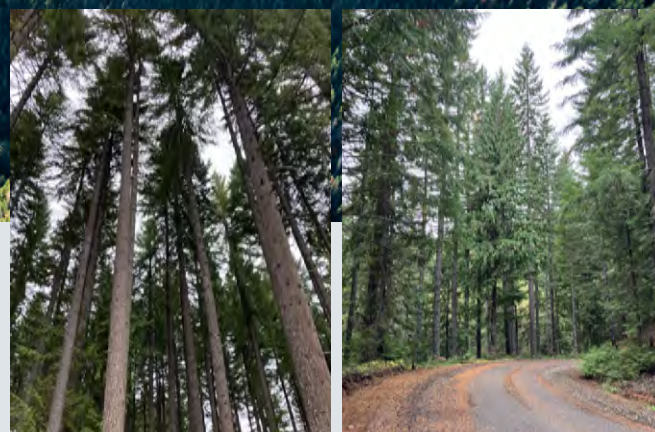
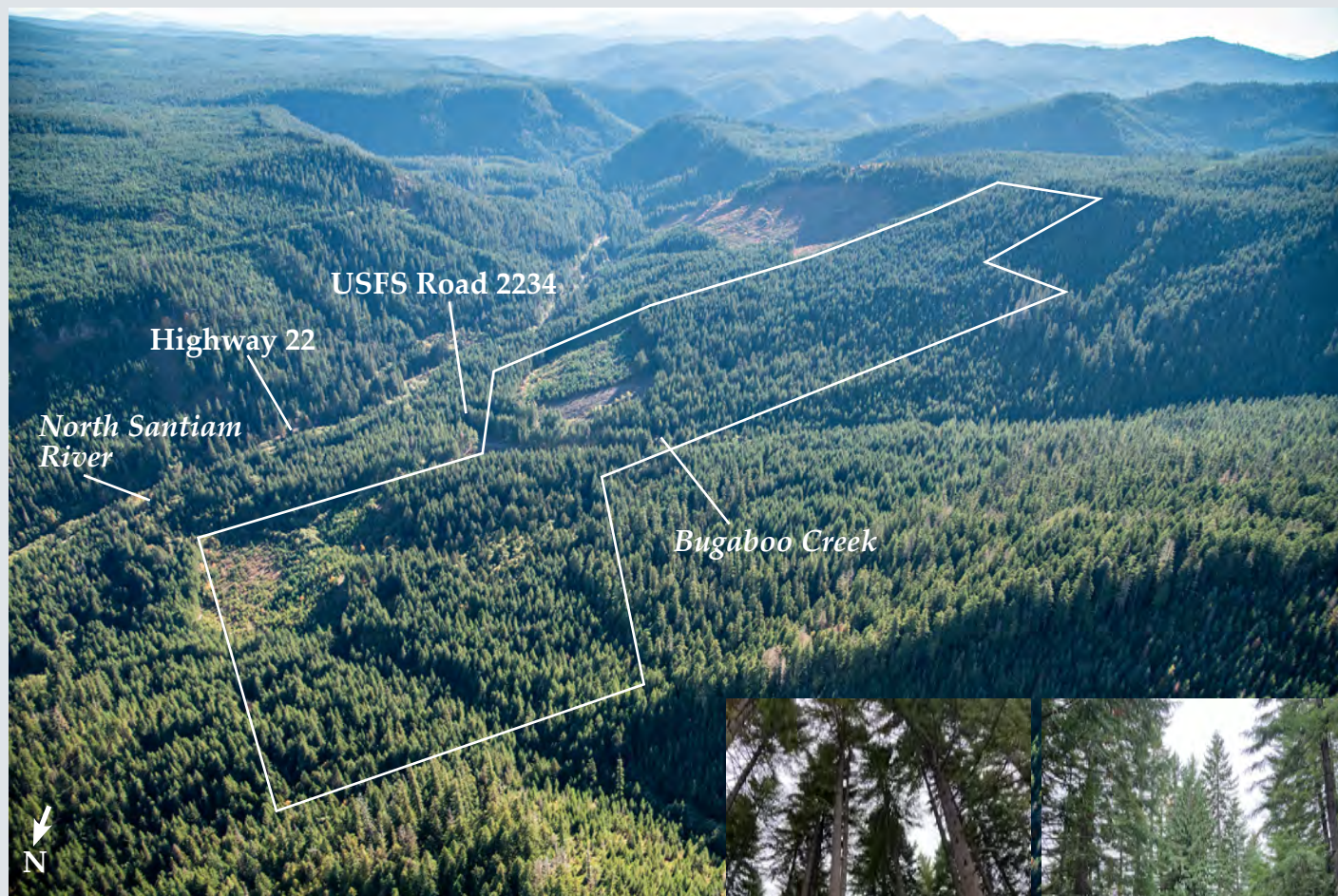




