



	128 – Main Block	129 – Laverne West
PUBLISHED RESERVE:	\$4,800,000 / \$4,324 per acre	\$900,000 / \$5,732 per acre
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	1,110± Acres	157± Acres
ELEVATION:	400± to 1,100± Feet	400± to 8,001± Feet
PROPERTY INSPECTION:	Locked Gates – Call Auction Information Office to Arrange	
FINANCING:	None – All Cash	

DESCRIPTION: The 1,267± acre Laverne Tree Farm is located between Blue Ridge to the west and North Fork Coquille River Valley to the east. There is good access from N. Fork Coquille River Road to BLM Road 27-11-5.0 to the southeast section.

The 1,267± acre tree farm is being offered it its entirety. Bids can also be individually submitted for Auction Property #128, the 1,110± acre Main Block, and Auction Property #129, the 157± acre Laverne West tract located west of Woodward Creek. Individual sales of either Auction Property #128 or Auction Property #129 are subject to total bids in the aggregate to equal, or exceed, the total published reserve price of \$5,700,000, or \$4,498 per acre.

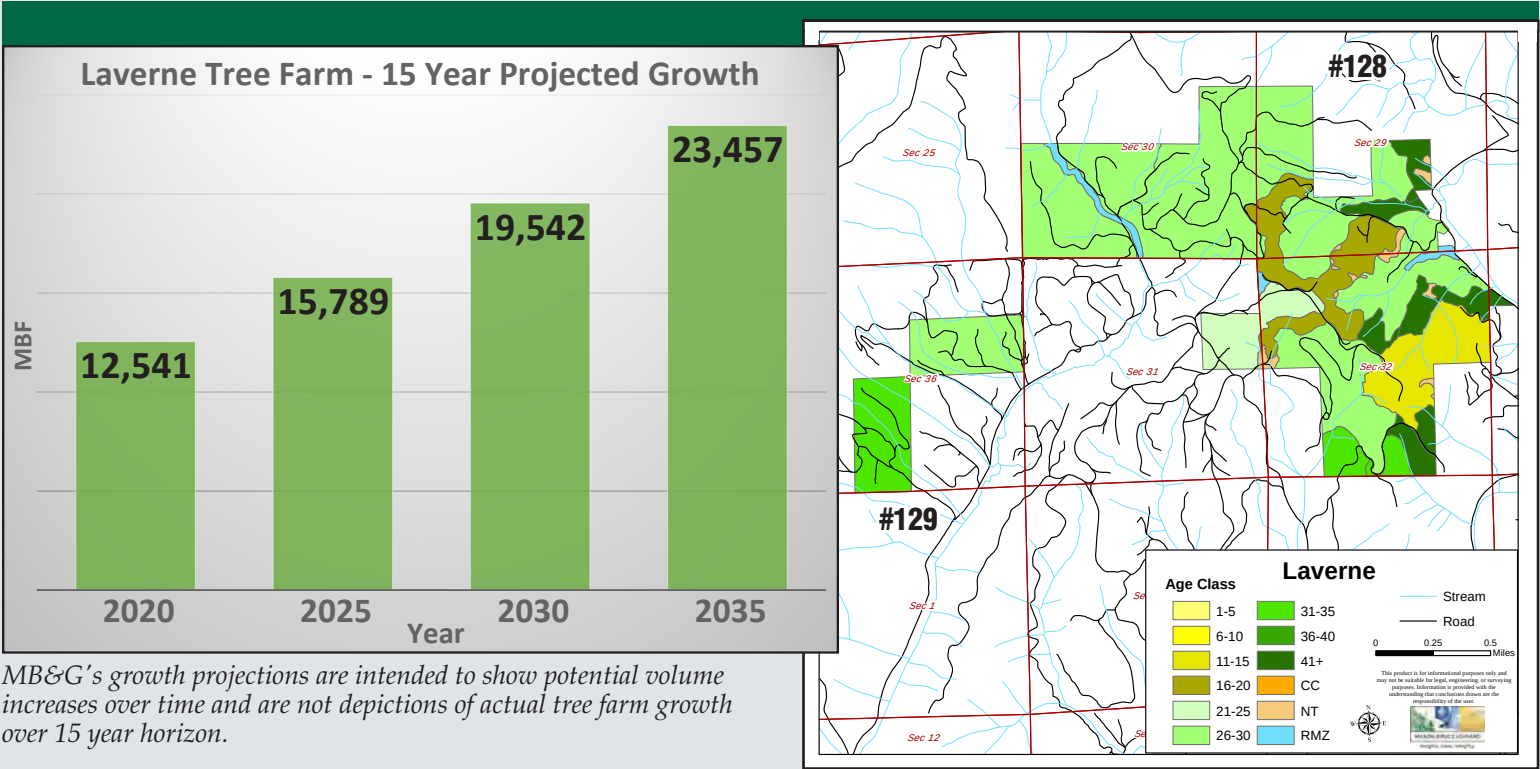
Laverne Tree Farm has 968± acres of well-stocked 26 to 41 year old Douglas-fir with an estimated total of 14.8 million board feet. It is projected that growth within 15 years, or to 2035, will total 28.1 million board feet providing significant asset growth with near term opportunity for cash flow.

