



PUBLISHED RESERVE: \$1,295,000* / \$4,022 per acre

LAST ASKING: First Time Offered

SIZE: 322± Acres

ELEVATION: 3,440 to 3,850 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: The 322± acre East Boulder Tract is located one-eighth mile east of Auction Property #100, and contains 2,428 MBF on 123± acres, with 19,739 BF/AC. 65% is Douglas-fir and the balance white woods. 100% of the merch can be harvested using ground-based logging. Bulk of timber is located in southern portion of property. 84± acres of merch are 65+ years old; balance on 39± acres is 55 to 59 years old.

193± acres were replanted in 2023 and are well-stocked with 393 trees per acre, based on 2024 stocking survey.

98% of Tract is productive forestland, with 88% Site III and balance Site IV.

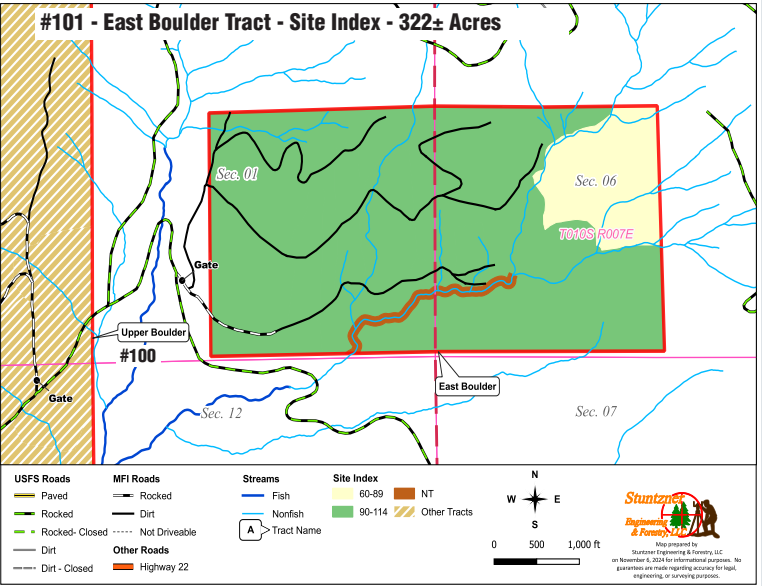
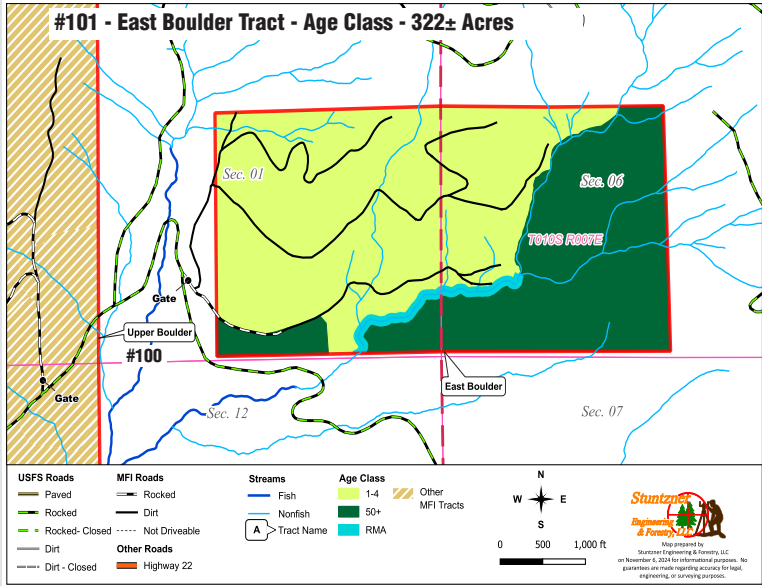
Freres Timber is adjoining owner to the southeast, and the balance is Willamette National Forest. There is good access to Highway 22 to the southwest on USFS Roads 515 to 810 and then 2231.

**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*

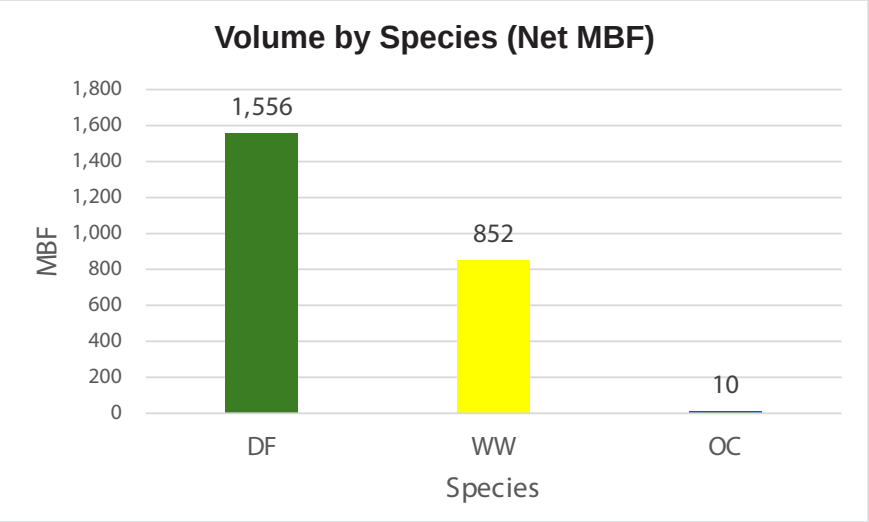
LOCATION: T10S, R6E, Section 1, Tax Lot 200, Parcel 543342 and T10S, R7E, Section 6, Tax Lot 300, Parcel 542474, Marion County, Oregon



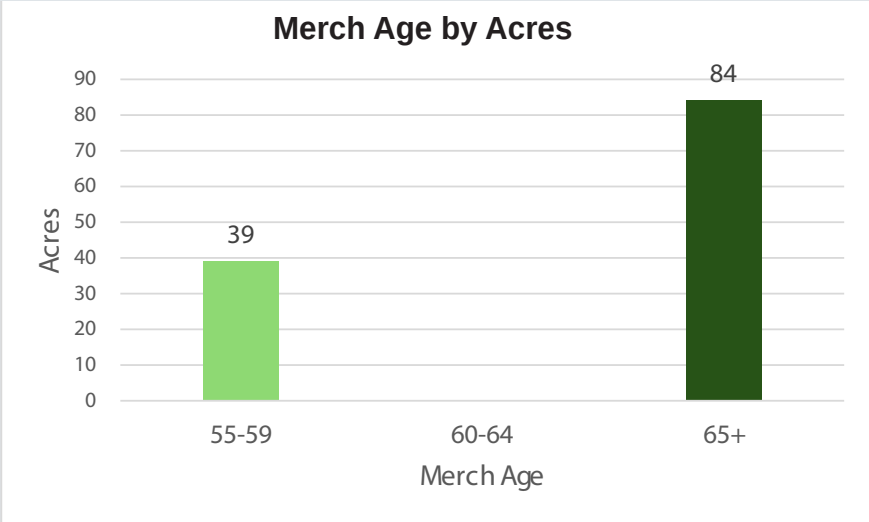
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2025



123± acres of merch. 193± acres replanted in 2022. 88% Site III



65% Douglas-fir and 35% white woods



68% of merch is 65+ years old

Good access to
USFS Road 2231
and Highway 22

