

# ***REAL ESTATE AUCTION***

## ***3,028± Acre Lower Columbia River Hybrid Poplar Tree Farm Columbia County, Oregon***



- 2,000± acres of investment-grade poplar plantations, with near-term asset growth
- Significant water rights for irrigation, providing conversion opportunity to higher value crops
- Potential conservation and recreation values due to strategic location within Pacific Flyway, along Columbia and Clatskanie Rivers, and proximity to Lewis and Clark National Wildlife Refuge, and Julia Butler Hansen Refuge for Columbian White-Tailed Deer

***SEALED BIDS DUE NOVEMBER 13, 2019***

*Preferred Lender*



Washington Auction License #1917

**REALTY MARKETING / NORTHWEST, Broker**  
522 SW 5th Avenue, Suite 725, Portland, Oregon 97204





This 3,028± acre tree farm is one of the largest private land portfolios for sale along the lower Columbia River, with combination of agriculture, recreation, and conservation value components. The portfolio is owned by an investment fund, and is being offered for the first time in this Sealed Bid Auction in bulk, and also in twelve individual parcels which range from 54± to 817± acres, expanding the base of prospective buyers.

The 2,000± acres of investment-grade hybrid poplar plantations will provide significant asset growth within five years, and potential for cash flow from improved domestic and export markets for hardwood chips. An estimated 68,055 BDT (bone dry tons) can be generated from the entire tree farm, based on age class of the plantations, by 2025.

Water rights for irrigation cover 1,398± acres, or 46% of the portfolio. Located in the eastern section of the tree farm near Port Westward Industrial Park, the water rights provide opportunity for conversion to post-harvest higher value crops on a commercial scale, including for blueberries, mint, and hemp.

Also, there are potential recreation and conservation values to be obtained due to the tree farm's strategic location in the heart of the Pacific Flyway, known for world-class waterfowl hunting from abundant duck and goose populations.

Both the Lewis and Clark National Wildlife Refuge, and Julia Butler Hansen Refuge for Columbian White-Tailed Deer, together totaling over 40,000 acres, are located just north of the tree farm. Portions of the auction property are leased for duck hunting. There is additional opportunity to expand upon the amount of property leased for hunting.

Additionally, potential conservation value could be obtained from restoration of critical habitat for Columbian white-tailed deer, steelhead, and salmon. Habitat restoration continues to be a priority along the lower Columbia River for state and federal agencies, and conservation organizations.

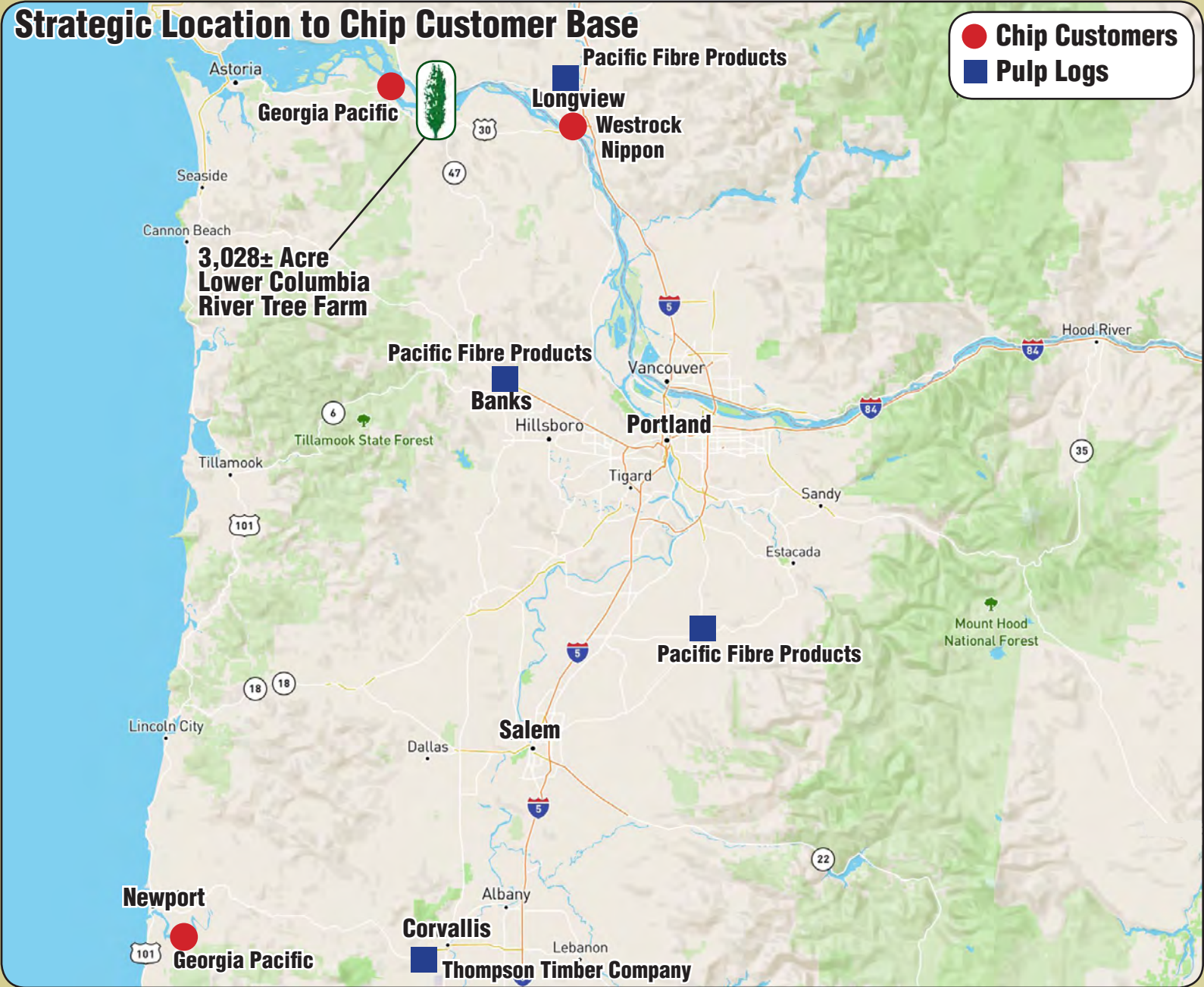
The tree farm portfolio has over three miles of Columbia River and Clatskanie River frontage, and four miles of Westport Slough. In addition, portions of the property might have some value as mitigation sites for both public agencies, and corporations. Restoration of a 45 acre section of Parcel 11 along Westport Slough was completed in 2012, in partnership with Lower Columbia River Watershed Council.

The 3,028± acre Lower Columbia River Hybrid Poplar Tree Farm was originally part of a 31,000 acre commercial scale operation located in Washington and eastern Oregon, managed by Greenwood Resources Capital Management. It has been designated for sale by its investors.

Attractive bulk and individual parcel published reserve prices starting at \$1,709 per acre have been established by the seller as an incentive to accelerate a sale by year-end. The bulk reserve price for the 3,028± acre portfolio is \$7,950,000, or \$2,625 per acre, and includes the poplar inventory. Prices for the twelve parcels range individually from \$99,500 to \$2,595,000. Terms of the auction provide rare opportunity for prospective bidders to submit bids for the entire portfolio, individual parcels, and combinations of parcels, to target acquisition for agriculture, recreation, and conservation values. Sales of individual parcels are subject to total bids to equal, or exceed, the bulk published reserve of \$7,950,000.



