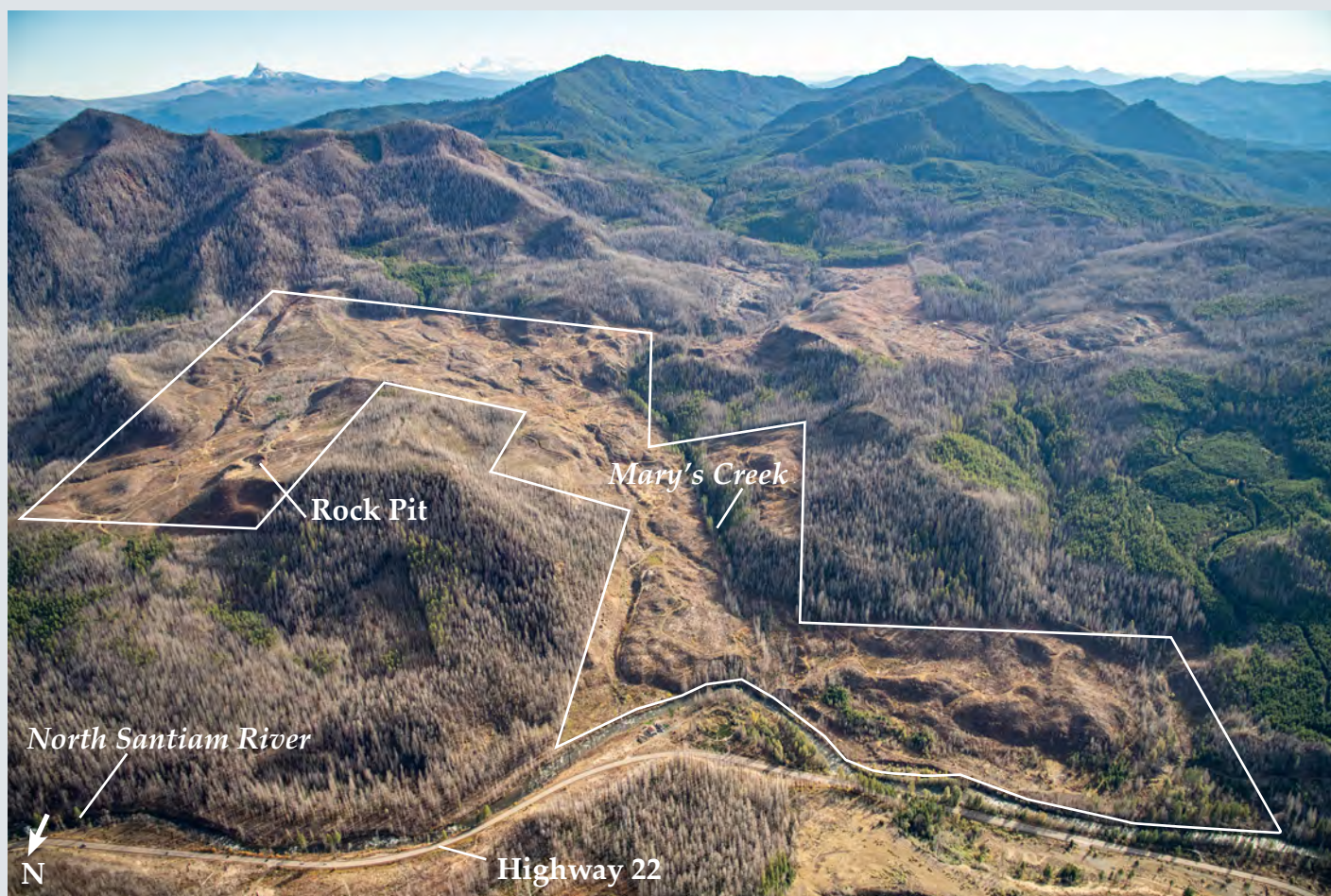




PUBLISHED RESERVE: \$950,000* / \$1,331 per acre

LAST ASKING: First Time Offered

SIZE: 714± Acres

ELEVATION: 1,820 to 3,060 Feet

ZONING: FCM (Forest Conservation and Management)

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

FINANCING: None – All Cash

DESCRIPTION: The 714± acre Mary's Creek Tract is located south of Highway 22 and has three-quarters mile of North Santiam River frontage. All merch was impacted by the 2020 wildfire. 634± acres were replanted in 2021-2023 and are medium stocked with average of 203 trees per acre, based on 2024 stocking survey. Majority of Tract has north-facing slope.

