



PUBLISHED RESERVE: \$3,035,000

LAST ASKING: First Time Offered

SIZE: 1,050± Acres

ELEVATION: 300 to 1,200± Feet

ZONING: Forestry

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



Middle Creek Road

DESCRIPTION: The 1,050± acre Alder Creek Tree Farm is located along Oregon's southern coastal range within the BLM Coos District, midpoint between North Bend / Coos Bay and Roseburg. It has proximity to both domestic and export log markets. The tree farm is a highly productive growing site of primarily Douglas-fir Site Class I and Site Class II. 827 acres have well-stocked stands of Douglas-fir. 71%, or 592 acres, have Douglas-fir in the 16 to 25 year-old age class; 22% have Douglas-fir in the 6 to 10 year-old age class. There is an estimated 680 MBF of primarily Douglas-Fir. It is projected that within 15 years there will be over 6 million board feet, providing both significant asset growth, and cash flow. Please see Supplemental Information Package for stand inventory, type map, and growth projections.

Middle Creek BLM Road 27-11-29 provides access from Coquille to the southwest portion of the tree farm in section 12. Burnt Mountain Access BLM Road 26-10-36 provides access southeast to Highway 42 at Ten Mile, and east to sawmills in Dillard, Riddle, and Roseburg. There is a good system of mostly rocked logging roads that provides access throughout the tree farm. Adjoining lands are owned by several private parties, and by the BLM.

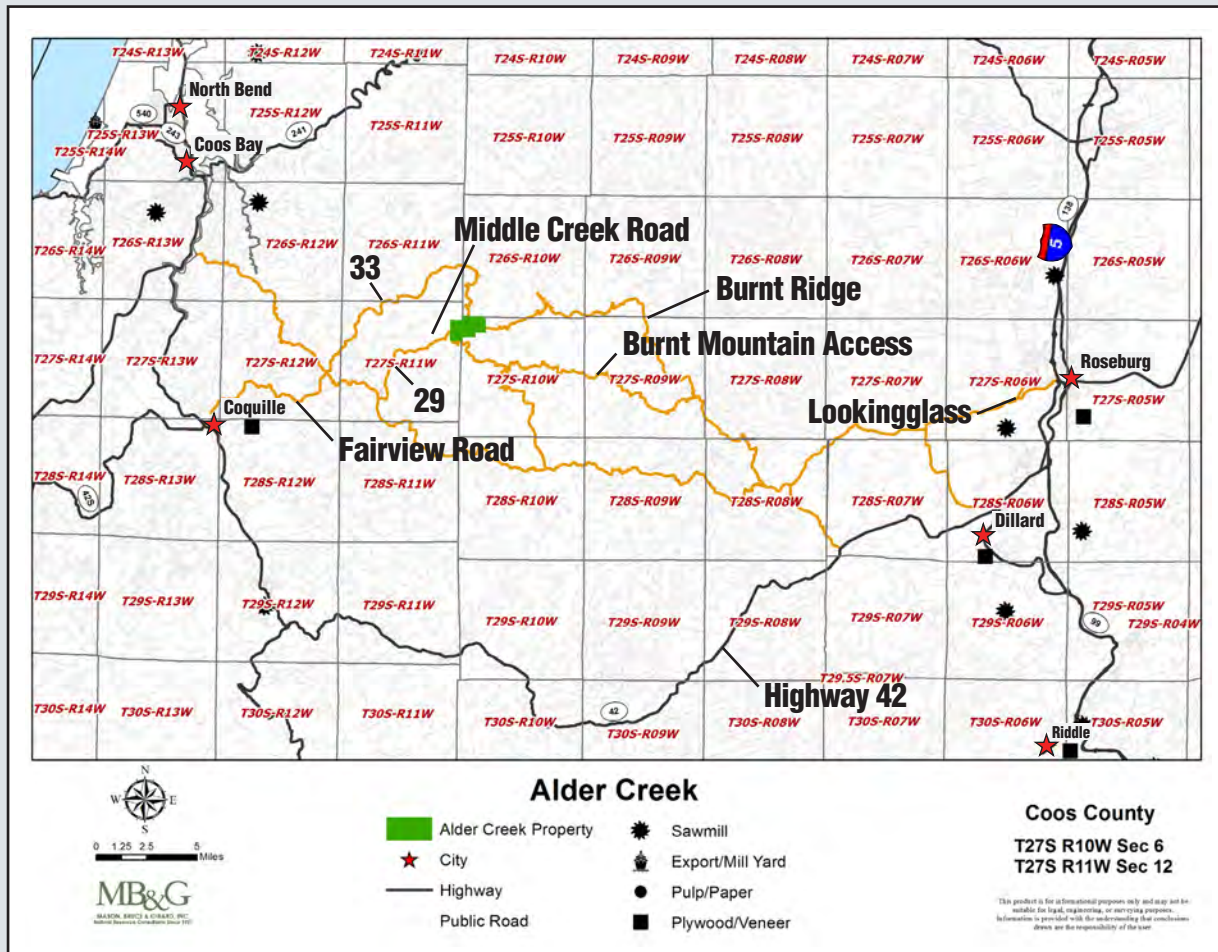
According to the Seller, there are no known owl circles or marbled murrelet habitat that would impact harvest activities. An estimated 80% of the property uses cable logging, and the balance uses ground-based logging.