Strategic Location to Chip Customer Base



Lower Columbia Tree Farm Parcel Location Map

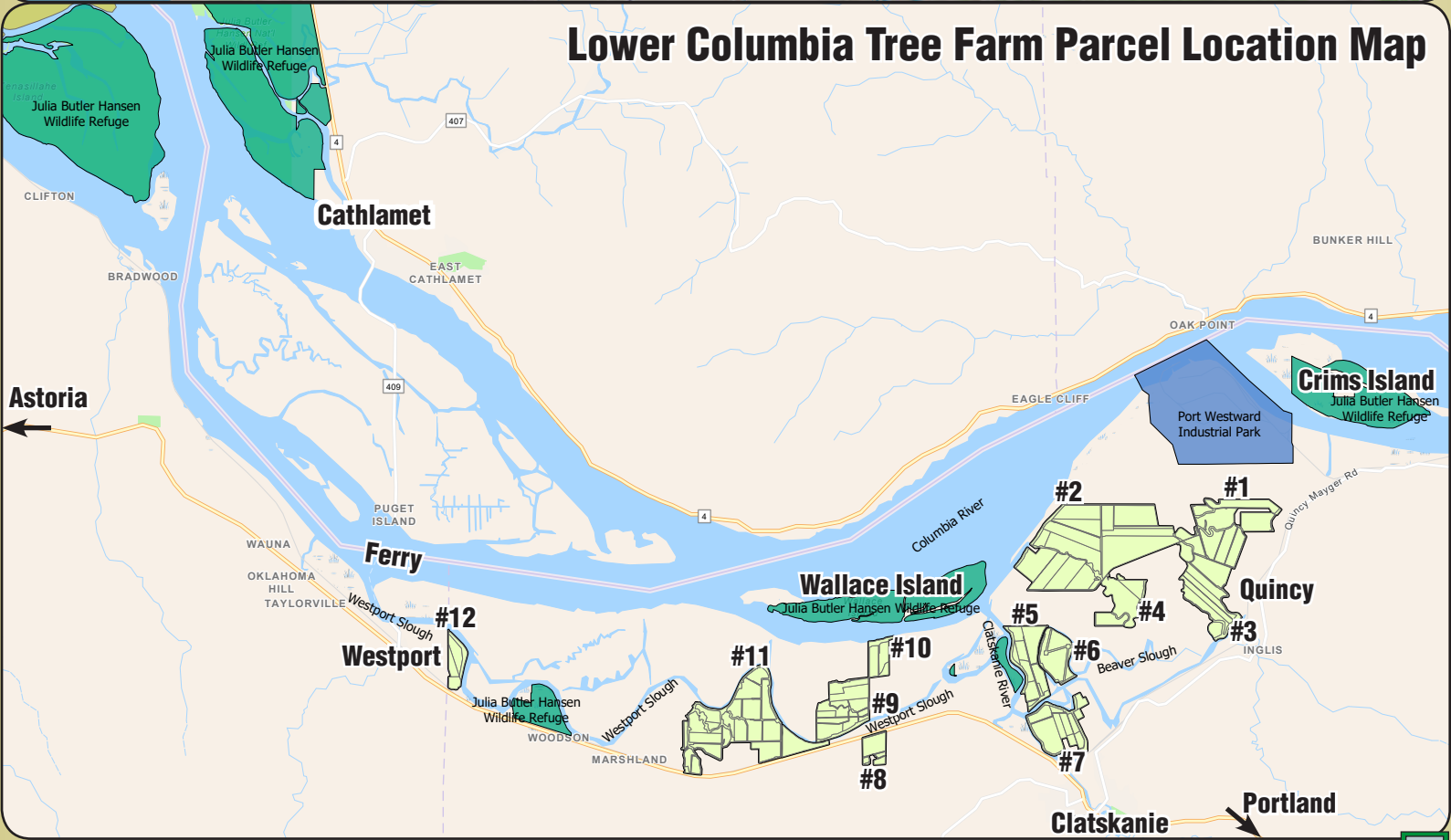


TABLE OF PROPERTIES

Description		Location	Published Reserve*
1	300± acre Parcel 1	Columbia County, OR	\$995,000 / \$3,316 per acre
2	817± acre Parcel 2	Columbia County, OR	\$2,595,000 / \$3,176 per acre
3	290± acre Parcel 3	Columbia County, OR	\$875,000 / \$3,017 per acre
4	153± acre Parcel 4	Columbia County, OR	\$485,000 / \$3,149 per acre
5	174± acre Parcel 5	Columbia County, OR	\$450,000 / \$2,616 per acre
6	117± acre Parcel 6	Columbia County, OR	\$340,000 / \$2,905 per acre
7	194± acre Parcel 7	Columbia County, OR	\$350,000 / \$1,804 per acre
8	54± acre Parcel 8	Columbia County, OR	\$99,500 / \$1,842 per acre
9	213± acre Parcel 9	Columbia County, OR	\$375,000 / \$1,760 per acre
10	68± acre Parcel 10	Columbia County, OR	\$275,500 / \$4,051 per acre
11	569± acre Parcel 11	Columbia County, OR	\$975,000 / \$1,717 per acre
12	79± acre Parcel 12	Columbia County, OR	\$135,000 / \$1,709 per acre

*\*Sales of individual parcels are subject to total bids to equal, or exceed, the bulk published reserve of \$7,950,000*

FINANCING - None - All Cash. Northwest Farm Credit Services is the preferred lender.

PORTFOLIO SUMMARY BY PARCEL

Parcel	Drainage District	Size*	Non-Commercial Acres	Fallow	Tree Inventory by Age Class / Ac**			Water Rights	River Frontage
					1-4	5-8	Over 8		
1	Beaver	300	23	48	33	157	36	297	
2	Beaver	817	72	237	120	330	80	779	
3	Beaver	290	23		99	142	15	255	
4	Beaver	153	12			107	29	149	
5	Beaver	174	21	148	14			None	Clatskanie
6	Beaver	117	9	112				None	
7	Clatskanie	194	29		7	131	24	None	Clatskanie
8	Magruder	54	10				44	None	
9	Midland	213	65			26	115	None	
10	Midland	68	18			46		None	Columbia
11	Marshland	569	144		316		84	None	
12	Clatsop	79	16				46	None	
TOTAL		3,028	442	545	589	939	473	1,398	

*\*Assessor*

*\*\*Excludes alder plantations that total 29 acres on parcels #2 and #9*

There are a total of 2,000± acres of poplar tree plantations with 29% in the 1 to 4-year old age class, 47% in the 5 to 8-year old age class, and the balance, or 24%, in the over 8-year old age class. An estimated 545 acres of the 3,028± acre tree farm has been recently harvested and is fallow ground, available for conversion to higher value crops such as blueberries and mint, which are planted near a number of individual parcels. Parcels 1 - 4 have water rights for irrigation and cover 1,398 acres that could be used for both blueberries and mint. The non-commercial 442± acres have some value for habitat restoration and recreation uses.





MANAGEMENT HISTORY

The Lower Columbia River Tree Farm has been used for growing hybrid poplar trees since the mid-1980s. It was originally established by the James River Corporation to provide fiber to its nearby Wauna Pulp and Paper Mill, now owned by Georgia Pacific Corporation. The seller acquired the tree farm in 2007 and managed it, along with an additional 31,000 acres located in Southeast Washington, and Boardman in Eastern Oregon.

Biological characteristics of the hybrid poplar allow for rapid nursery production, enabling growers to plant and manage as monoclonal blocks. Harvesting can occur at seven to fifteen years of age, depending on the product outcome being for chips or logs. Preparation for planting and care of the crop in the first three years is done in an agronomic fashion with minimal maintenance of the crop until harvest. Some cattle grazing is permitted through portions of the tree farm, which is beneficial to tree management.

Poplars thrive in the maritime climate of the Lower Columbia River, with its abundant rainfall, highly organic soils, and plentiful sunshine in the growing season, without requiring nutritional amendments. Irrigation is not required for the tree farm.

Annual growth can exceed one inch in diameter and nine feet in height. Greenwood Resources has a Tree Improvement Center and Poplar Nursery Facility adjacent to Parcel 12 that is not part of the auction.

CUSTOMER BASE

Pulp and paper chip customers have included the nearby Georgia Pacific Mill in Wauna, Nippon Mill and WestRock Mill in Longview, and Georgia Pacific Mill in Toledo near Newport, Oregon.

Pulp logs have been purchased by Pacific Fibre Products in Longview, Washington, North Plains and Mollala, Oregon, along with Thompson Timber Company in Philomath, Oregon.

Domestic logs have been purchased by Columbia Forest Products in Klamath Falls, and export logs have been purchased by Pacific Lumber and Shipping in Longview, Washington.

EXISTING AND PROJECTED INVENTORY

There is an estimated 23,155 BDT (bone dry tons) on 754± acres of 7 to 12-year old poplar stands located on all parcels except Parcels 5 and 6. The stands offer near-term harvest opportunity to take advantage of improved chip and pulp log markets.

It is projected that, by 2025, the younger poplar stands will contain an additional 44,900 BDT available for harvest. Overall, a total of 68,055 BDT is projected to be available for harvest, or an average of 34 BDT per acre.



*Estimated 23,155 BDT on 754 acres of 7 to 12 year old poplar stands. Additional 44,900 BDT projected by 2025*



**WATER RIGHTS CERTIFICATE #83174**

Parcels 1, 2, 3 and 4 have water rights for irrigation (permit #44086) that cover 1,398± acres, or 90% of this ownership, with a priority date of April 26, 1979. Copies of the documents are included in the Supplemental Information Package.

**DRAINAGE DISTRICTS**

The tree farm is located within six drainage improvement districts, and members are assessed annually at a rate of between \$15 and \$30 per acre. Districts are Beaver, Clatskanie, Magruder, Midland, Marshland, and Clatsop. Contact information for each district is provided as part of the Supplemental Information Package.

**LEASES**

An estimated \$14,000 in annual income is generated from multiple leases for grazing and waterfowl hunting. Leases can be terminated.

**CONSERVATION EASEMENTS**

The only conservation easement is on an estimated 45 acres of Parcel 11, as part of tidal restoration project. There are no other conservation easements. Please see Supplemental Information Package for copy of conservation easement.

**TAXES**

Total 2018-2019 taxes for the entire portfolio were \$85,000, and include drainage district assessments. Properties are classified as farmland.

**PHASE ONE ASSESSMENT**

A Phase One Environmental Assessment has been prepared for the entire tree farm by the engineering firm AECOM and is available as part of the Supplemental Information Package.

**MINERALS**

Any mineral rights not reserved will be conveyed.

**DATASITE AND SUPPLEMENTAL INFORMATION PACKAGES**

Supplemental Information Packages with bid documents are available by contacting the Auction Information Office at 1-800-845-3524, and can be emailed or mailed.

Information in the Supplemental Information Package has the following:

- Plantation age class for parcel by year, and acreage
- 2019 volume by stand age, and projected harvest in 2025
- Soil maps
- Louisiana Swamp Tidal Reconnection Report - Parcel 11
- Aerials by parcel
- Hunting and grazing lease information
- Adjoining ownership maps
- Water Rights Certificate #83174
- Zoning
- Drainage district contact information
- Preliminary title reports for entire tree farm and by parcel, with exception documents
- Northwest Farm Credit Services contact information
- Bid information:
  - Bid instructions and bid form
  - Purchase and sale agreement, and related contract documents
  - Agency disclosure pamphlet
  - Broker cooperation
- Auction terms and conditions



Northwest Farm Credit Services is the preferred lender. Prospective buyers should contact Mickey Hatley at 503-373-3000 or [mickey.hatley@northwestfcs.com](mailto:mickey.hatley@northwestfcs.com)

**PROPERTY INSPECTION**

At any time.







**PARCELS 1 - 4**  
 1,560± Acres with Significant Water Rights, near Port Westward Industrial Park

These four parcels, located at the east end of the tree farm and four miles northeast of city of Clatskanie, range from 153± to 817± acres, and can be purchased in bulk, individually, or in combination, providing rare opportunity to acquire up to 1,148 acres of poplar trees. 21%, or 238± acres, are in the 7 to 12-year age class, available for harvest within 1-3 years. Balance of the 910± acres will be available for harvest by 2028. The total harvest of over 1,148 acres will provide new owners with potential near-term revenue from improved chip hardwood markets.

In addition to harvest revenue, this group of parcels has water rights for irrigation which cover 1,398± acres or 90% of the land, and provide a rare agriculture investment opportunity for conversion to higher value crops. 285 acres are currently fallow and available for replanting other crops.

The 1,700 acre Port Westward Industrial Park, with access to deep water dock and rail, is less than a mile north-east of the property, and is home to Portland General Electric Beaver Power Plant, and Global Partners LP storage and export terminal.

Port of Columbia County is in the process of obtaining a rezoning so that 700 acres, currently in agricultural use, can be developed for future industrial use. The majority of land is adjacent to Parcel Two.

Access to the four parcels is from Hermo Road, Collins Road, Collins Road 1, Collins Road 2, and Erickson Dike Road to Quincy Mayger Road to Highway 30.





**PARCEL ONE** *Hermo and Collins Roads*



<b>PUBLISHED RESERVE:</b>	\$995,000 / \$3,316 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	300± Acres
<b>DRAINAGE DISTRICT:</b>	Beaver
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This 300± acre parcel has frontage along Hermo Road, and secondary access to the east from Kola Road. The property has 226± acres of poplar trees in the 3 to 9 year-old age class. Two thirds are in the 5 year-old age class, and will be ready for harvest within several years.

