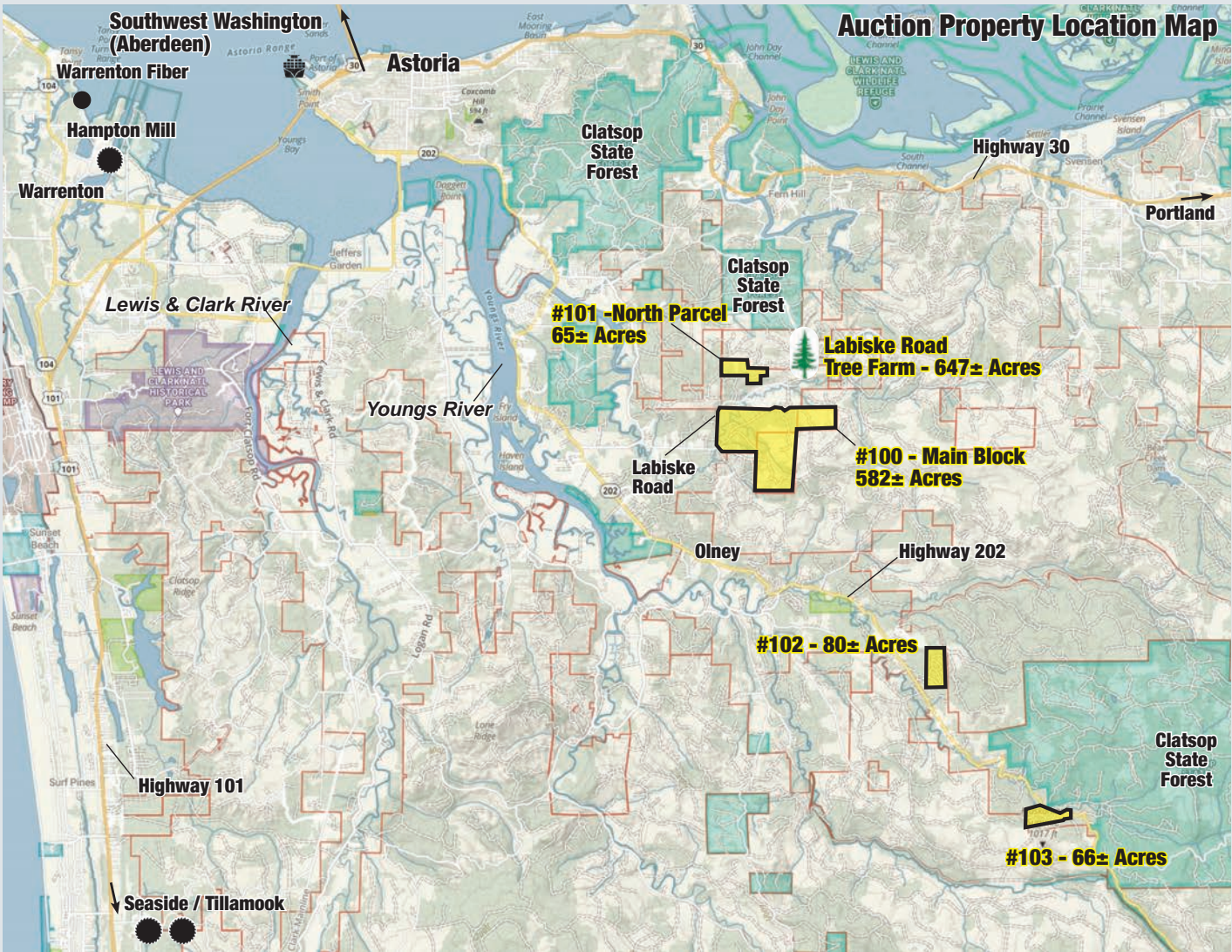
Combination of age class distribution provides near-term cash flow and asset growth from 273± acres of reproduction and 65± acres of 30-year old pre-merch