Both Alder Creek and Middle Creek, tributaries to Middle Fork of the Coquille River, bisect the tree farm. There are an estimated 131 acres, or 12%, within the riparian zone. There is a road use agreement with BLM. Please see Supplemental Information Package for detail.

LOCATION: Township 27N, Range 10W, Sec 6, Tax Lots 600, 601, 602 and Township 27N, Range 11W, Sec 12, Tax Lot 200

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019

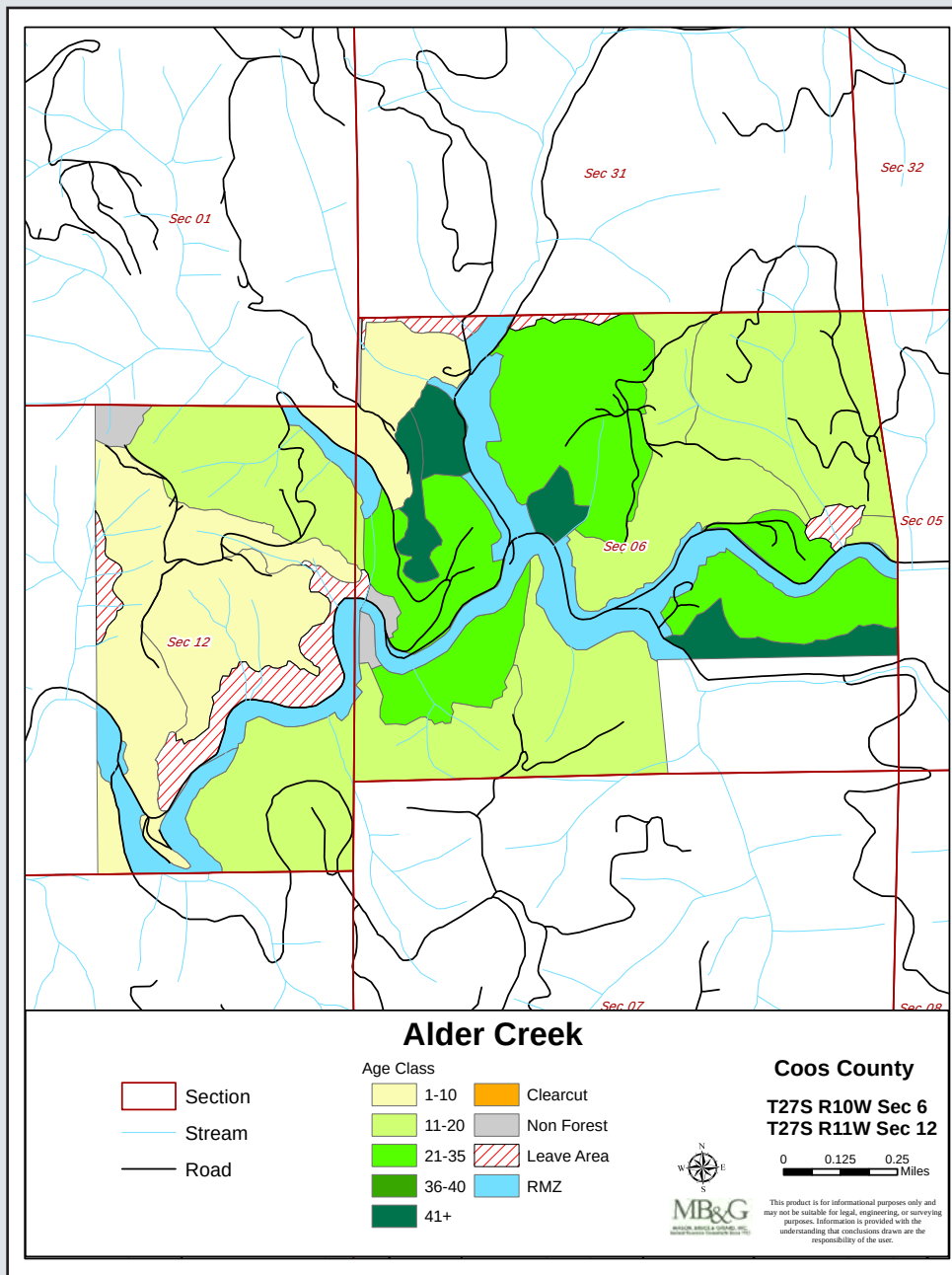
Strategic Location to both Domestic and Export Log Markets