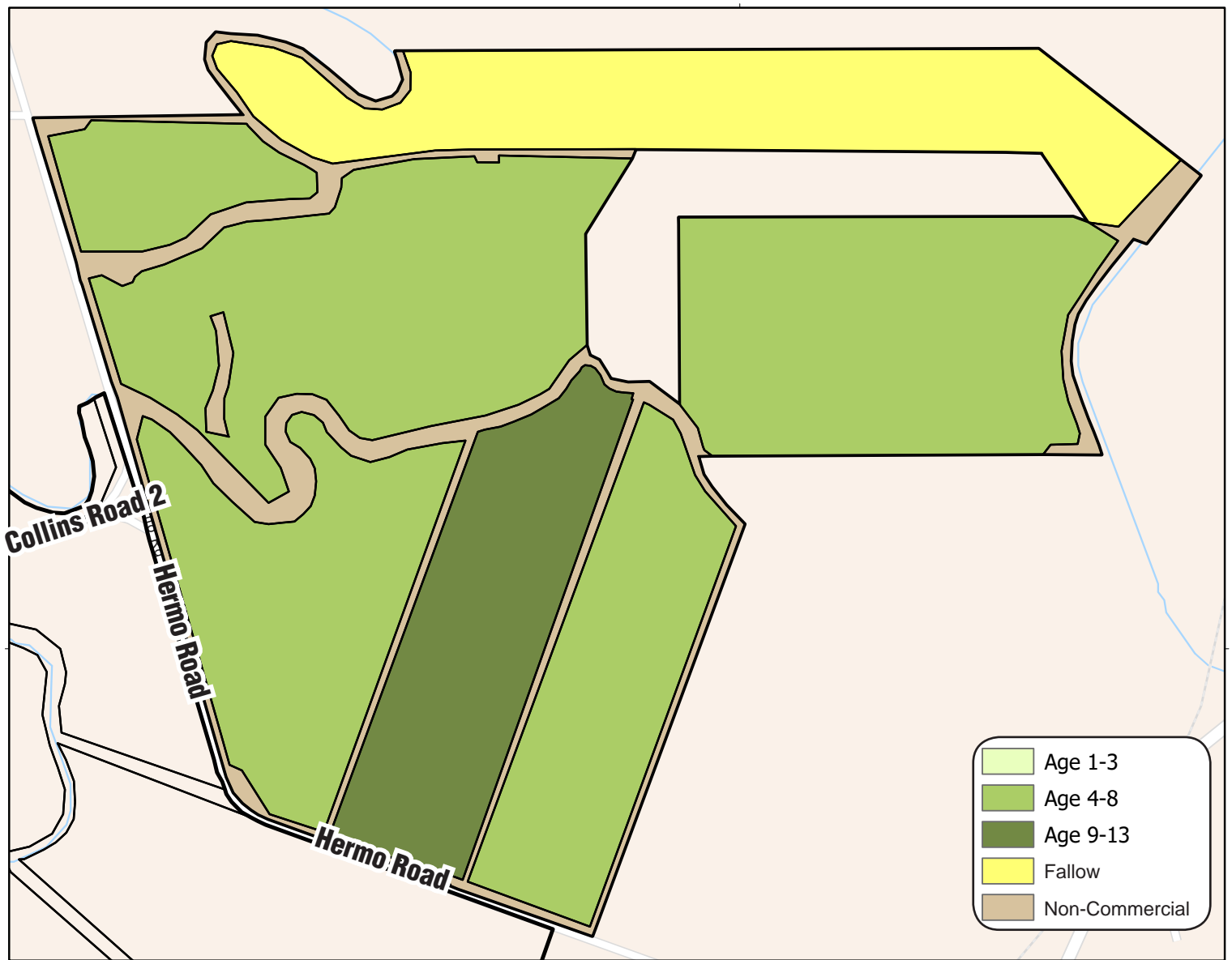
Water rights for irrigation cover 297± acres, with 48 acres of fallow ground available for conversion, with added value from the water rights. Please see Supplemental Information Package for detail. An irrigated mint farm is located adjacent to the southern boundary of the parcel.

A portion of the land has been leased for duck hunting.

**ACCOUNT NUMBER(MapTaxlotNumber):**

- 28211 (8N4W2700 200)
- 28213 (8N4W2700 400)
- 28210 (8N4W2700 100)
- 28228 (8N4W27A0 300)





**Parcel 1**



*Mint farm next to Parcel One on Hermo Road*



*48 acres of fallow ground in northeast section*



**PARCEL TWO** *Collins Road 2 and Erickson Dike Road*



<b>PUBLISHED RESERVE:</b>	\$2,595,000 / \$3,176 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	817± Acres
<b>DRAINAGE DISTRICT:</b>	Beaver
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This 817± acre parcel is the largest within the entire tree farm portfolio, and extends over one mile west from Erickson Dike Road, east to Hermo Road, and north from Collins Road to Collins Road 1 along the southern boundary of Port of Columbia County Business Park.

There are 259± acres of poplar trees in the 3 to 12 year-old age class. 77% are in the 4 to 11 year-old age class, and will be ready for harvest in less than three years, having opportunity to obtain value with improved markets for hardwood chips. A 14± acre alder plantation is located on the property.

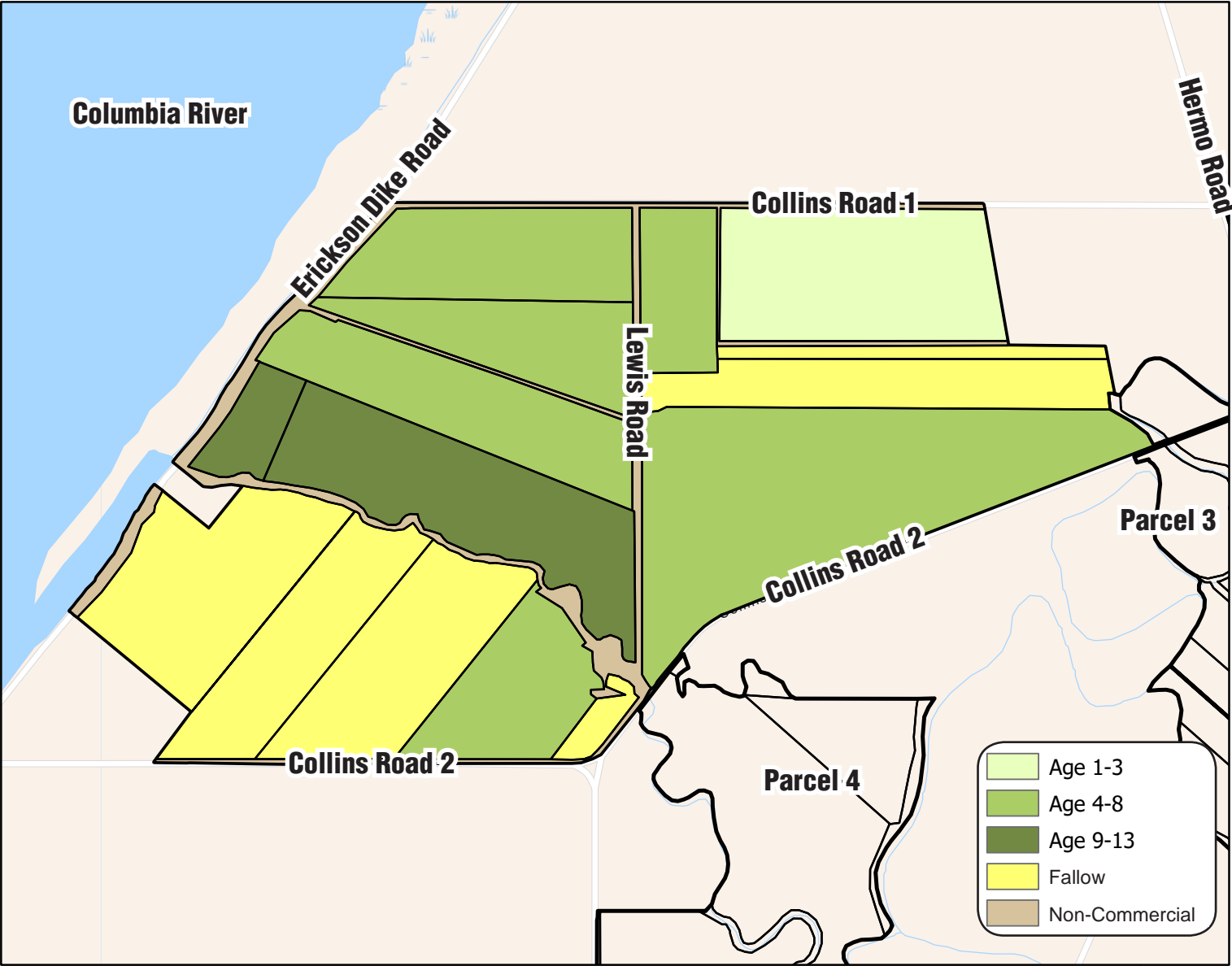
237± acres of fallow ground are located primarily in the southwest and northwest sections of the property, and could be immediately converted to utilize water rights available for this property. A large blueberry operation is adjacent to the property west of Collins Road 2.

Larson Slough bisects the southeast section.

**ACCOUNT NUMBER (MapTaxlotNumber):**

27560 (8N4W3000 1000)	27546 (8N4W2900 200)
27554 (8N4W3000 800)	27547 (8N4W2900 300)
27558 (8N4W3000 902)	27541 (8N4W2800 200)
27557 (8N4W3000 900)	27540 (8N4W2800 101)





**Parcel 2**



*Largest amount of fallow ground is in southwest section*



*4 to 8 year old poplar trees along Collins Road 2*



**PARCEL THREE** *Hermo and Beaver Dike Roads*



<b>PUBLISHED RESERVE:</b>	\$875,000 / \$3,176 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	290± Acres
<b>DRAINAGE DISTRICT:</b>	Beaver
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This 290± acre parcel extends from Collins Road south to Beaver Dike Road, and northeast to Hermo Road, with 256± acres of 4 to 9 year-old poplar trees. This entire inventory will be available for harvest within three years, and provides opportunity to obtain value from improved markets for hardwood chips, along with 255± acres of water rights for irrigation which may be converted to higher value crops after harvest of poplar trees.

