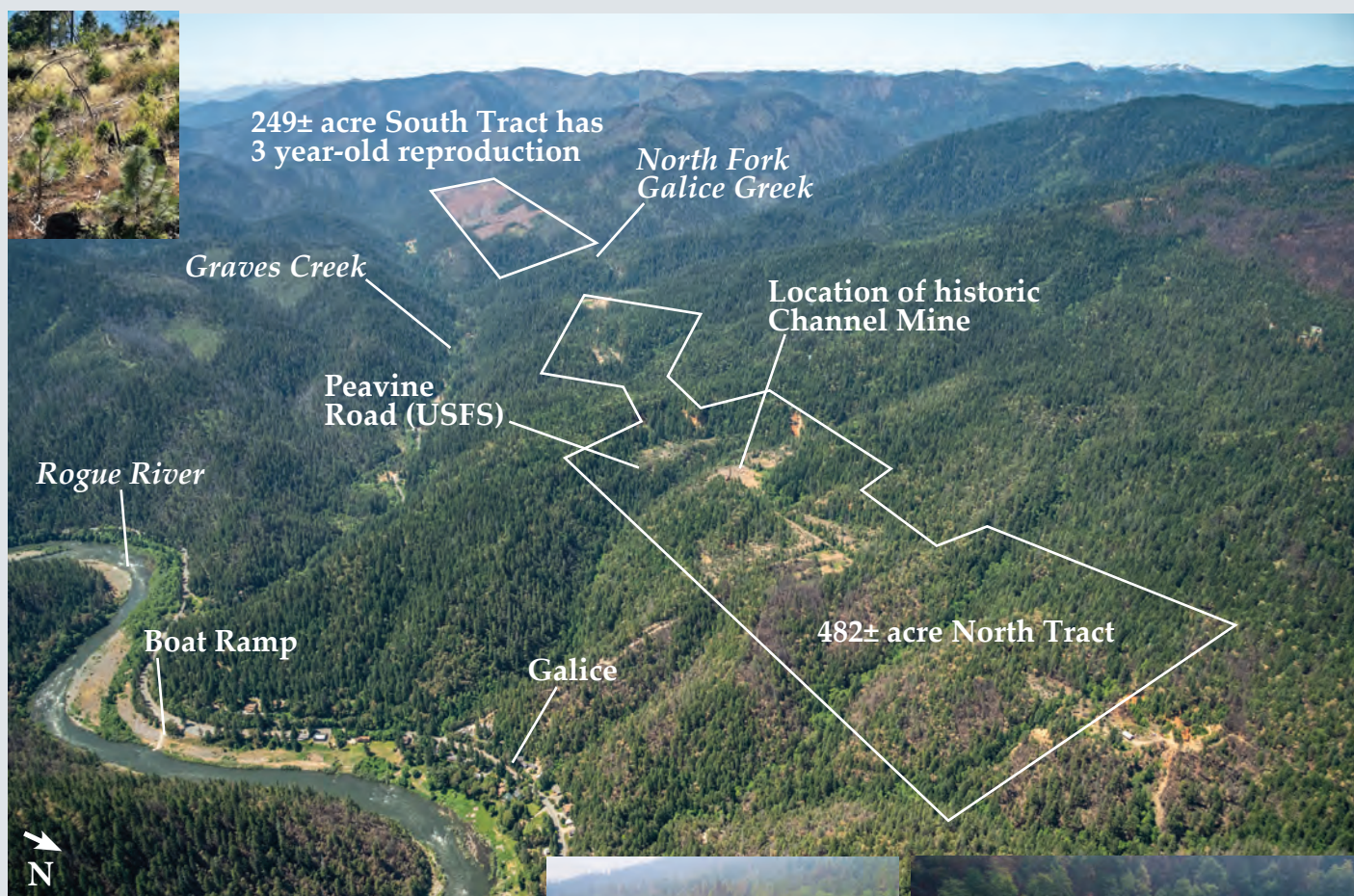




PUBLISHED RESERVE: \$1,400,000

LAST ASKING: First Time Offered

SIZE: 731± Acres

ELEVATION: 700± to 1,600± Feet

ZONING: FC (Forest Commercial)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: 731± acre Channel Mine Recreation and Timber Tract has an estimated 2.8 million board feet of mostly 60 to 80+ year-old timber, with 86% Douglas-fir, and balance primarily a mix of pine and incense cedar. The property, containing two non-contiguous mining patents of 482± acres and 249± acres, are both located on a hillside by Rogue River resort community of Galice – known as gateway to Wild and Scenic Rogue River – one of North America's most popular destinations for challenging whitewater rafting and world class steelhead and salmon fishing.

North Tract of 482± acres contains 2.8 million board feet and the site of Channel Mine. South Tract of 249± acres contains three year-old reproduction.

The property is within a 45-minute drive of Merlin at I-5, Exit 61. Merlin-Galice Road provides year-round access. Oregon's only Orvis-endorsed fishing lodge, Morrisons Rogue River Lodge, is located two miles east of Galice.

Galice, located within Graves Creek Mining District, has a rich history for placer gold dating from the 1850s. Old Channel Gold Mine, located on the 482± acre north parcel, was started in 1860 on a high terrace, 600 feet above the Rogue River. It grew into one of the largest hydraulic gold mining operations within the Western United States.

Rehabilitation work was undertaken in 1936, according to an article in Grants Pass Courier published January 27, 1937. "A colorful history surrounds the early working of the mine. The first miners who ventured onto the property worked with pick and shovel. This was followed by a crude form of hydraulic operations with canvas hose, water being used under pressure for the first