LOCATION: T8N, R9W, Sec 36,
Tax Lots 200, 300, 400, 500, 600,
700, 1200, 1300, Parcel No 28453,
28454, 28455, 28456, 28457, 28458,
28464, 28465, Clatsop County,
Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2024

Highway 202 North Timber Tracts with 4,289± MBF near Astoria
Clatsop County, Oregon



	102	103
PUBLISHED RESERVE:	\$690,000*	\$695,000*
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	80± Acres	66± Acres
ELEVATION:	240± to 400± Feet	400± to 780± Feet
ZONING:	F-80	AF
PROPERTY INSPECTION:	Locked Gates. Contact Auction Information Office info@rmnw-auctions.com or 800-845-3524	

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

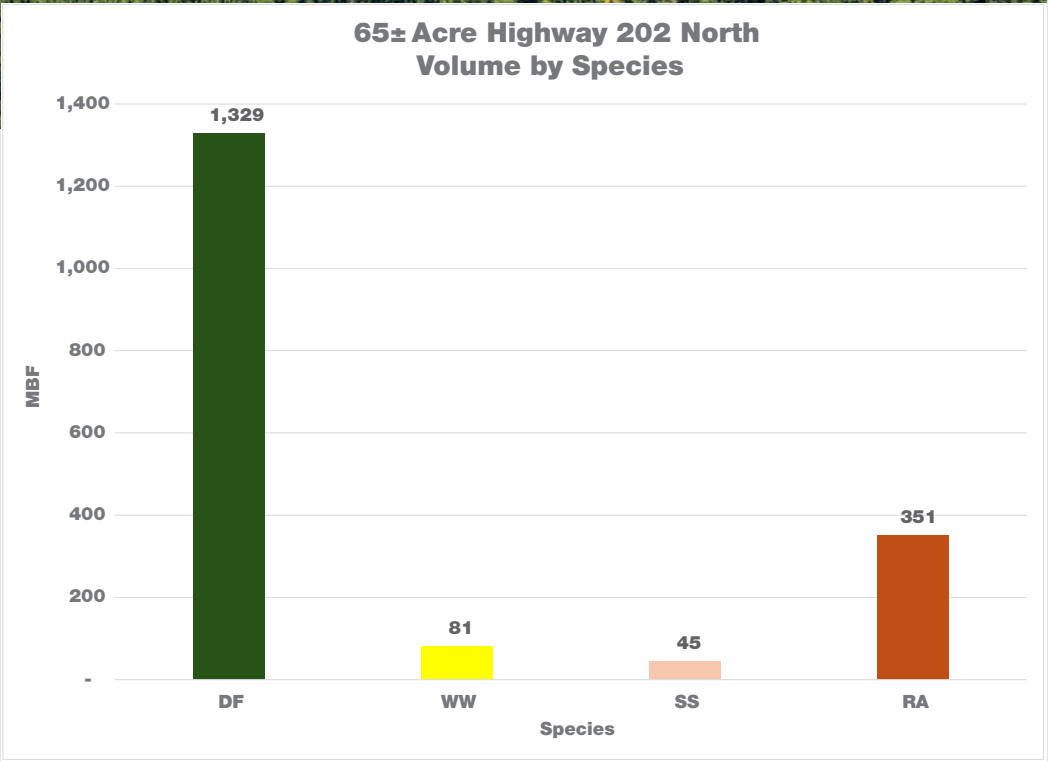
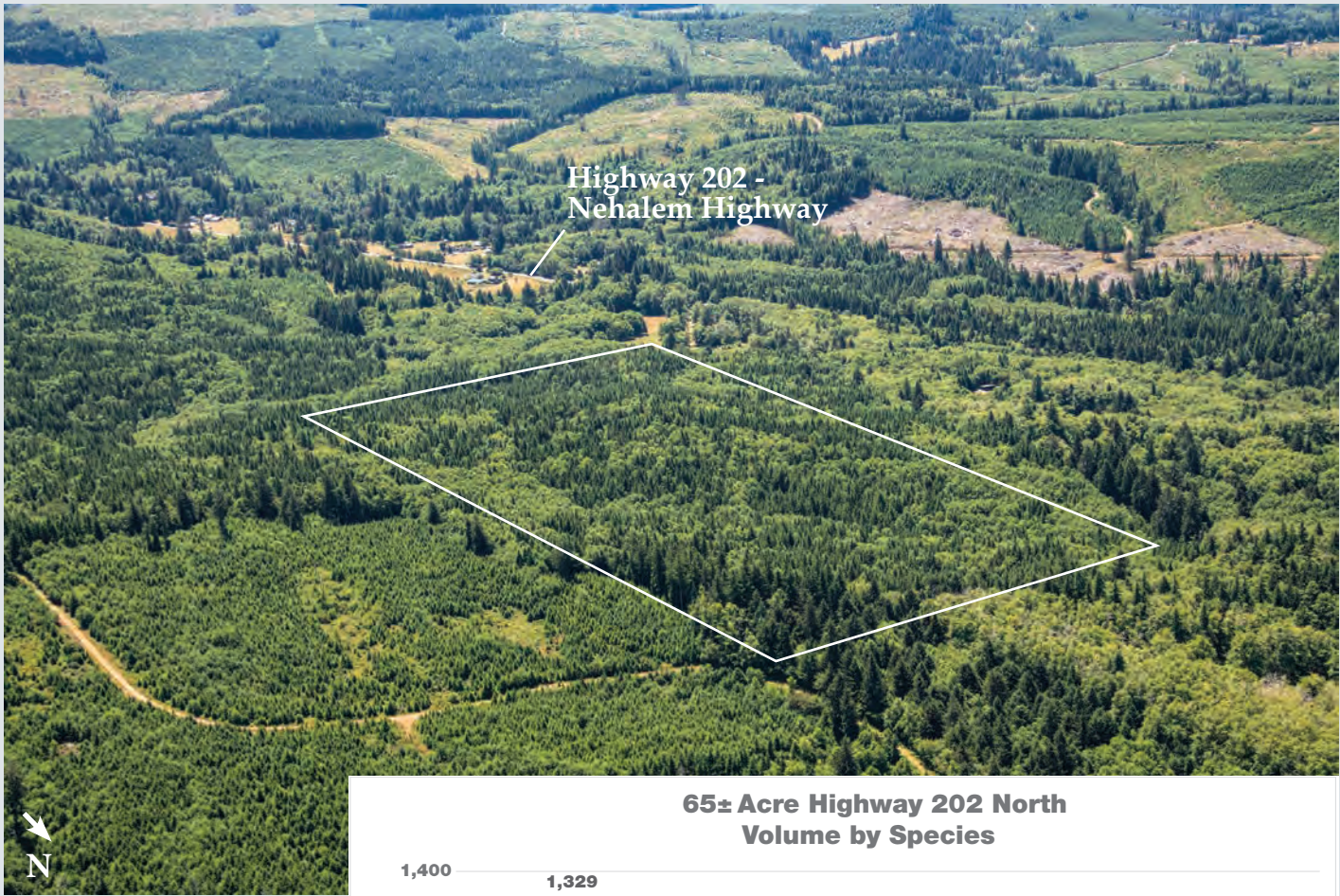
DESCRIPTION: These two small timber tracts are located south of the small community of Olney, along Highway 202, Nehalem Highway, a major route between Highway 26 and Astoria, and provides access to log markets in Astoria, Tillamook, Mist, and Forest Grove.