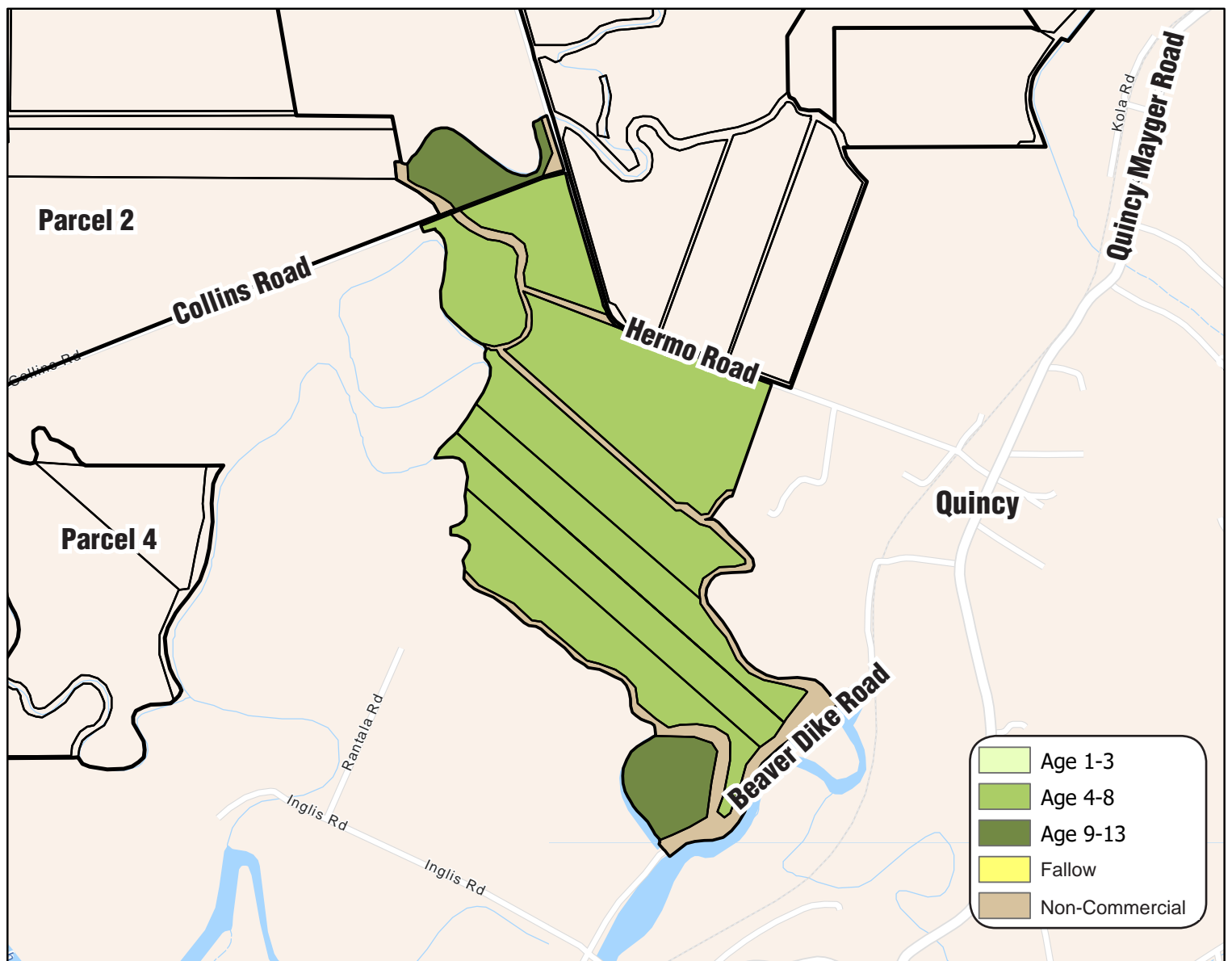
There is an old barn located in the southwest corner along Beaver Dike Road. A small portion of the property extends to the north of Collins Road 2. Parcels 1 and 2 are adjacent to the property.

**ACCOUNT NUMBER (MapTaxlotNumber):**

- 28285 (8N4W2800 300)
- 28295 (8N4W2800 1400)
- 28225 (8N4W2700 1600)
- 27595 (8N4W3300 100)
- 28314 (8N4W3400 300)
- 28314 (8N4W3400 300)







**Parcel 3**



*4 to 9-year old poplar trees at Hermo and Collins Roads*



*Beaver Dike Road at southwest corner of property*



PARCEL FOUR

Collins Road and Beaver Slough



PUBLISHED RESERVE:	\$485,000 / \$3,149 per Acre
LAST ASKING:	First Time Offered
SIZE:	153± Acres
DRAINAGE DISTRICT:	Beaver
ZONING:	Primary Agriculture Use (PA-80)
PROPERTY INSPECTION:	At Any Time
FINANCING:	None – All Cash

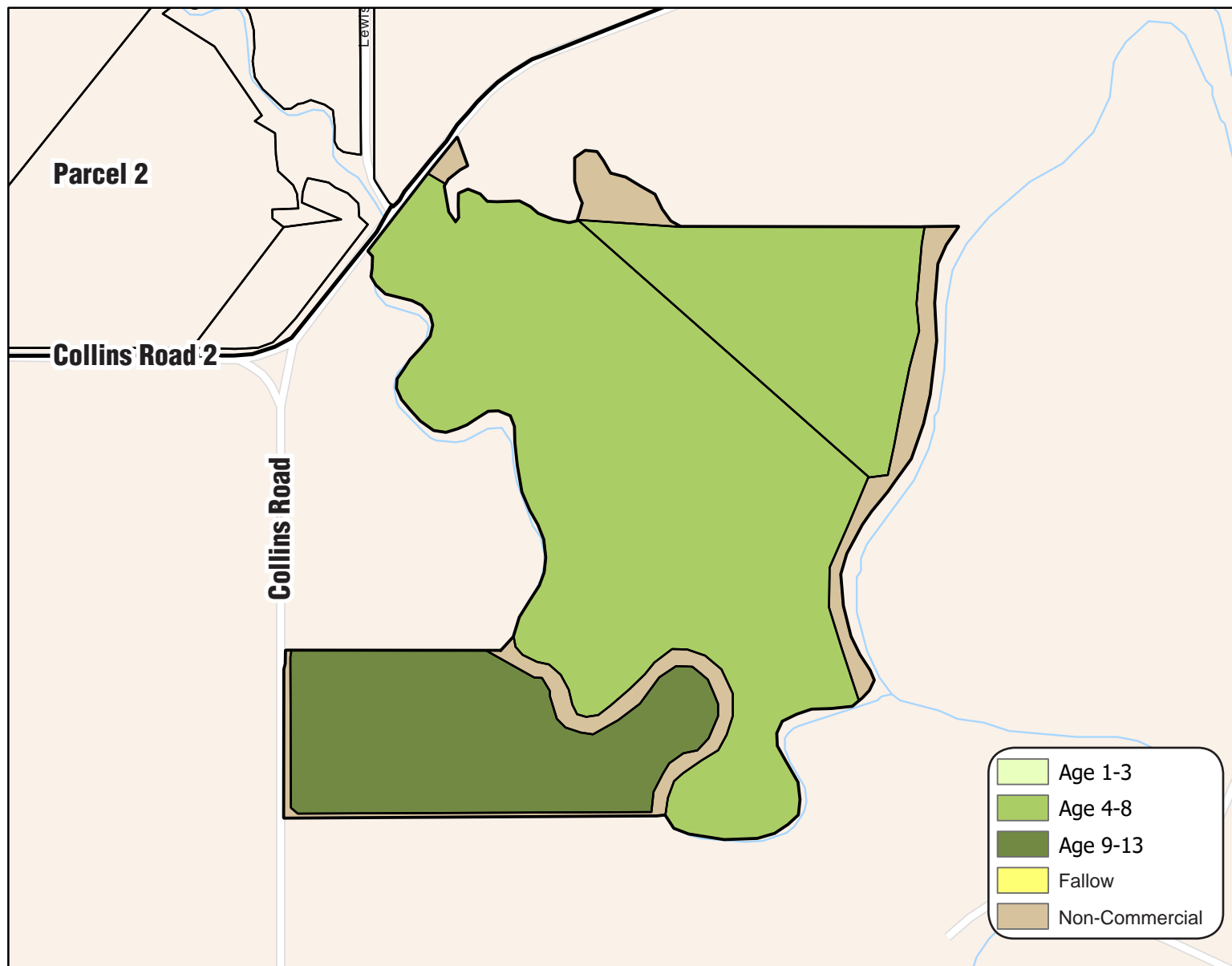


**DESCRIPTION:** This 153± acre property is the smallest parcel in this section of the farm, and is located at the intersection of Collins Road 2 and Collins Road, between Parcels 2 and 3. It has 136± acres of 5 to 9- year old poplar trees, with the entire inventory available for harvest within two years, providing opportunity to obtain value from hardwood chips from improved markets. Additionally, 149± acres have water rights for irrigation, allowing for conversion to higher value crops. A blueberry farm is located on the south side of Collins Road.

**ACCOUNT NUMBER (MapTaxlotNumber):**

- 27543 (8N4W2800 800)
- 27544 (8N4W2800 900)
- 27581 (8N4W3200 100)
- 27606 (8N4W3300 1000)
- 27583 (8N4W3200 300)