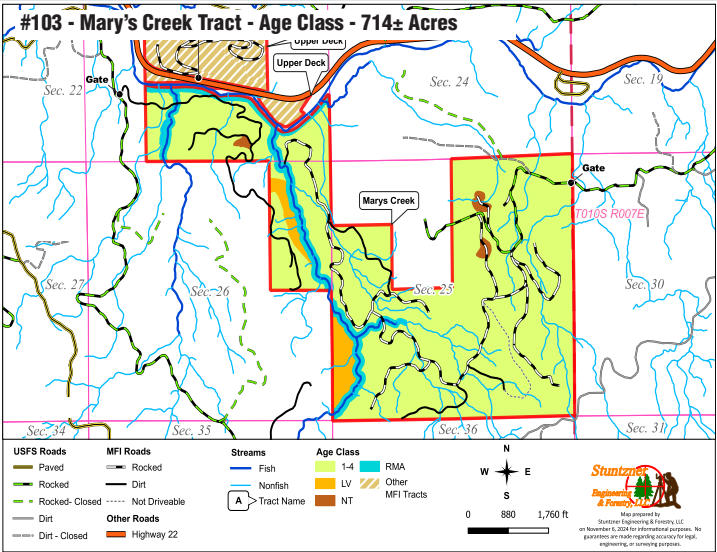
97% of Tract is Site III. There is a rock pit in the northeast portion of Section 25 where USFS spec rock has been crushed. There are 9.73 miles of logging roads, with 48% rocked. There is access to the northeast corner from Highway 22 using USFS Road 2242 (Bruno Mountain Road) to 805.

Mary's Creek, tributary to North Santiam River, runs through the western section. Access to the property west of Mary's Creek is from Freres Timber, adjoining owner along the northwest. Balance of adjoining ownership is Willamette National Forest. Pricing at \$1,331 per acre provides a low cost investment for a 714 acre tree farm with long-term asset growth.

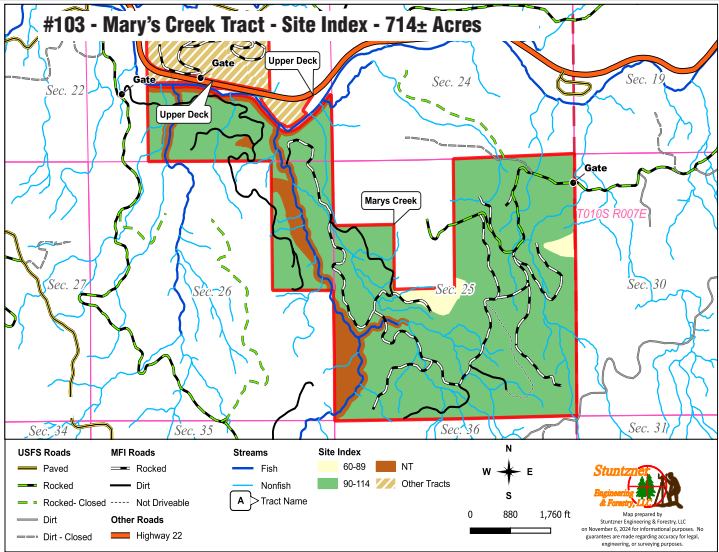
**Individual sales of Auction Properties #100 through #109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000*

LOCATION: T10S, R6E, Sections 23, 25, 26, Tax Lot 1900, Parcel 26035, Linn County, Oregon

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



634± acres replanted in 2022



91% is Site III with north-facing slope



Three-quarters mile of North Santiam River frontage

or E-MAIL info@rmnw-auctions.com