There is a total of 4,289± MBF on these two tracts, which are primarily 35 to 40 year-old Douglas-fir, western hemlock, and red alder. 49% or 2,098± MBF is Douglas-fir; 28% or 1,187± MBF is western hemlock; balance is mainly red alder, with a nominal amount of Sitka spruce.

Both properties are Site Index II, and can be purchased together, or individually.

102

Auction Property 102 – 80± Acre Highway 202 North Tract
Published Reserve: \$690,000*



The 80± acre tract contains an estimated 1,786 MBF, and is located on the north side of Highway 202, two miles south of Olney. There is no legal access. Physical access is from lands owned by Lewis & Clark Tree Farms located to the northwest and east. See Supplemental Information package for map.

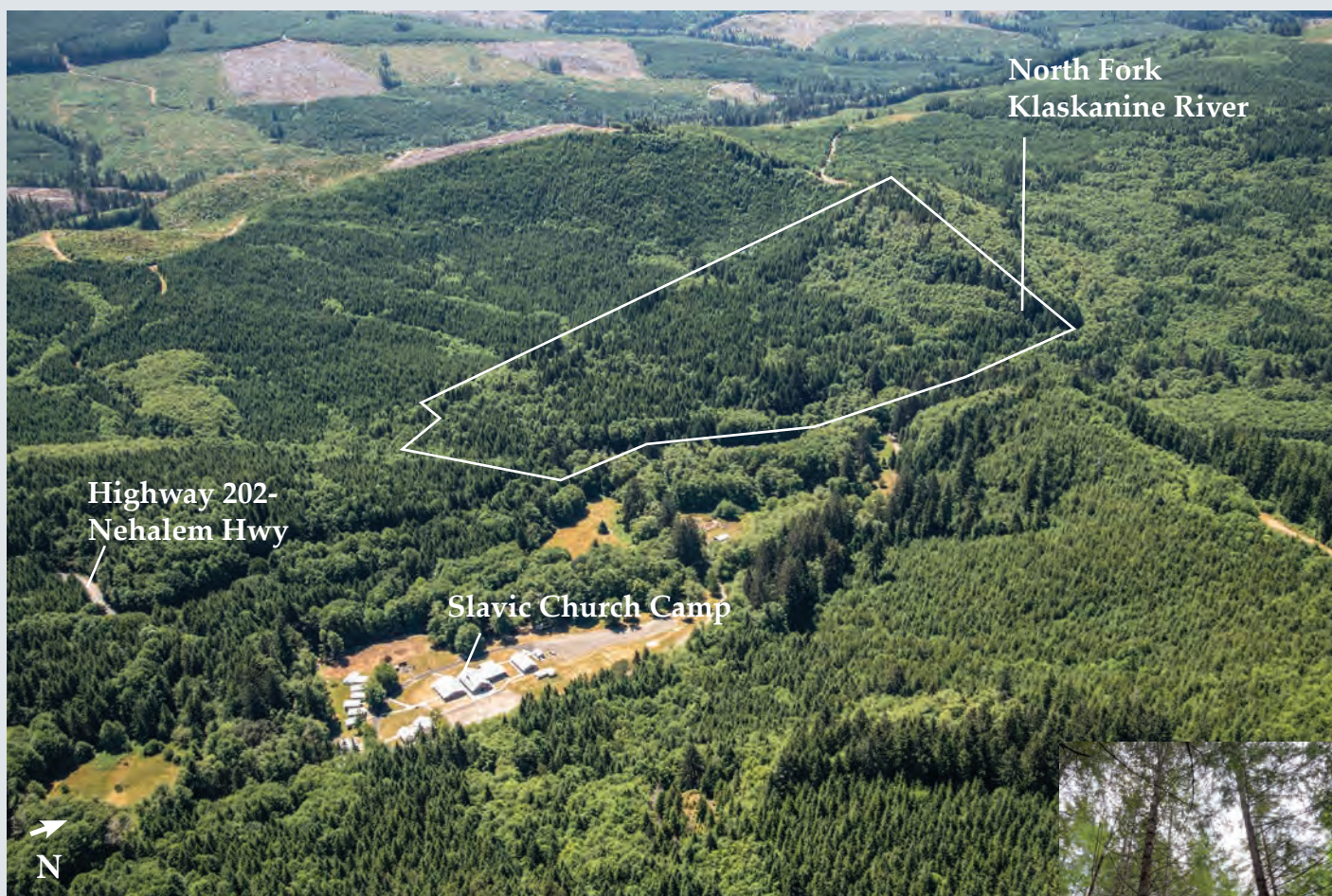
Average age for the timber is 35 years, with volume of 22,235± BF/AC.

