

SPRING 2019 AUCTION

No Starting Bids and No Hidden Reserves!



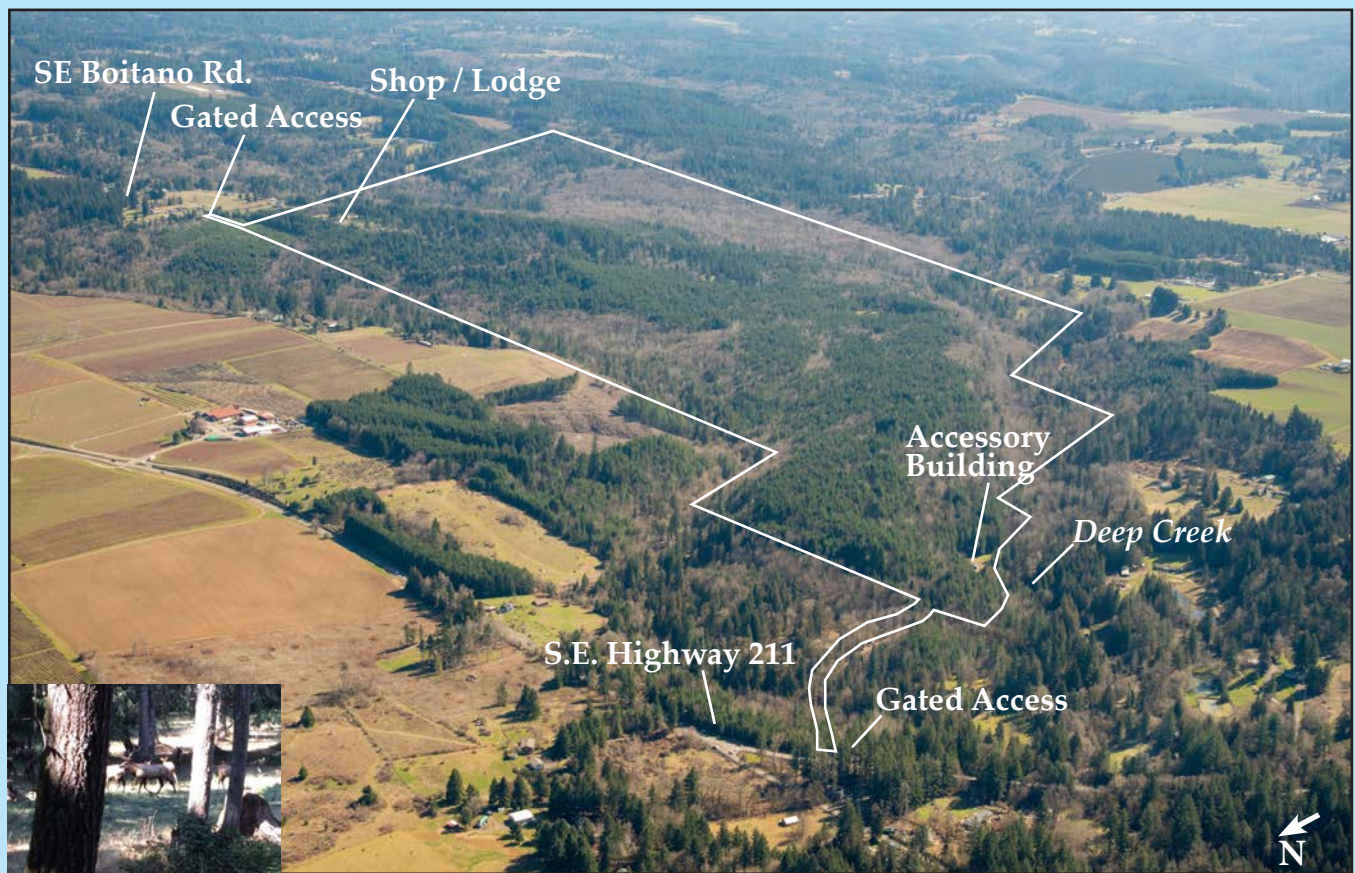
ST. JOSEPH TREE FARM AND ELK PRESERVE NEAR PORTLAND

Clackamas County, Oregon



- Highly productive tree farm with estimated 7 million board feet of primarily 32 to 60 year-old Douglas-fir. Proximity to both domestic and export log markets
- Private elk preserve with feeding station, two meadows, and Deep Creek frontage
- Two existing agricultural /forestry buildings which include shop and lodge
- Three entitlements for homesites from Clackamas County

SEALED BIDS DUE JUNE 5, 2019



PUBLISHED RESERVE: \$3,365,000

LAST ASKING: First Time Offered

SIZE: 400± Acres

ELEVATION: 675± to 800± Feet

ZONING: TBR (Timber District)

PROPERTY INSPECTION: Locked Gate – Please Contact Auction Information Office
info@rmnw-auctions.com or 1-800-845-3524

FINANCING: None - All Cash. Northwest Farm Credit Services is the preferred lender, and financing may be available through Northwest Farm Credit Services by contacting Mickey Hatley at 503-373-3000 or mickey.hatley@northwestfcs.com.