128 – 1,110± Acre Main Block

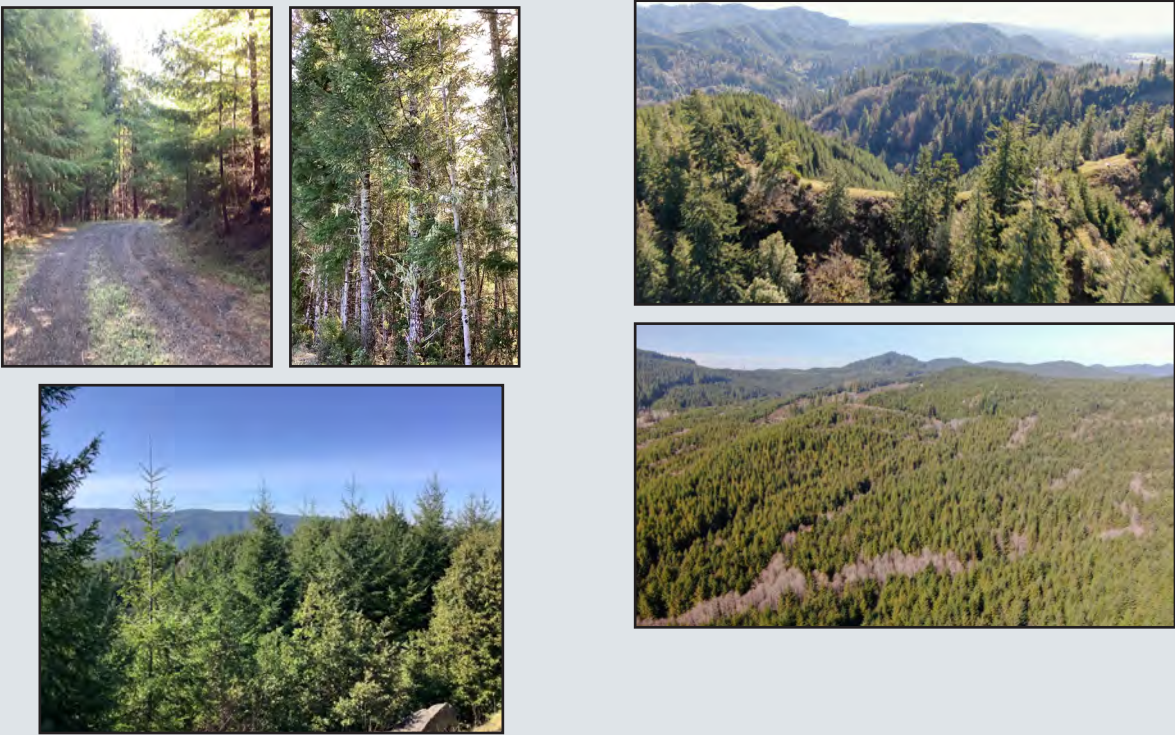
This is a contiguous block of ownership that extends two miles east to west and 1 ¾ miles north to south. BLM is adjoining owner to the northwest and southeast. Forest Investment Associates (FIA) manages lands to the southwest of the property.

Topography is rolling to moderate in the northeast, and steep with a road system primarily along the ridgetops. It is estimated that 75% of the property will require yarder logging. 75± acres are non-commercial timberland, with 14± acres of RMZ along Woodward Creek in the western portion of the property.

An estimated 450 MBF of timber is ready to harvest in the southeast corner. Seller has obtained NOAP ID #2021-740-00170. The new owner will have option to harvest the timber in 2021.



MB&G’s growth projections are intended to show potential volume increases over time and are not depictions of actual tree farm growth over 15 year horizon.



The tree farm has 572± acres of Douglas-fir Site Class I and II, 175± acres of Site Class III, and the balance of 273± acres of Site Classes IV and V.

There are 736± acres of well-stocked 21 to 35 year old Douglas-fir, and 195± acres of 11 to 20 year old Douglas-fir reproduction. This age class distribution provides significant asset growth by 2035. There is also 87± acres of 41+ year old Douglas-fir located mostly in the eastern section.