PUBLISHED RESERVE: \$3,255,000* / \$11,197 per acre

LAST ASKING: First Time Offered

SIZE: 288± Acres

ELEVATION: 2,560 to 3,730 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 288± acre Bugaboo Creek Tract is located 1.5 miles south of Marion Forks, on the west side of Highway 22 and North Santiam River. It was not impacted by the 2020 wildfire. There are 6,137 MBF with 76% Douglas-fir, 15% white woods, and 8% red cedar. 100% of the merch is 65+ years old, and has an average volume of 28,151 board feet per acre. 85% can be harvested using ground-based systems.

There are 36 acres of 19-year-old Douglas-fir reproduction in the eastern and southeast sections of Tract. Twenty acres on both sides of Bugaboo Creek were harvested and replanted in 2024. Young reproduction is well-stocked, with average of 525 trees per acre.

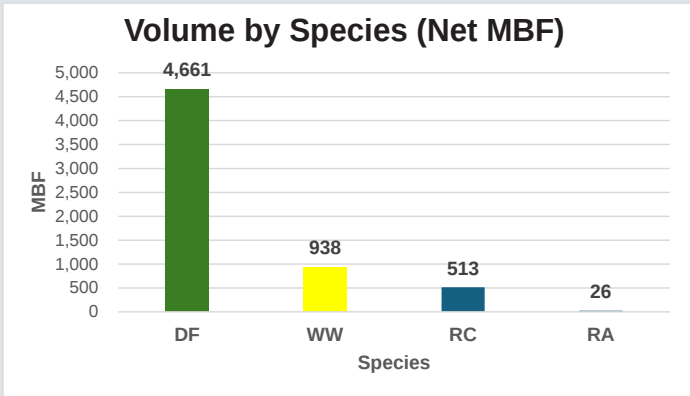
95% of Tract is productive forestland, primarily north-facing slopes. 47% is Site II, and balance Site III.

31% of roads are rocked and paved. USFS Road 2234 provides direct access from Highway 22 to the southeast section of the Tract. There is also access to the southeast from USFS Road 2234, as well as to the northwest corner.

Bugaboo Creek, tributary to North Santiam River, runs through the Tract.

There is a small private ownership in the southwest section, and balance of adjoining ownership is Willamette National Forest.

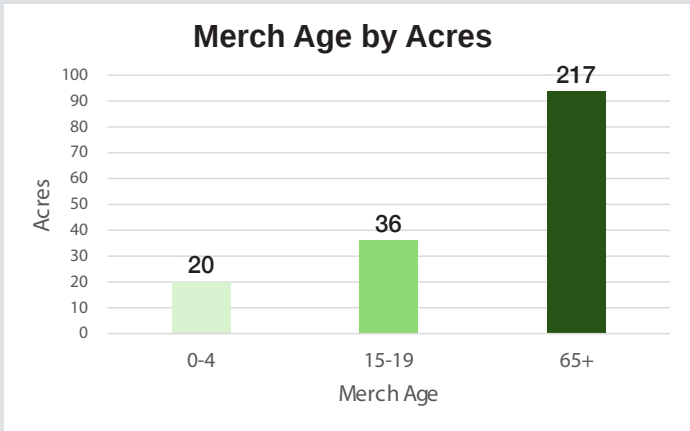
Santiam Junction is 15 miles south of Bugaboo Creek Tract providing options for logs to go west to Foster and Lebanon on Highway 20, or southwest to Eugene on Highway 126. In addition, logs can go west on Highway 22 forty-two miles to wood product facilities in Mill City and Lyons.