DESCRIPTION: The 400± acre St. Joseph Tree Farm and Elk Preserve, with an estimated 7 million board feet of primarily 32 to 60 year-old Douglas-fir, is one of the largest private tree farms for sale within the Portland metropolitan area, with combination of primarily mature and pre-merch stands of Douglas-fir, private elk preserve with feeding station, two accessory buildings, and entitlements for up to three home sites.

The highly productive tree farm is located between the city of Sandy and Eagle Creek, with gated access from both S.E. Highway 211, and SE Boitano Road. The property is within a 40 minute drive of Portland and Mt. Hood resorts, is fenced, has primarily flat and rolling topography, with a Douglas-fir site class of II. There is over one-half mile of South Fork Deep Creek frontage along the southwest portion of the property, and North Fork Deep Creek frontage along the northern portion of the property.

The seller used HFI Consultants to cruise the property in 2014, and that report is available in the Supplemental Information Package. Inventory has been projected as of January 2019 based on annual growth rate of 5%.

There is an estimated 1,100 MBF of 44 to 64 year-old timber on 40± acres, with 86% being Douglas-fir, and the balance a mix of western hemlock, red cedar, alder and maple saw logs. Sixty nine percent is export grade, 24% domestic grade, and the balance is pulp.

The tree farm has 293± acres of primarily 32 year-old Douglas-fir with some hardwoods that will be available for harvest within the next ten years. It is estimated that the existing pre-merch volume is 5,900 MBF, with a projected growth by 2029 to be 9,600± MBF, providing the new owner with near-term cash flow from existing merch, and significant asset growth from the 293± acres of pre-merch. There is a good system of logging roads. 100% of the tree farm is suitable for ground-based harvest.

St. Joseph Tree Farm is located in the North Willamette Wildlife Management Unit, and has a legacy as a private elk preserve, with existing and prior owners maintaining a feeding station within its 30 acres of lush meadow. The property is eligible for two landowner preference tags for elk. In addition, the location's low elevation, and proximity to Mt. Hood National Forest and Deep Creek drainage, provide an enhanced ecosystem for elk. A video is available at www.rmnw-auctions.com

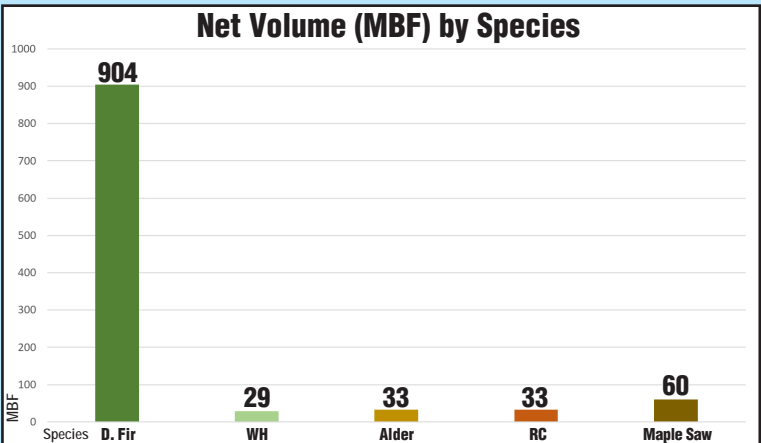
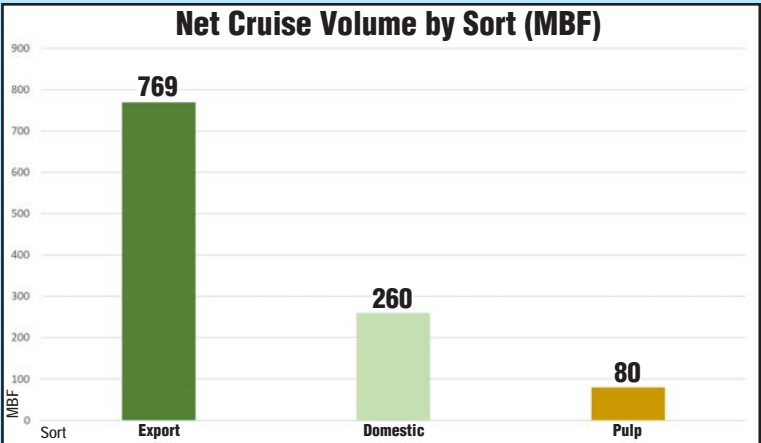
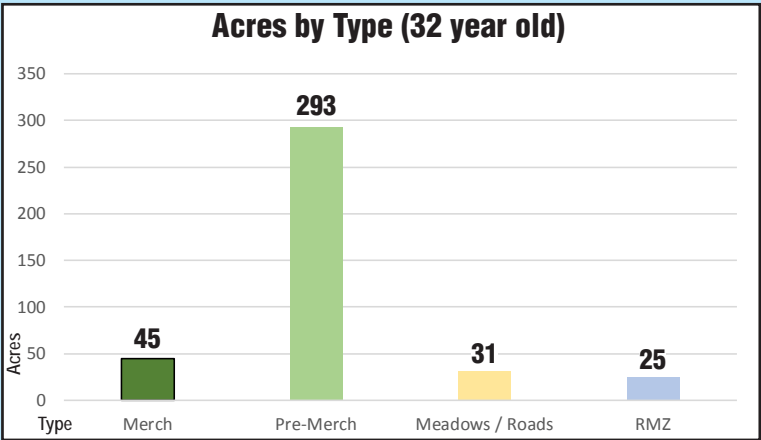
The tree farm has two existing agricultural/forestry structures that were built in 2001 and 2012. One is a 3,000± square foot building that serves as both a shop and lodge, with power, and restrooms, near the entry from SE Boitano Road, in the eastern section of the property. The lodge is finished, with wood stove, electric heaters, kitchen and temporary sleeping area.