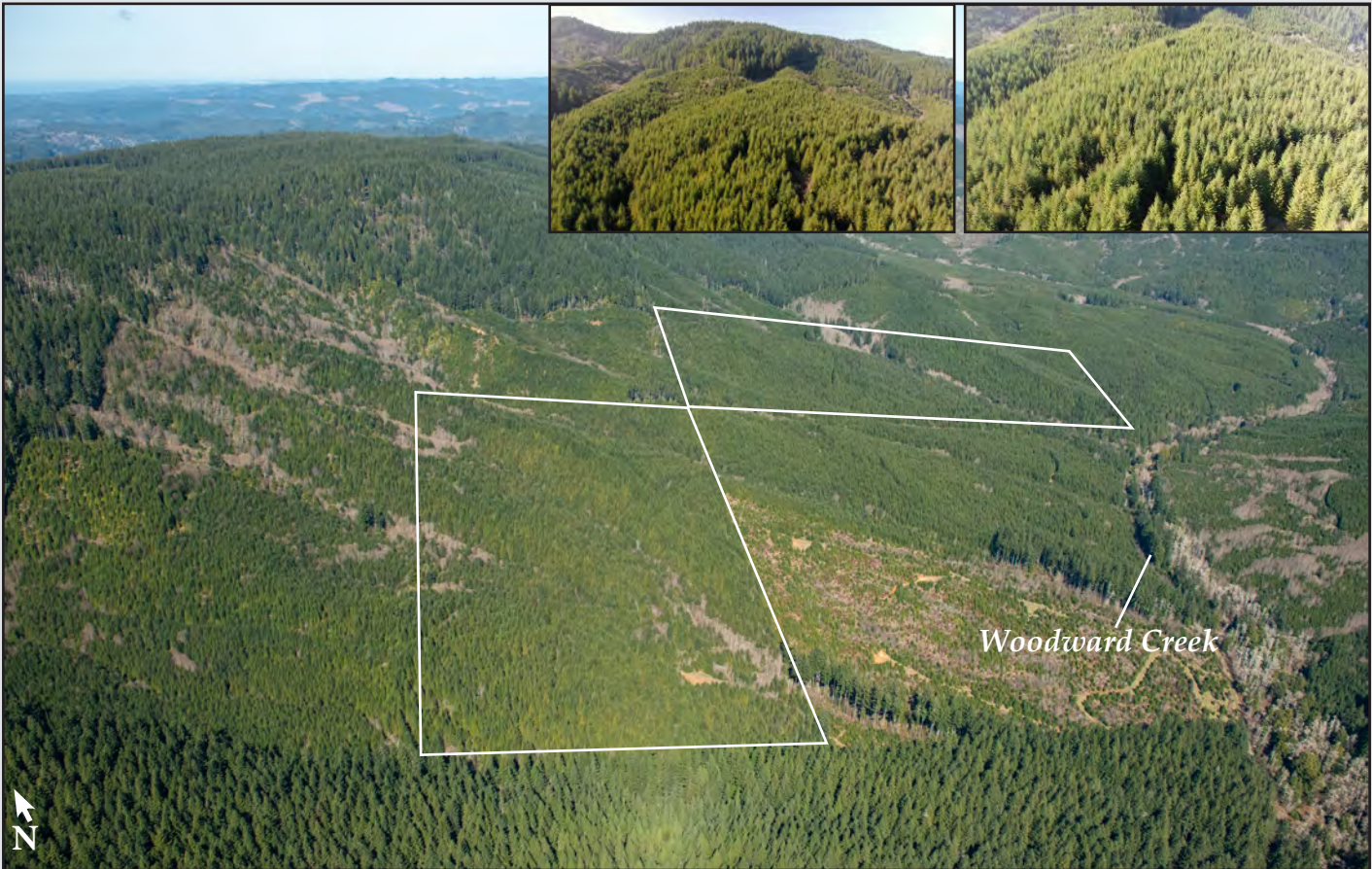
There is currently an estimated 12.5 million board feet, with 10,300 MBF of Douglas-fir, 1,200 MBF of red alder, and the balance a mix of hardwoods and western cedar. The projected 15 year growth on the Main Block will be 23.5 million board feet by 2035.

LOCATION: Township 26 South, Range 11 West, Sections 29, 30, 31, and 32
Coos County, Oregon



SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 9, 2021

or E-MAIL info@rmnw-auctions.com



129 – 157± Acre Laverne West Tract

This 157± acre tract is located one quarter mile southwest of the Main Block, along rolling to moderate east-facing slopes above Woodward Creek drainage. 70% of the property is suitable for ground based logging. There are 70± acres of well-stocked 26 to 30 year old, and 75± acres of well-stocked 31 to 35 year old Douglas-fir, providing both near term cash flow, and asset growth. The entire tract is Douglas-fir Site Class I.

An estimated 2,359 MBF is primarily Douglas-fir and the projected 15-year growth by 2035 is 4,690± MBF. Access to Laverne West Tract is from Fairview Sumner Road in Section 14 to Woodward Creek Road, #27-12-14, has locked gate.

LOCATION: Township 26 South, Range 11 West, Section 36,
Coos County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 9, 2021



MB&G’s growth projections are intended to show potential volume increases over time and are not depictions of actual tree farm growth over 15 year horizon.

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