



PUBLISHED RESERVE: \$8,545,000* / \$6,108 per acre

LAST ASKING: First Time Offered

SIZE: 1,399± Acres

ELEVATION: 3,200 to 4,000 Feet

ZONING: TC (Timber Conservation)

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

FINANCING: None – All Cash

DESCRIPTION: This 1,399± acre Upper Boulder Main Block is the largest tract being offered, and contains 14,336 MBF, or 41%, of merchantable timber in the overall MFI Timberland Portfolio. 82% is Douglas-fir, 15% white woods, and the balance primarily red cedar. A total of 443± acres of merch has average of 32,361 BF/AC. 353± acres contain 65+ year-old timber. The 14,336 MBF is distributed primarily within the northeast section, and along southern and eastern boundaries.

92% of the timber can be harvested using ground-based system.

68% of logging roads are rocked. An on-site rock pit in Section 2 has an estimated 2,600 cubic yards of stockpiled crushed rock.

Balance of tract, or 932± acres, was replanted in 2021-2023 and is well-stocked, with an average of 497 trees per acre based on 2024 stocking survey. There are 6 acres of 25 to 29 year-old pre-merch in Section 3. 1,382± acres, or 98% of entire Main Block, is productive forestland with 89% Site III, 10% Site II, and less than 1% Site IV.

The Block has excellent access to Highway 22 from combination of paved USFS Road 2231 (Boulder Ridge Road) and MFI logging road system. Adjoining ownership is Willamette National Forest and Santiam State Forest, in Section 9.

Auction Property #101, 322± acre East Boulder, is located one-eighth mile east. East Boulder, in combination with Upper Boulder, would add 2,428 MBF, providing total ownership of 1,721± acres having 16.7 million board feet. Auction Property #102, 749± acre Lower Boulder, adjoins the southern portion in Section 10, and would add additional 5,220 MBF.





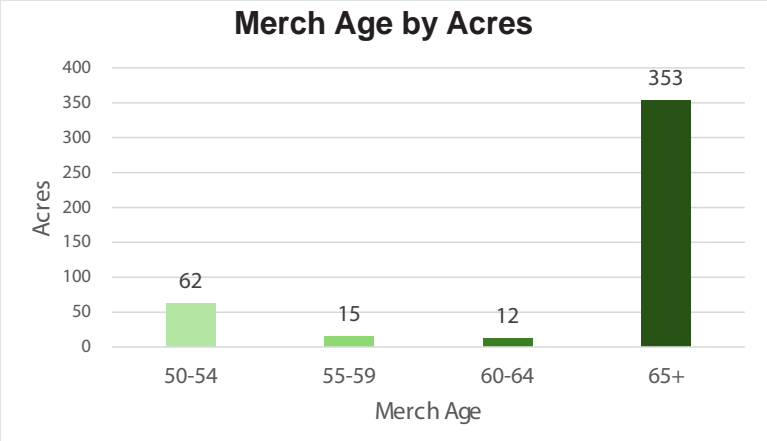
Overall, purchase of Auction Properties #100, #101, and #102 would create a total of 2,470± acres containing over 21.9 million board feet and significant income from logging.

** Individual sales of Auction Properties #100 through #109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000*

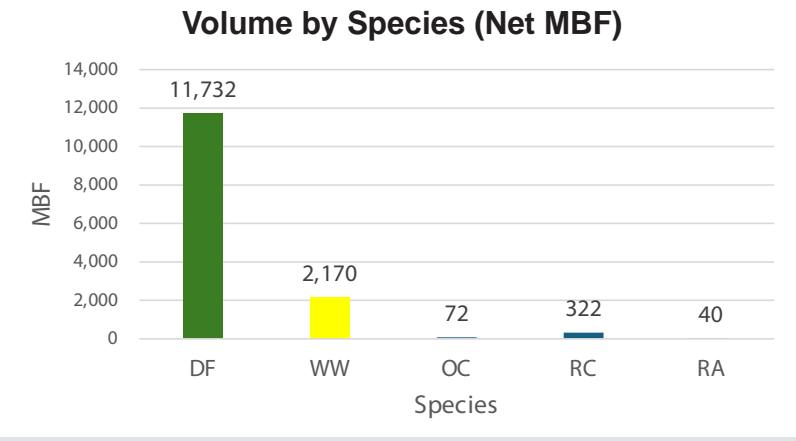
LOCATION: T10S, R6E, Sections 4, 3, 2, 1, 11, 12 Tax Lots 900, 800, 600, 500, 400, 300, 2500, 2400, Parcels 542350, 542364*, 542348, 542347, 542345, 542344, 542343, 542366, 542365, Marion County, Oregon.