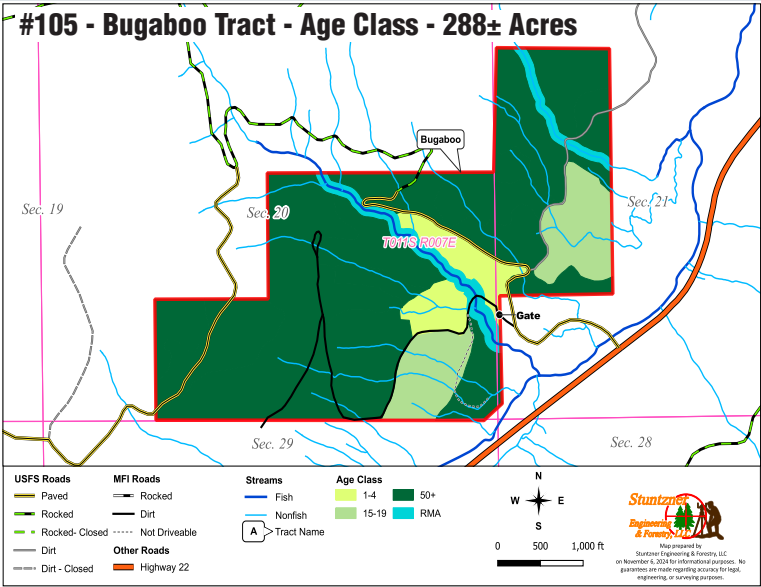
77% Douglas-fir, 15% white wood and 8% red cedar



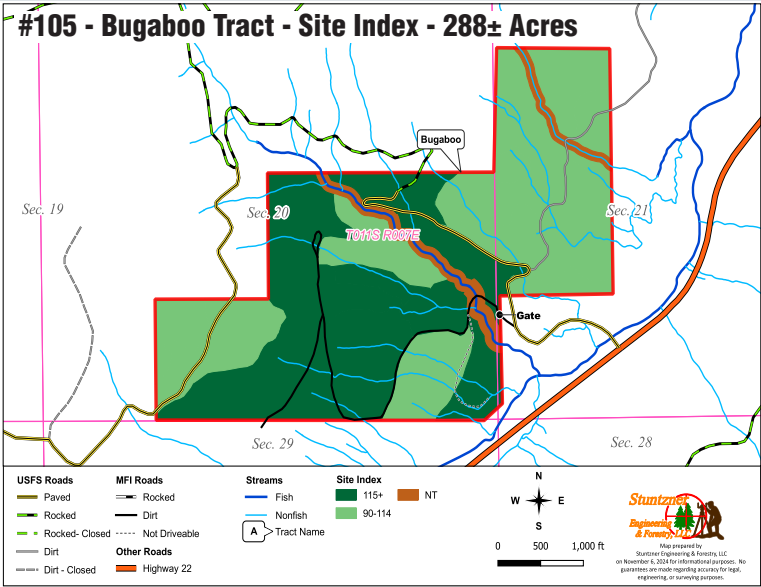
20 acres replanted in 2024



100% of merch is 65+ years old



20 acres replanted in 2024. 36 acres have 19 year old Douglas-fir



47% Site II and 53% Site III

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

LOCATION: T11S, R7E, Sections 20, 21, Tax Lot 500, Parcel 54987, Linn County, Oregon

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

or E-MAIL info@rmnw-auctions.com