The second building was built in 2012, and replaced a manufactured home. It is located at the western end of the tree farm on a ridge above Deep Creek, with gated access from S.E. Highway 211. The ground floor is a shop/garage with full bathroom, and the second level has a full bathroom, kitchen and wood stove.

The property also has two shooting ranges of 100 and 200 yards.

St. Joseph Tree Farm has entitlements from Clackamas County for three homesites to be allowed on Tax Lots 1001, 1000, and 400. A letter dated January 23, 2012 from Clackamas County Department of Transportation and Development, along with other documents, is included in the Supplemental Information Package. These entitlements provide the option for a new owner to construct a home in the western section of the tree farm near the shop/lodge, and to expand the existing building which has access from S.E. Highway 211, for residential purposes. The third home could be located on Tax Lot 1000, which has the two largest meadows. Access to this area of the property could be provided using the existing road system to SE Boitano Road.

*St. Joseph Tree Farm Timberland Inventory**



**Source: HFI 2014 Cruise Report. 5% annual growth increase*



Second level of accessory building, built in 2012



Lodge section of 3,000± sf building near SE Boitano Rd. entry

TBR zoning will allow a youth camp, an outdoor education retreat, or a private estate. There may be some potential conservation value to be obtained through a Working Forest Conservation Easement, due to Deep Creek frontage, and extinguishment of future development rights for the three homesites.

Acquisition of the 400± acre St. Joseph Tree Farm is a rare opportunity to acquire an industrial grade timberland investment, with added value from entitlements, within the Portland metropolitan area.

The property is classified as timberland, and 2018 taxes were \$3,900.

LOCATION: 36180 SE Boitano Road - Sandy, Oregon. Township 2 South, Range 4 East, Tax Lots 1001, 1000, 3000, and 400