Peavine Road provides access from Galice



Galice is gateway to Wild and Scenic section of Rogue River

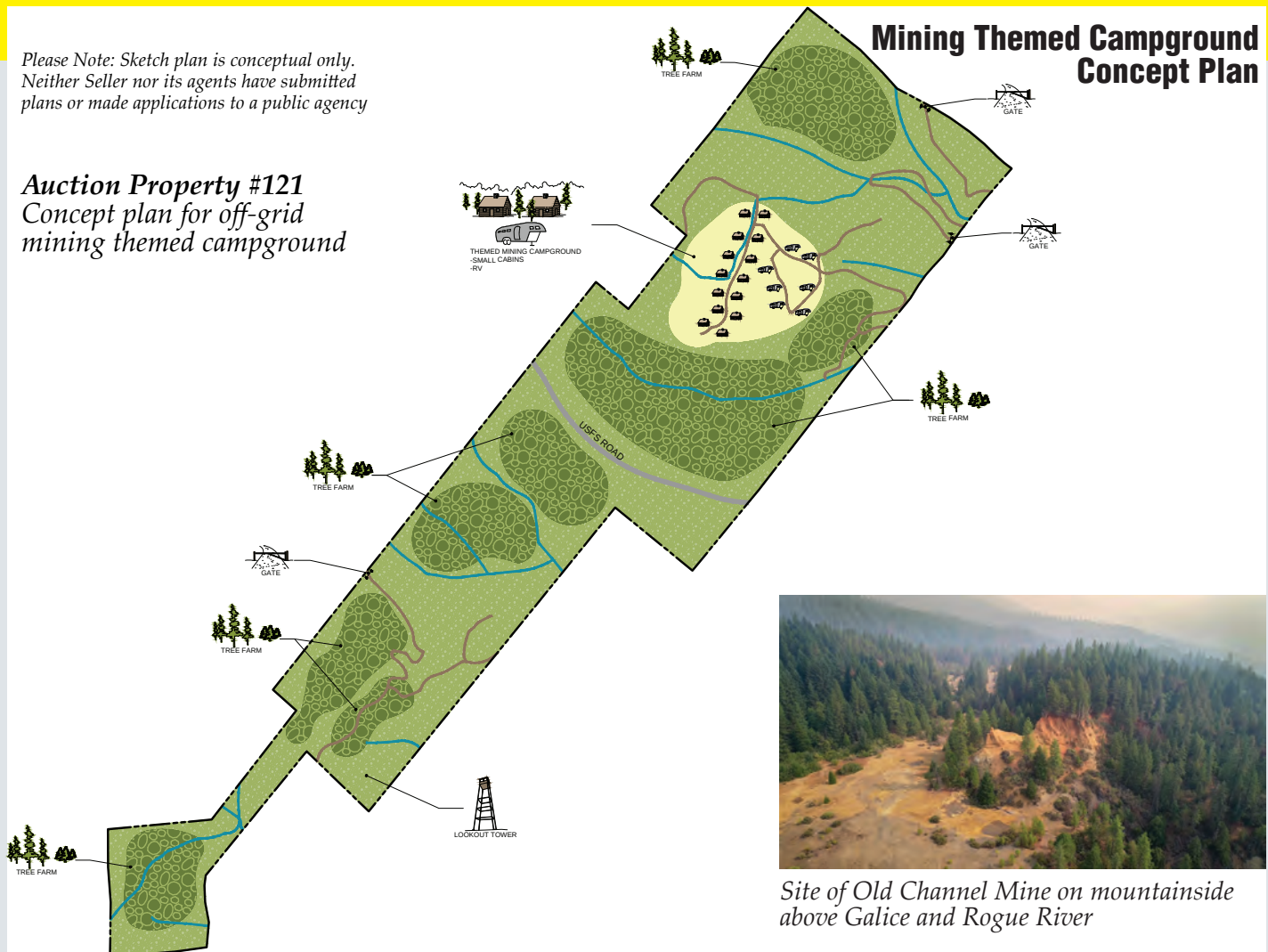


Nearby Galice Boat Launch

Please Note: Sketch plan is conceptual only.
Neither Seller nor its agents have submitted
plans or made applications to a public agency

Auction Property #121 Concept plan for off-grid mining themed campground

Mining Themed Campground Concept Plan



time. The first hydraulic plant was brought in by pack trail from Crescent City over 125 miles of rough mountain trails.”

All mineral rights owned by Seller will be conveyed.

Harvest of estimated 2.8 million board feet of timber will provide near-term cash flow. Please see Supplemental Information Package for detail.

482± acre North Tract has all the mature timber. Bulk of property is Douglas-fir Site Classes III and IV. It extends over three miles north to south. Peavine Road (BLM Road #35-8-2) is paved and connects west to Bear Camp Road, a seasonal route to the Oregon Coast. There is also access in the northeast corner from Merlin-Galice Road to Old Channel Mine. BLM spur roads also provide access to western section of property.

The area that could accommodate a seasonal campground is on an estimated 100 acres of ridgetop that had been used for historic hydraulic mining operation. Access roads need to be improved for use as a campground.

249± acre South Tract has access from Merlin-Galice Road via BLM Galice Access Road (#34-8-36) and Chrome Ridge Road. Bulk of Tract has steep south-facing slopes. A total of 190 acres were replanted and there are an estimated 238 MBF of residual Douglas-fir timber, on Site Class III.

Acquisition of this 731± acre property, at less than \$1,920 per acre, with 2.8 million board feet of primarily Douglas-fir for cash flow, provides rare opportunity to develop off-grid mining-themed campground with seasonal cabins, RV spaces, and tent camping with system of hiking , mountain biking and ATV trails, a forty minute drive from I-5.

LOCATION: Township 34 and 35 South, Range 8 West, Sections 2, 3, 26, 35, 36, Tax Lots 600, 300, Account No. R302003, R306401 and Township 34 South, Range 8 West, Sections 16, 9, 10, Tax Lot 400, Account No. R306402, Josephine County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 12, 2025