**Parcel 542364 to be divided into two 80 acre parcels if Auction Properties #100 and #102 are sold to different buyers*

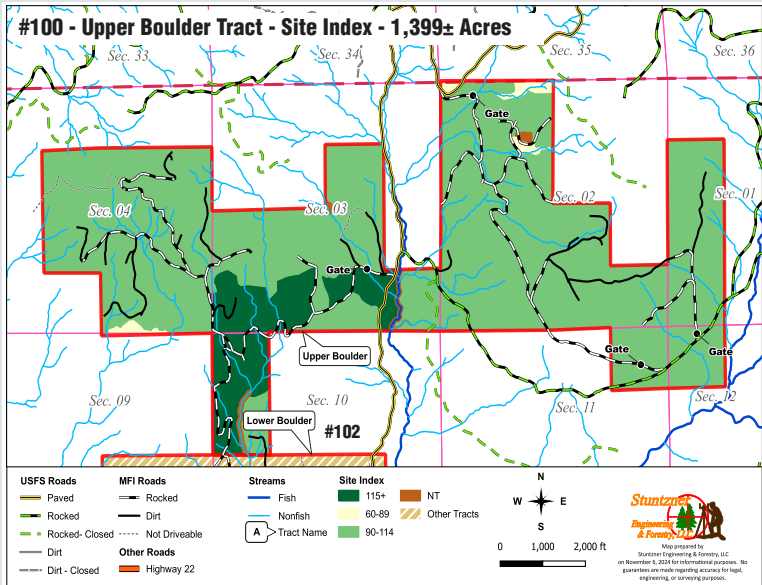
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2025



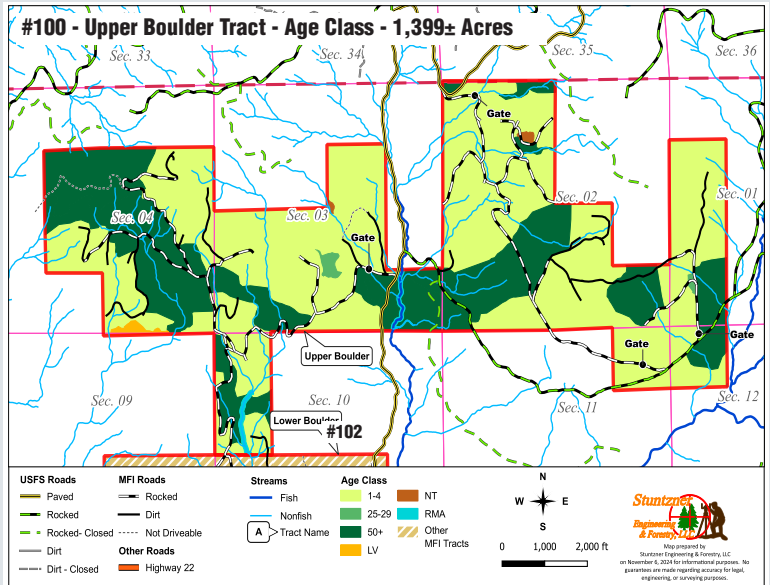
80% of merch is 65± years old



82% Douglas-fir and 15% white woods



89% Site III and 10% Site II



932± acres replanted in 2021-2023



92% of merch can be harvested using ground-based system