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2019



293± acres of primarily 32 year old Douglas-fir



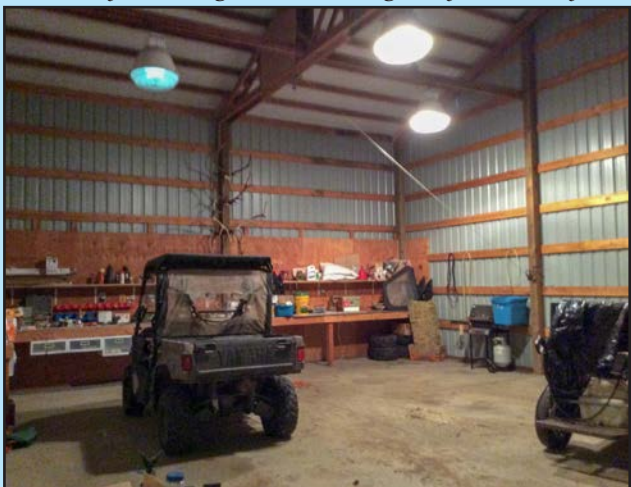
Rocked road system throughout tree farm



Accessory building near S.E. Highway 211 entry



3,000± square foot shop with lodge



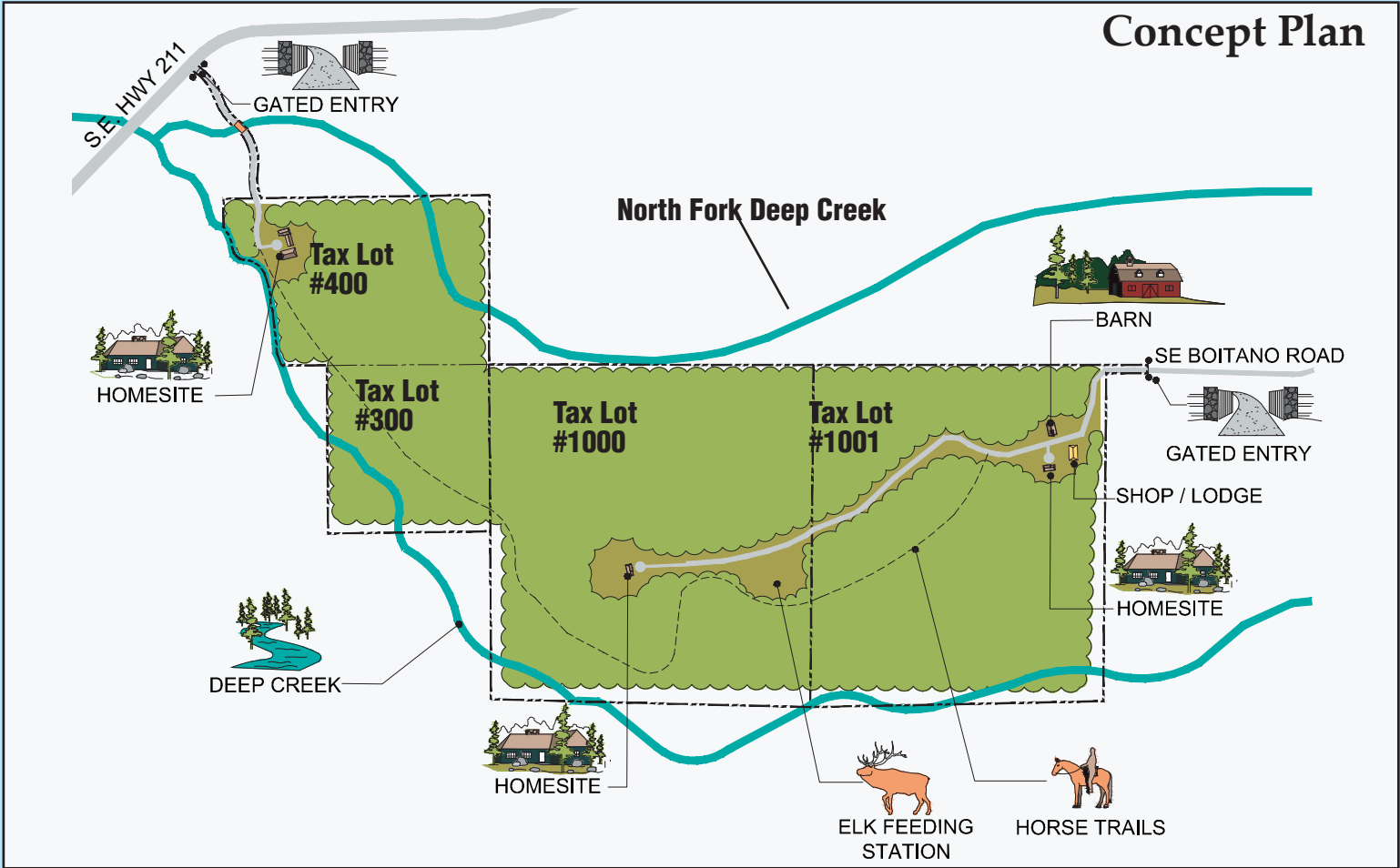
Large shop



North and South Forks of Deep Creek



Entitlements from Clackamas County for homesites on Tax Lots 1001, 1000, and 400



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



St. Joseph Tree Farm has near-term cash flow and long-term asset growth, with added value from three homesites

PUBLISHED RESERVE: \$3,365,000

SEALED BIDS DUE JUNE 5, 2019

Broker Cooperation Invited

COLOR CATALOG #1902 AND BID PACKAGE #100

1-800-845-3524