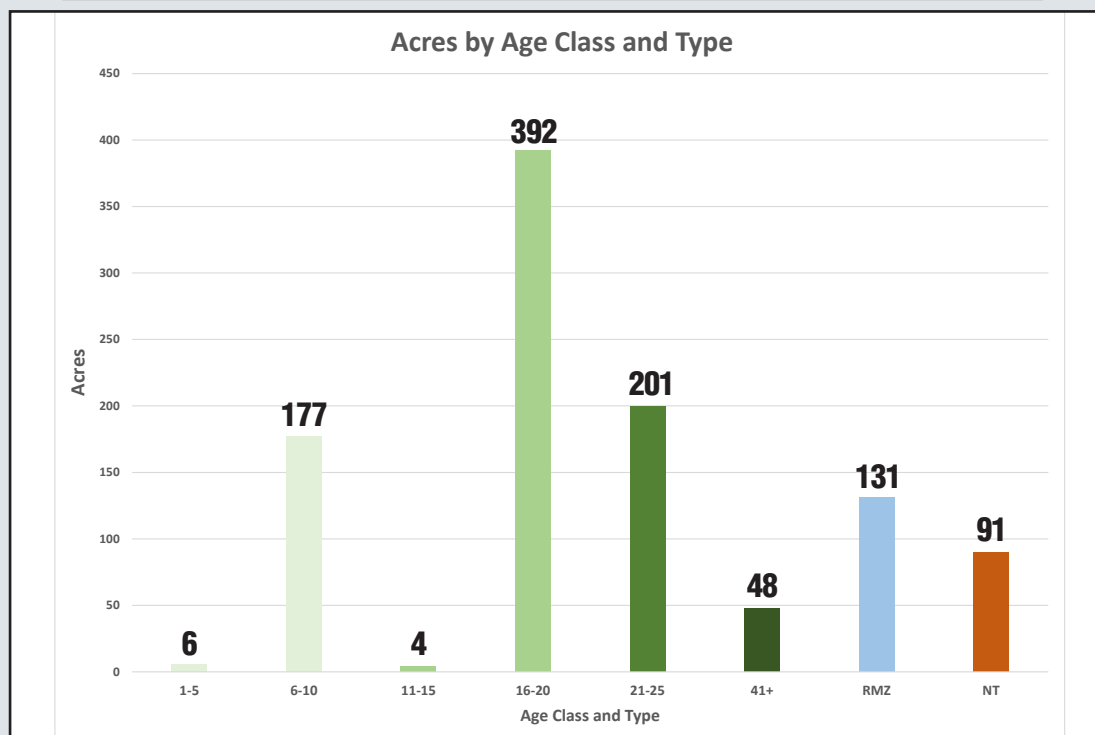
1,050± acre Alder Creek Tree Farm will have significant asset growth within 15 years



View north of Section 6



Section 6 has 200 acres of 21 to 25 year old, and a large amount of 16 to 20 year old, Douglas-fir reproduction, providing significant asset growth within 15 to 20 years



71% of the stands are in the 16 to 25 year age class

* Source: Seller