**Parcel 4**



*Blueberry farm  
adjacent to property*







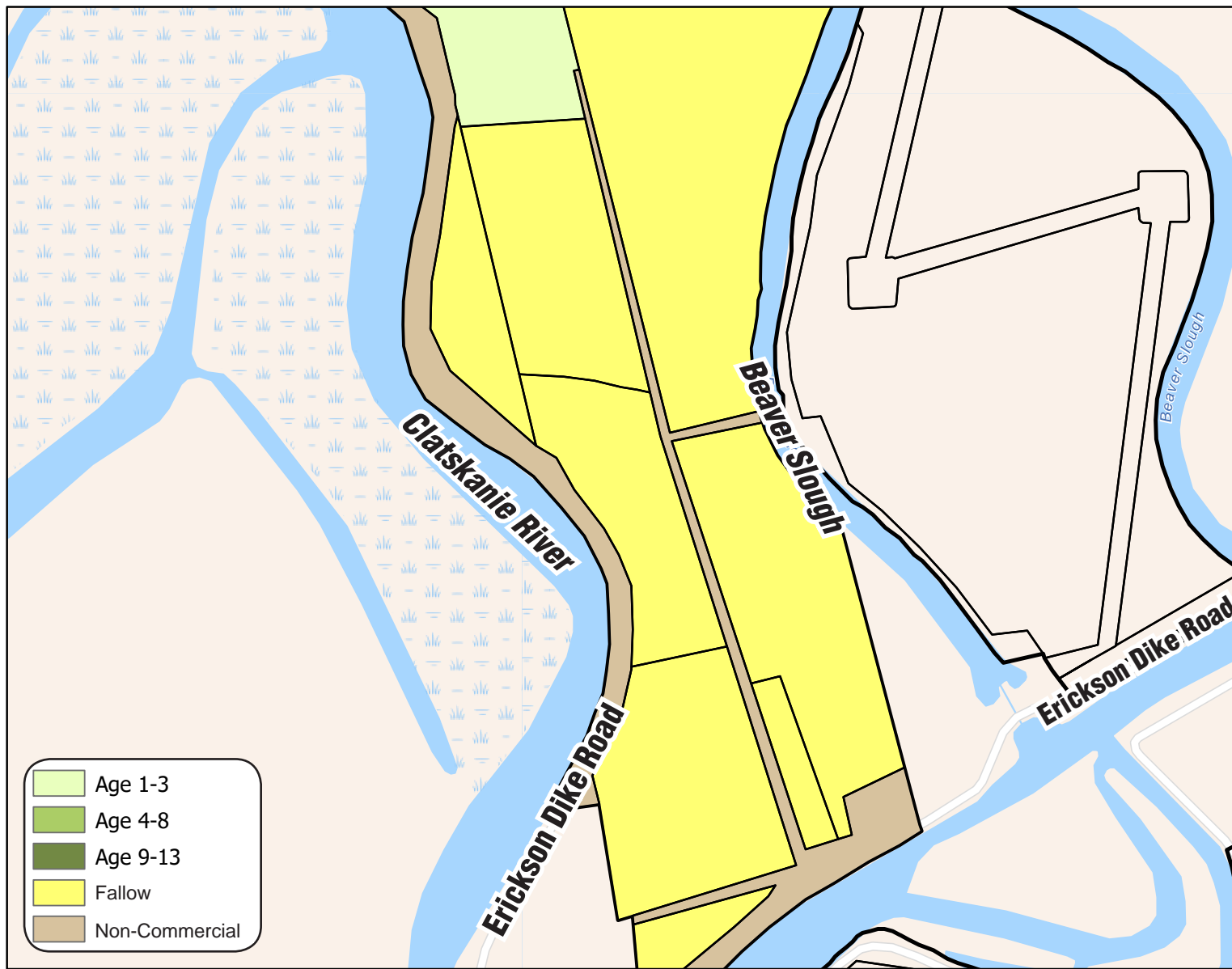
<b>PUBLISHED RESERVE:</b>	\$450,000 / \$2,616 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	174± Acres
<b>DRAINAGE DISTRICT:</b>	Beaver
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This 174± acre parcel is located just north of the city of Clatskanie. It has almost one mile of Clatskanie River frontage, with access from Erickson Dike Road. All but 14± acres, planted in 2 year-old poplar trees, are currently fallow due to recent harvest of poplar trees, and ready for conversion to other agricultural uses. Parcel 5 is adjacent to Parcel 6 with its 117± acres that are also fallow, providing opportunity to acquire a total of 291± acres, with 261± acres available for conversion. A large blueberry farm operation is just east of both parcels. Beaver Slough is located south of the parcel.

**ACCOUNT NUMBER (MapTaxlotNumber):**  
27564 (8N4W3100 500)  
26906 (7N4W 600 100)





**Parcel 5**



*Clatskanie River along western boundary of Parcel 5*



*14 acres of two year old poplar trees in northwest corner*



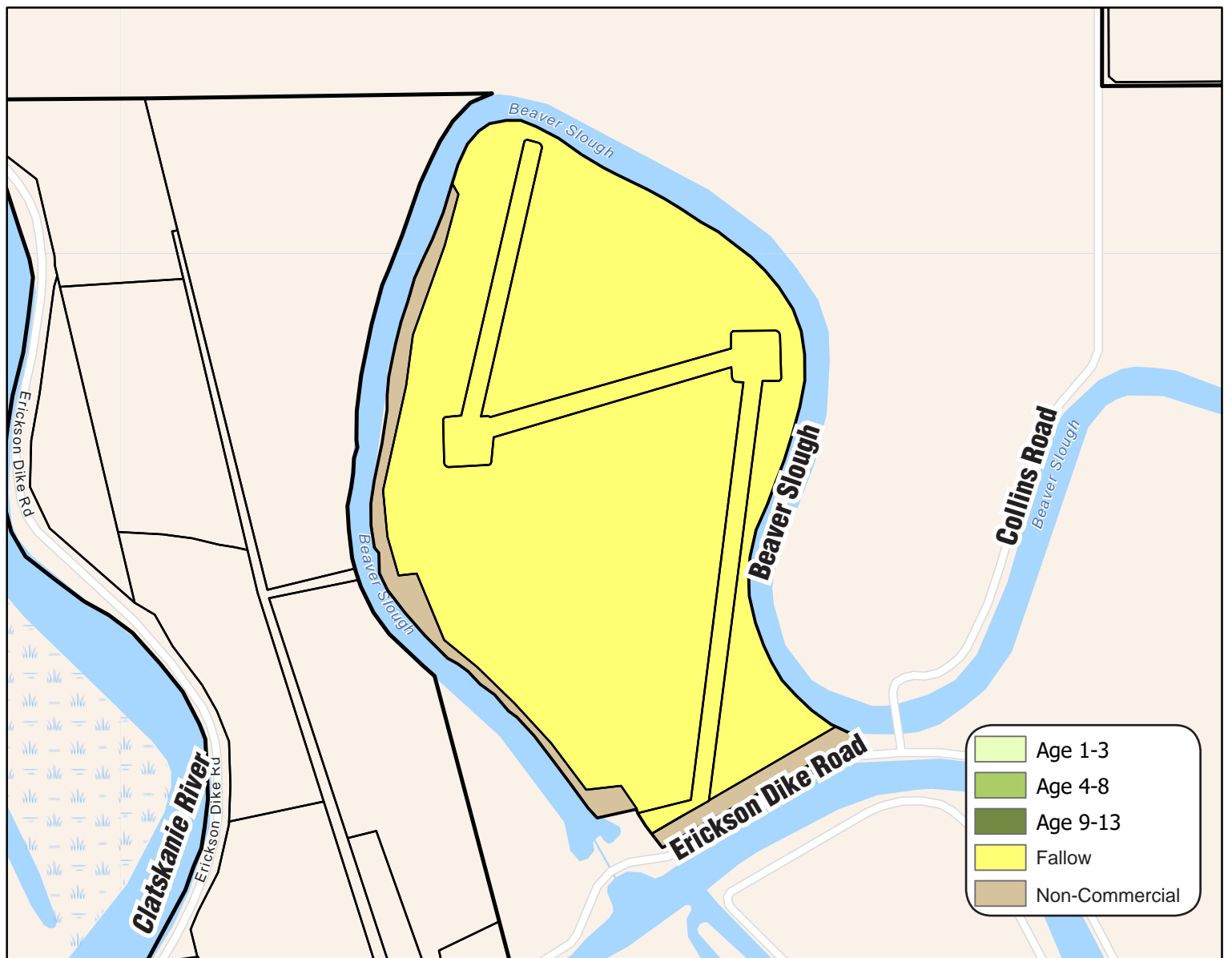


<b>PUBLISHED RESERVE:</b>	\$340,000 / \$2,905 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	117± Acres
<b>DRAINAGE DISTRICT:</b>	Beaver
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash

**DESCRIPTION:** This 117± acre property is located just east of Parcel 5. Beaver Slough is along three sides of the property. There is access from Erickson Dike Road along the southern boundary. The entire property is fallow, similar to Parcel 5, and available for conversion to other agricultural uses. A pump operated by the Beaver Drainage District is located next to the southwest corner. There are two blueberry farm operations east of the property.