Existing logging roads will need to be improved so that ground-based harvesting can be accommodated.

Adjoining owners are private to the north, south, and west.

LOCATION: T7N, R8W, Sec 20, Tax Lots 100, Parcel No 14872, Clatsop County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 202



The 66± acre tract contains an estimated 2,503 MBF, and is located two miles south of Auction Property 102, with frontage on the west side of Highway 202 near Slavic Church Camp. North Fork Klaskanine River bisects the northeast corner of the property. There is gated entry road from Highway 202 North.

Timber ranges from 35 to 50 years-old, with 1,931 MBF of primarily Douglas-fir and western hemlock, and 576± MBF of red alder.

This irregular-shape tract has an estimated 10 acres of RMA, and north-facing, moderate slopes with a logging road running east to west.

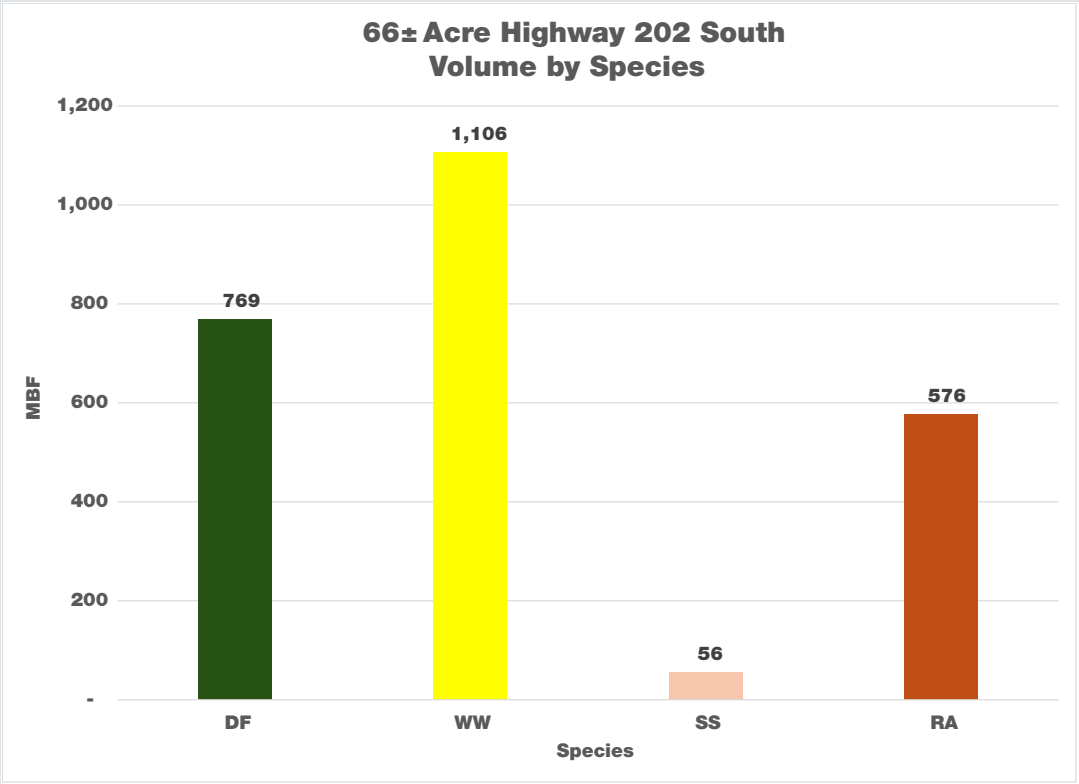
Lewis & Clark Tree Farms is adjoining owner to the south and west, with Slavic Church Camp to the east, and private owner to the northwest corner. Lewis & Clark Tree Farms has a spur road and landing in the southwest corner.

*Individual sales of Auction Properties 100 through 103 are subject to total bids to equal, or exceed, the bulk published reserve price of \$8,815,000

LOCATION: T7N, R8W, Sec 34, Tax Lot 300, Parcel No 14962, Clatsop County, Oregon



SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2024



Entry from Highway 202