**ACCOUNT NUMBER (MapTaxlotNumber):**  
27592 (8N4W3200 1100)





**Parcel 6**



*Blueberry farm east of Parcel 6*

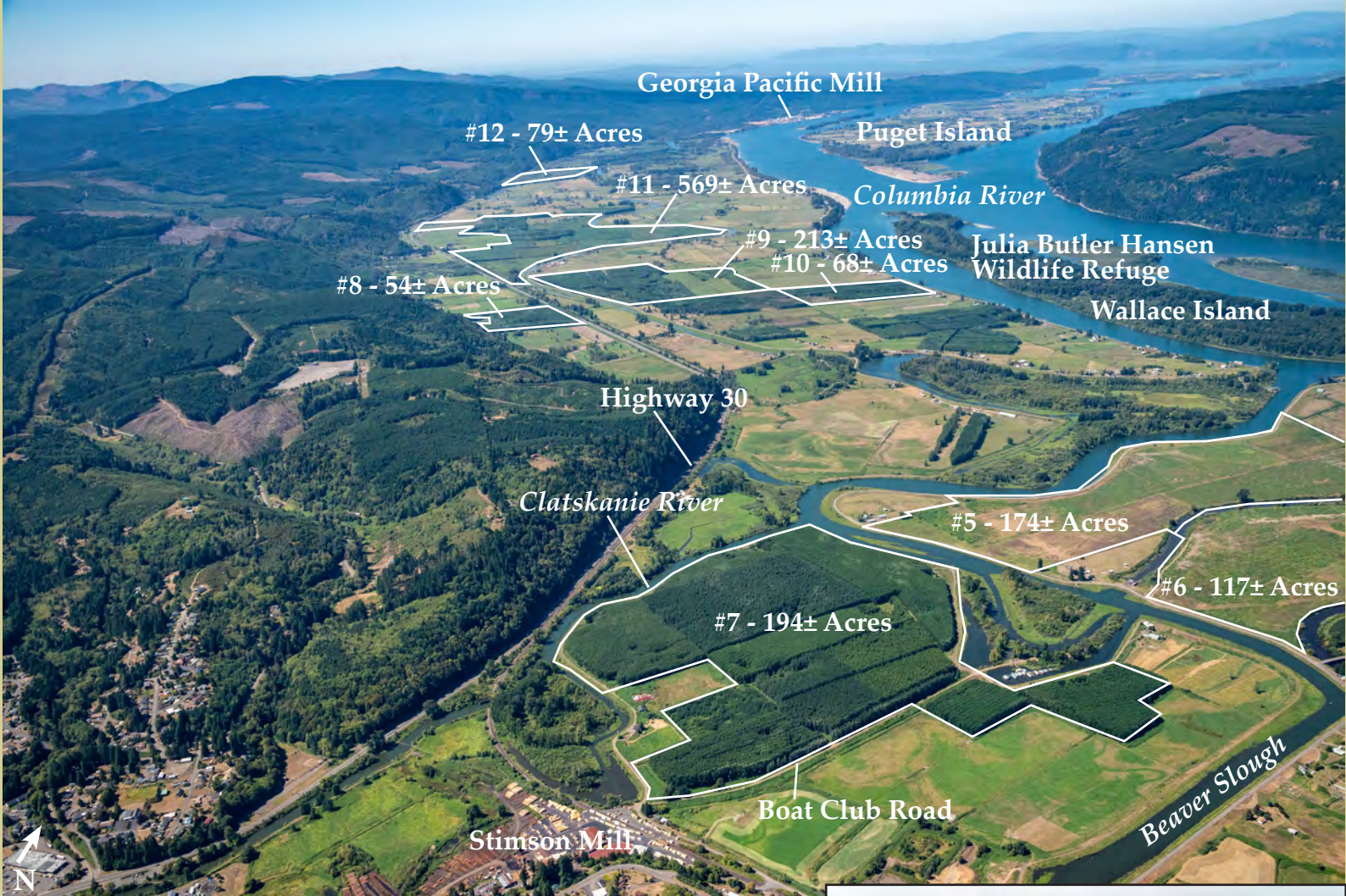


*Entire parcel is fallow, and available for conversion*



PARCEL SEVEN

Clatskanie River Frontage and Beaver Slough



<b>PUBLISHED RESERVE:</b>	\$350,000 / \$1,804 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	194± Acres
<b>DRAINAGE DISTRICT:</b>	Clatskanie
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This 194± acre property is adjacent to the city of Clatskanie, with access from Boat Club Road, and has .6 mile of Clatskanie River frontage along its western boundary, and one third mile of Beaver Slough on its northern boundary. Stimson Lumber Mill is to the south. Parcels 5 and 6, totaling 291 acres, are located to the north. There are 155± acres of 8 and 11-year old poplar trees, having near-term harvest opportunity which can take advantage of improved market conditions for hardwood chips. There are also 7 acres of 3-year old poplar trees.

A private boat club moorage is along the northeast section of the property.

There could be some conservation and recreation values for this property post-harvest of trees, due to proximity to the riverfront, Highway 30, and the city of Clatskanie.

**ACCOUNT NUMBER (MapTaxlotNumber):**

26880 (7N4W 500 2200)	26873 (7N4W 500 1801)
26879 (7N4W 500 2100)	26875 (7N4W 500 1901)
26878 (7N4W 500 2002)	26870 (7N4W 500 1500)
26877 (7N4W 500 2001)	26871 (7N4W 500 1600)
26871 (7N4W 500 1600)	26869 (7N4W 500 1400)







*Moorage at end of Boat Club Road*



*Clatskanie River along western boundary*





PARCEL EIGHT

Colvin Road and Highway 30



PUBLISHED RESERVE:	\$99,500 / \$1,842 per Acre
LAST ASKING:	First Time Offered
SIZE:	54± Acres
DRAINAGE DISTRICT:	Magruder
ZONING:	Primary Agriculture Use (PA-80) and Forest/Agriculture Use (FA-80)
PROPERTY INSPECTION:	At Any Time
FINANCING:	None – All Cash



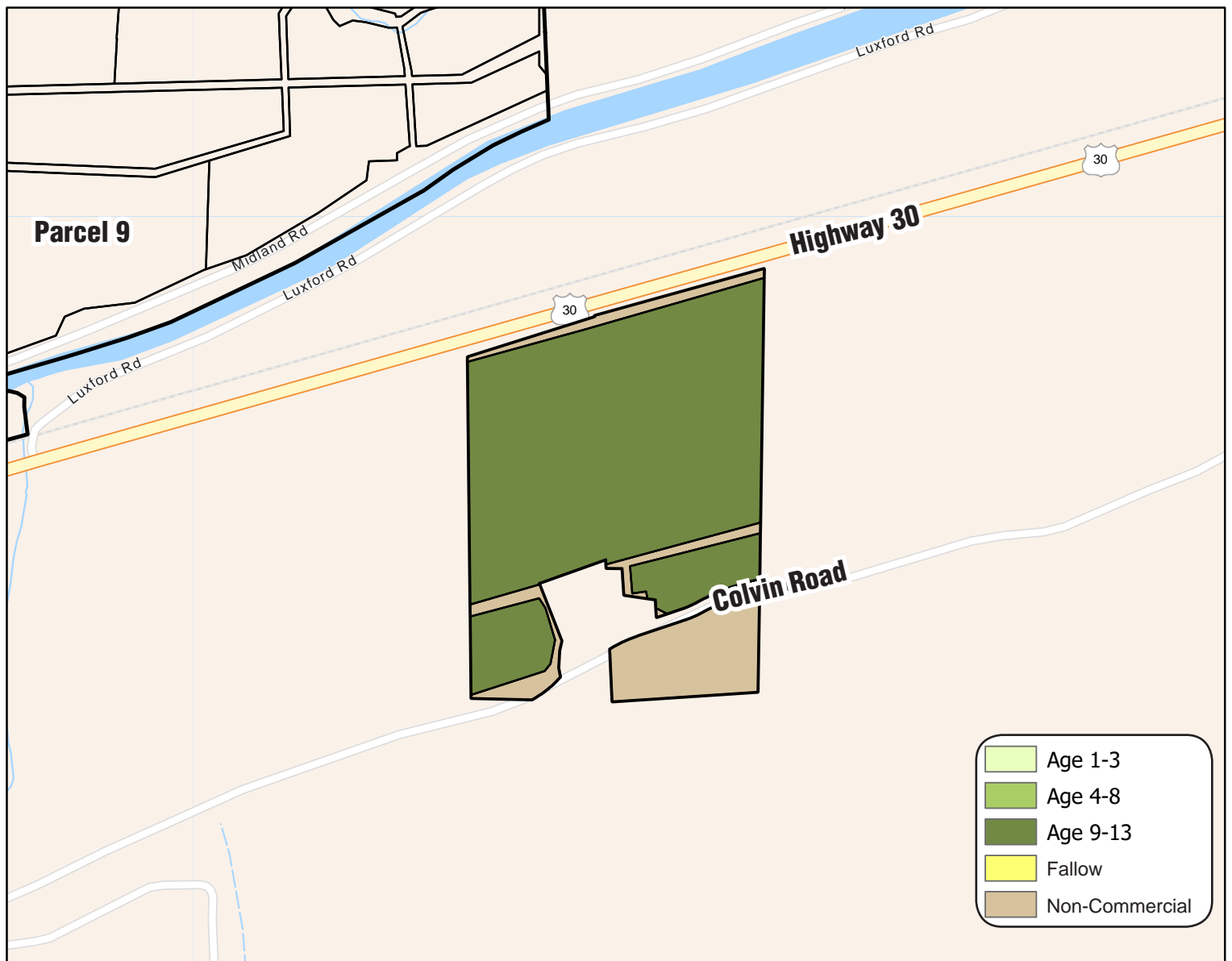
**DESCRIPTION:** This 54± acre parcel is located between Highway 30 and Colvin Road. It has 44± acres of 10-year old trees ready for harvest to take advantage of improved hardwood chip markets. The southern section of the property is on a ridge along Colvin Road by nearby residences, with views of the Columbia River. Potential for a non-farm dwelling as a conditional use will be subject to meeting certain criteria. Please see Supplemental Information Package for detail. A small section south of Colvin Road has residual conifer and hardwoods, and is zoned FA-80.

The bulk of the property is level south of Highway 30. There is an option for reuse as a small farm after trees are harvested.

**ACCOUNT NUMBER (MapTaxlotNumber):**

- 27326 (7N5W 200 1300)
- 27305 (7N5W 100 2100)
- 27307 (7N5W 100 2201)
- 27305 (7N5W 100 2100)





0 0.25 0.5 1 Mile

**Parcel 8**



*Home along Colvin Road, adjacent to Parcel 8*



*Land south of Colvin Road is hillside having residual timber*





<b>PUBLISHED RESERVE:</b>	\$375,000 / \$1,760 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	213± Acres
<b>DRAINAGE DISTRICT:</b>	Midland
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



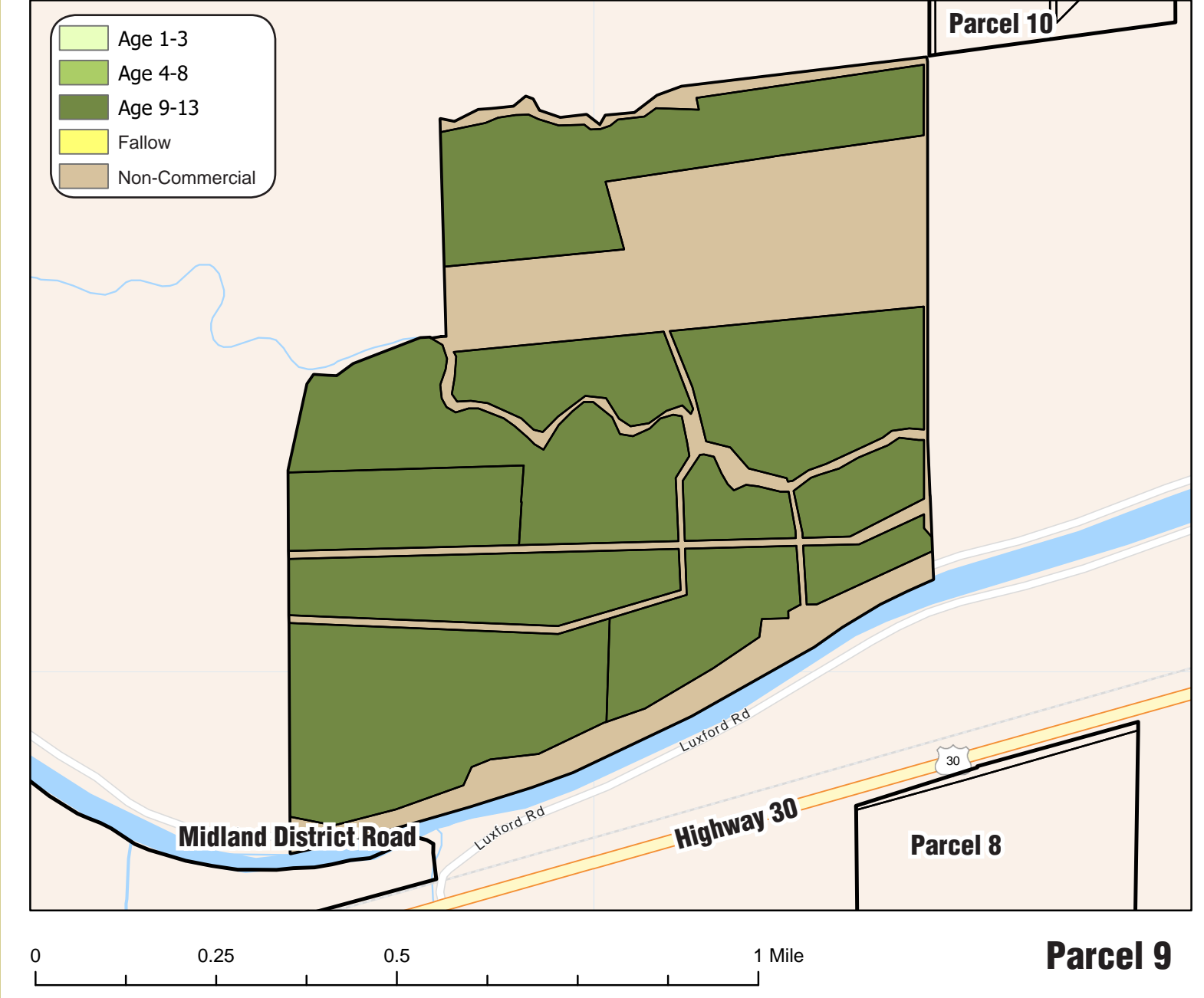
**DESCRIPTION:** This 213± acre property is located near Parcels 8, 10, and 11, with access along Midland District Road north of the Westport Slough. There are 141± acres of 8 to 10-year old poplar trees to take advantage of improved hardwood chip markets. A small 14-acre alder plantation is in the southeast section along Midland District Road.

Adjoining farm lands to the east have been enhanced for duck hunting since they have proximity to the Columbia River, and Wallace Island to the north.

**ACCOUNT NUMBER (MapTaxlotNumber):**

27315 (7N5W 200 100)  
27315 (7N5W 200 100)





*Alder plantation at entry to Parcel 9*



*Westport Slough along Midland District Road*





<b>PUBLISHED RESERVE:</b>	\$275,500 / \$4,051 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	68± Acres
<b>DRAINAGE DISTRICT:</b>	Midland
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



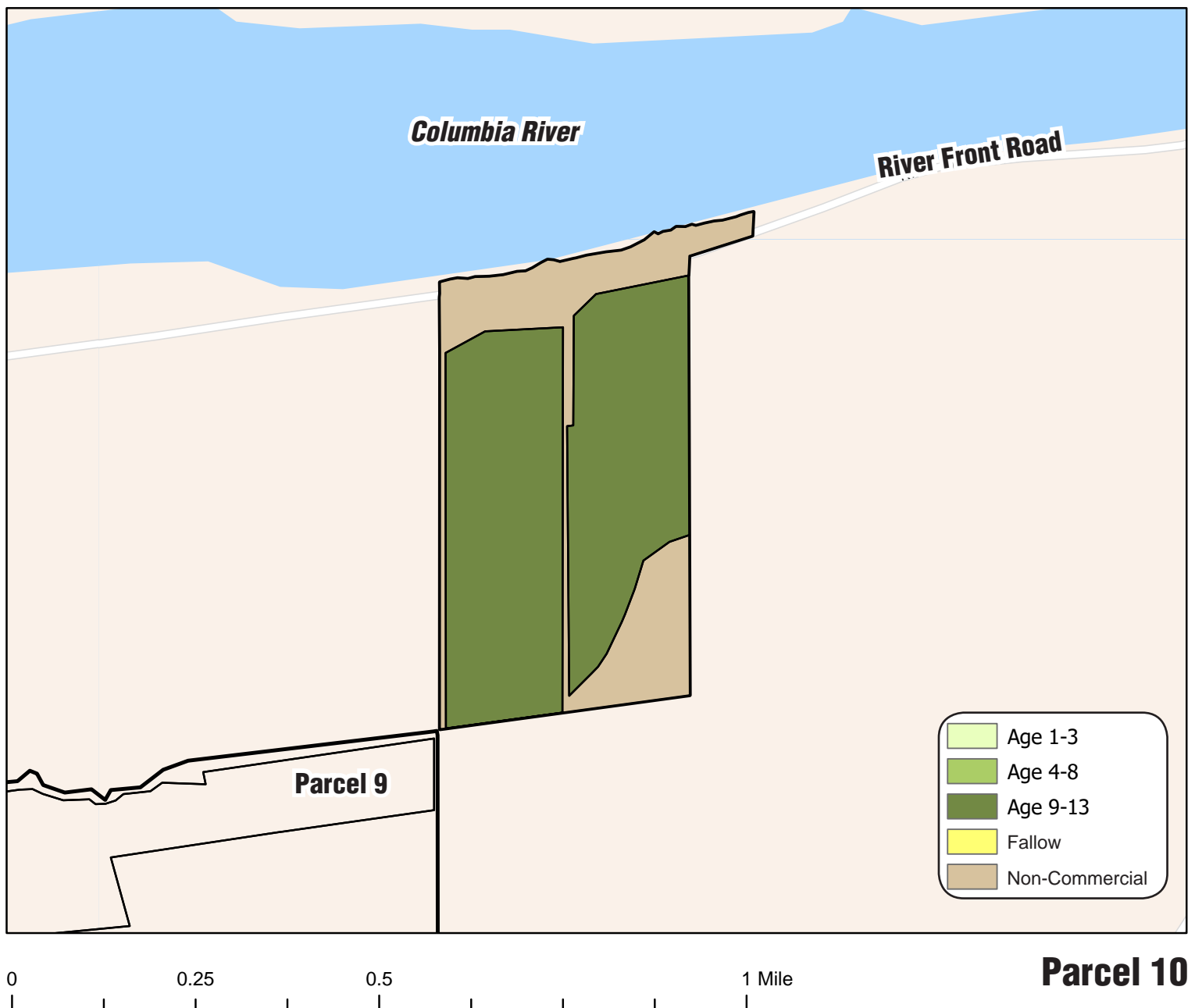
**DESCRIPTION:** This 68± acre parcel is the only parcel with Columbia River frontage. It is located along River Front Road, across from Wallace Island. Wallace Island is part of the 5,600± acre Julia Butler Hansen Refuge for Columbian White-tailed Deer. The property has an estimated 1,250 feet of Columbia River frontage, and 46± acres of 8-year old poplar trees which will be ready for harvest in the next several years, providing a new owner with opportunity to benefit from improved market conditions for hardwood chips.

There are homes east and west of the property. The property could potentially qualify for a river view homesite, depending on conversion or reuse of the property. Please see Supplemental Information Package for detail.

Parcel 9, containing 213± acres, is contiguous to the southwest corner and could be combined with Parcel 10, providing a total of 281± acres for management.

**ACCOUNT NUMBER (MapTaxlotNumber):**  
27661 (8N5W3600 300)





8 year old poplar trees along River Front Road



Estimated 1,250 feet of Columbia River frontage





<b>PUBLISHED RESERVE:</b>	\$975,000 / \$1,717 per Acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	569± Acres
<b>DRAINAGE DISTRICT:</b>	Midland
<b>ZONING:</b>	Primary Agriculture Use (PA-80)
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash



**DESCRIPTION:** This is the second largest tract in the Lower Columbia River Tree Farm. It is located between Highway 30 and Westport Slough, with frontage on Marshland Road along the northern and eastern boundaries. Westport Slough runs along 2.3 miles of the tract. There has been a tidal restoration project at the southeast section east of Marshland Road in cooperation with BPA, state and federal fish and wildlife agencies. Please see Supplemental Information Package for detail on the project.

The property has 400± acres of poplar trees, with 316± acres, or 79%, in the 1 to 4-year age class, providing opportunity for future harvests within 3 to 6 years to take advantage of an improved market for hardwood chips. There are 84± acres of 12-year old trees located in the southeast section which have near-term harvest opportunity.

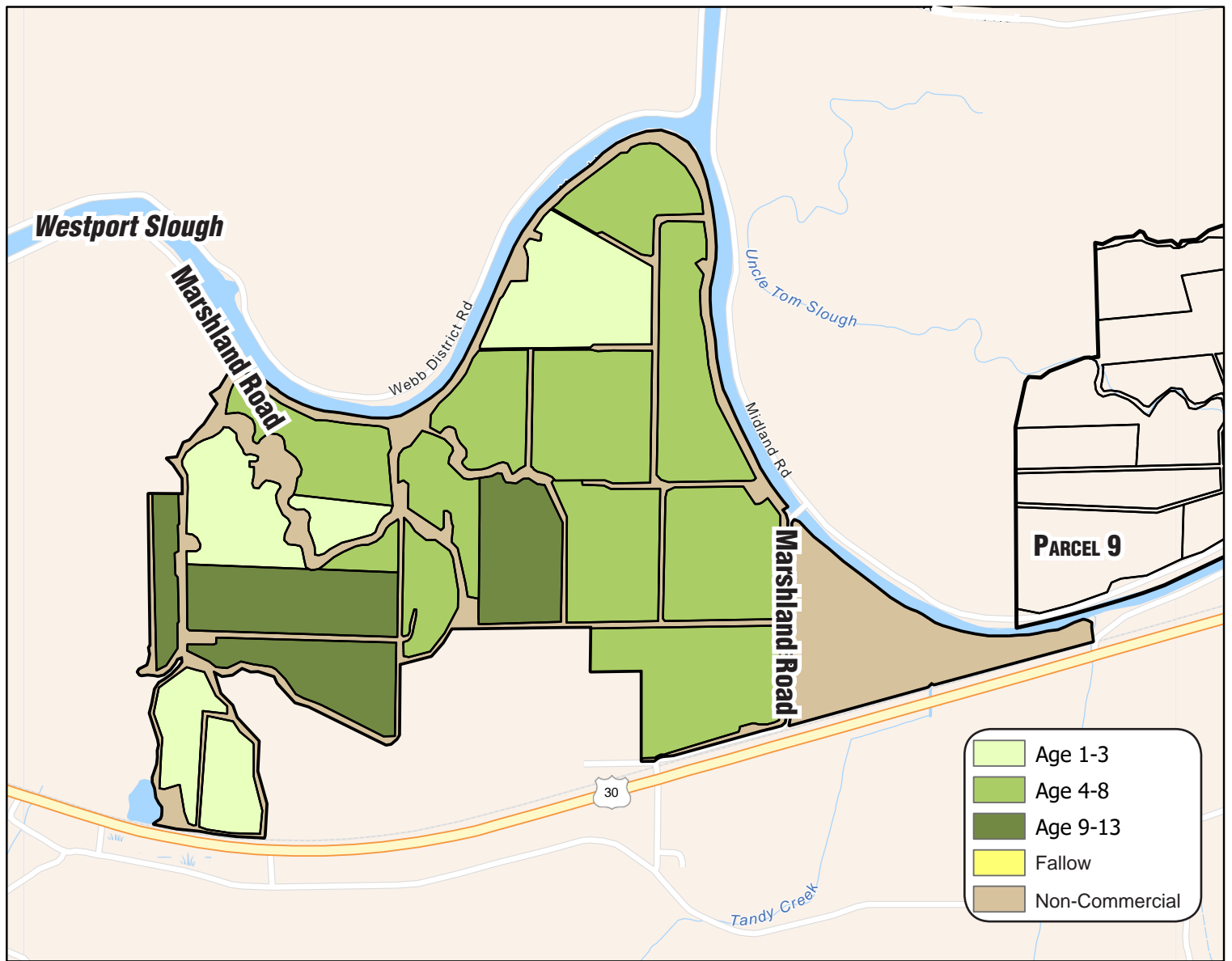
Portions of the non-commercial lands might have potential for habitat enhancement for duck hunting.

The property, due to its size and existing inventory of trees, may qualify for obtaining a farm-related dwelling. Please see Supplemental Information Package for detail.

**ACCOUNT NUMBER (MapTaxlotNumber):**

27324 (7N5W 200 1000)	27337 (7N5W 300 400)	27339 (7N5W 300 600)
27323 (7N5W 200 900)	27336 (7N5W 300 300)	27357 (7N5W 400 900)
27338 (7N5W 300 500)	27645 (8N5W3400 800)	27359 (7N5W 400 1001)
27338 (7N5W 300 500)	27340 (7N5W 300 700)	





316 acres of poplar trees in the 1 to 4 year age class



Westport Slough and Marshland Road are along northern boundary of Parcel 11



## PARCEL TWELVE

*Next to Greenwood Resources Tree Improvement Facility along Westport Slough*



**PUBLISHED RESERVE:** \$135,000 / \$1,709 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 79± Acres  
**DRAINAGE DISTRICT:** Clatsop  
**ZONING:** Primary Agriculture Use (PA-80)  
**PROPERTY INSPECTION:** At Any Time. Locked Gate – please contact Auction Information Office for gate combination  
**FINANCING:** None – All Cash



**DESCRIPTION:** This 79± acre parcel is located in the Columbia River community of Westport, adjacent to Greenwood Resources Tree Improvement Research and Nursery Facility. The Greenwood Resources facility is not part of the auction. The property has .8 mile of frontage along Westport Slough. There is an easement from Old Mill Town Road through the Greenwood Resources facility. The property has 46± acres of 10-year old poplar trees that can be harvested to take advantage of improved hardwood chip markets.

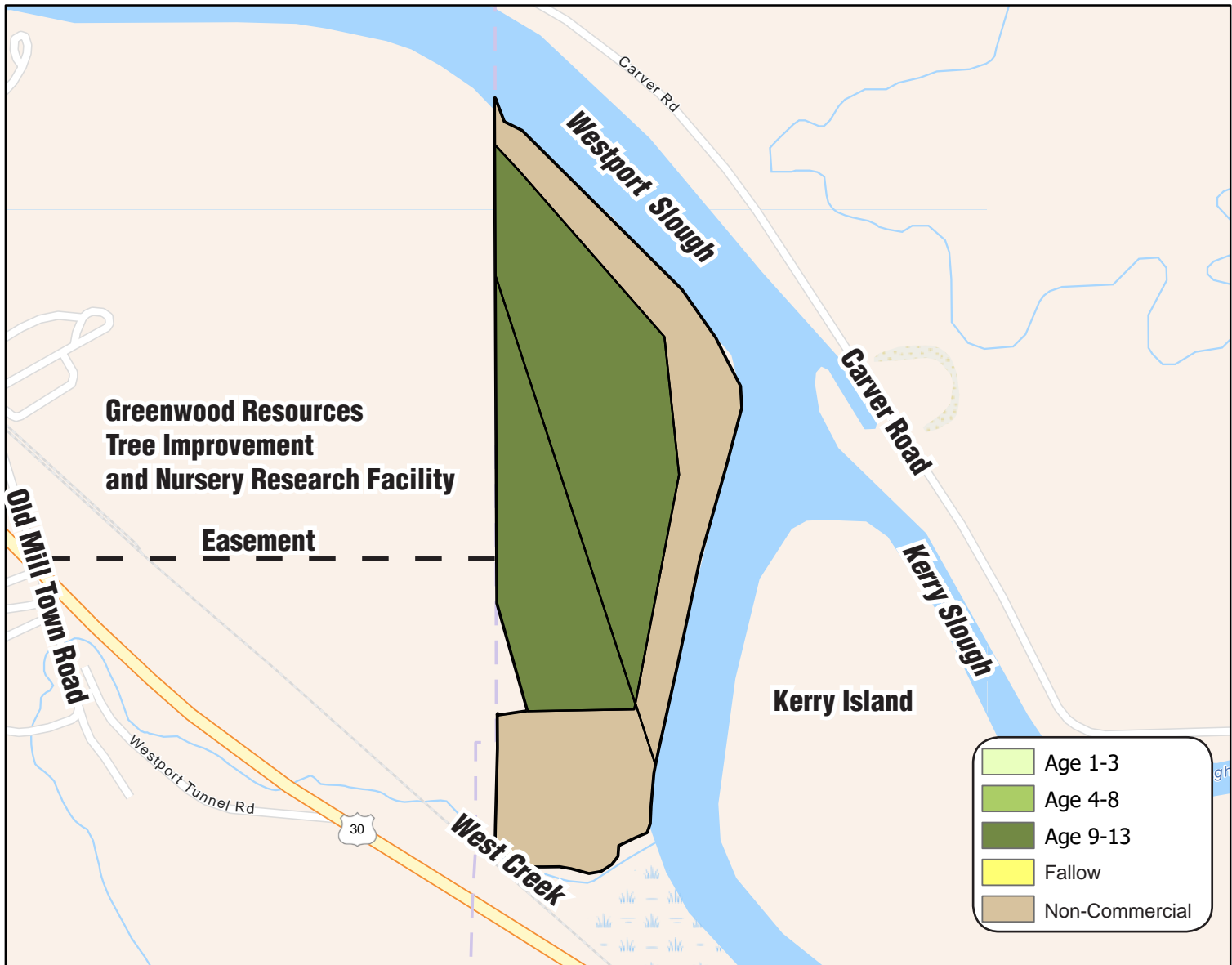
109± acre Kerry Island is located across from the property. Kerry Island was recently restored by Columbia Land Trust as a tidally-influenced wetland habitat for salmon, steelhead, and federally endangered Columbia River population of Columbian White-tailed Deer.

The auction property may have some conservation value due to its location along the Westport Slough, and proximity to Kerry Island.

### ACCOUNT NUMBER (MapTaxlotNumber):

27610 (8N5W3100 300)  
27427 (7N5W 600 600)





Access to Parcel 12 to be provided from easement



46 acres of 10 year-old poplar trees and 0.8 mile of Westport Slough frontage



***300± acre Parcel One has water rights, and 226 acres of 9 year old poplar trees***



***68± acre Parcel 10 has Columbia River frontage, and 48 acres of 8 year old poplar trees***



***290± acre Parcel 3 has water rights, and 256 acres of 4 to 9 year old poplar trees***







# TERMS AND CONDITIONS OF AUCTION #1906

## REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

### Oregon Office:

522 SW Fifth Avenue, Suite 725  
Portland, Oregon 97204

### Washington Office:

112 West 11th Street, Suite 250  
Vancouver, Washington 98660

Phones (during regular business hours - 9:00 a.m. to 5:00 p.m. Pacific Time)

Portland Metro Area: 503-228-3248  
Toll-Free: 800-845-3524  
FAX: 503-242-1814  
Email: info@rmnw-auctions.com

## SUPPLEMENTAL INFORMATION PACKAGE

Additional detail information is available. The Supplemental Information Package includes all pertinent data provided by the Seller, and is available on a data site, both electronically and by hard copy. To obtain supplemental information, please contact the Auction Information Office at 1-800-845-3524 or by email at info@rmnw-auctions.com

## PUBLISHED RESERVE PRICE

The Tree Farm is being offered in its entirety, and in twelve individual parcels. Published Reserve Prices have been established for the Tree Farm in bulk, and by individual parcels. Seller has the right to accept bulk or individual bids at, or totaling, the Bulk Published Reserve price of \$7,950,000, with the option to accept either the highest bulk or individual bids that equal or exceed \$7,950,000. Should the bidding fail to reach the amount of the Published Reserve Prices, Seller reserves the right to accept, counter, or reject the high bids no later than five business days following the Sealed Bid due date, or by November 20, 2019.

## SEALED BID AUCTION

Sealed Bids must be received no later than 5:00 p.m., Wednesday, November 13, 2019. Sealed Bids must be accompanied by certified funds for \$250,000 for a bulk bid, or ten percent (10%) of the bid amount for individual parcel bids, as earnest money deposit. Checks should be made payable to RM/NW Client Trust Account. Due diligence should be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bids no later than November 20, 2019. Unsuccessful bidder earnest money deposits will be returned within three business days after notification. Escrows will close within 45 days of date of bid acceptance.

Earnest money deposits from successful bids will be considered earned, and become non-refundable liquidated damages in the event of buyer default.

## FINANCING

Sales are all cash.

## CLOSINGS AND COSTS

All sales must close within 45 days of bid acceptance, unless extended by Seller, in writing. Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation

## COOPERATING BROKERS

Broker cooperation is invited. A commission of 1% will be paid to the real estate broker whose Buyer closes on the purchase of the tree farm in bulk, and 2% will be paid to the real estate broker whose Buyer closes on individual parcel(s). The real estate broker must be a broker currently licensed by his/her state of residence, or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate broker on the bid form.

No real estate broker will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate broker participating as a principal in the purchase of a property. The commission will be earned and paid on the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made, and no oral registrations will be accepted.

## ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. The Preliminary Title Report for each property may be inspected prior to the Auction.

(C) To the extent permitted by law, properties will be sold As Is. Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(D) Sizes set forth for the properties are approximations only, based on the best information available, but the actual sizes may be different.

(E) Agency Disclosure. The listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale, and to announce such modifications or additional conditions prior to the Sealed Bid due date.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(H) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

## NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.





***SEALED BIDS DUE NOVEMBER 13, 2019***

*Broker Cooperation Invited*

***CALL NOW FOR SUPPLEMENTAL INFORMATION  
AND BID PACKAGE***

***1-800-845-3524***