

Olympic Peninsula Timber and Recreation Tracts along
Hoko Ozette Road and by Olympic National Park
Clallam County, Washington



Six properties from 75± to 580± acres are being offered, with published reserve prices ranging from \$102,500 to \$1,240,000. Auction Property #107, the 641± acre Willoughby tract, is located midpoint between Lake Ozette and Makah Indian Reservation, and is adjacent to coastal ownership of Olympic National Park. It is being offered with an unpublished reserve. Auction Property #107 had been on the market at \$2,450,000, and Seller will evaluate all cash bids. There is an estimated 4 million board feet and over 420 acres of 21 to 35 year old reproduction on the Willoughby Timber Tract.

Both auction Properties #103 and #104 have frontage along Big River. #104 also has several locations for a homesite along Nichols Road. There are over 500 acres of well-stocked western hemlock and Douglas-fir reproduction in the 16 to 35 year age class on Auction Properties #101, #102 and #105, which will provide significant asset growth and near term cash flow by 2035, or in fifteen years. These timber tracts have good access to both domestic and export log markets north to Port Angeles, and south to Aberdeen and Hoquiam.

Seller has completed an updated timber inventory as of February 2021. Please see Data Site for Supplemental Information Package with stand inventory, type maps, growth projections, and additional detail.

Mason, Bruce and Girard has been retained as forestry consultant to RM/NW. MB&G has prepared growth projections, site and age class reports, and is managing the Data Site. Access requires signing an NDA, which can be obtained by contacting RM/NW Auction Office at 1-800-845-3524, or info@rmnw-auctions.com



Olympic Tree Farm Portfolio Summary*													
Property	Size (Ac.)	RMZ	NT	Reprod by Age Class and Acres (Net)									Published Reserve / Per Acre
				1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41+	
101 - Hoko River Tract	113	17	4			1	23	68	2				\$335,500 / \$2,969
102 - Hoko-Ozette Rd Tract	579	120	39		122		102	126	51	17			\$1,240,000 / \$2,141
103 - Nichols Rd Tract / Home Site Potential	81	50	3					28					\$110,000 / \$1,358
104 - Big River Tract	75	47	1	14**				8				5	\$102,500 / \$1,366
105 - Headwaters Trout Creek Tract	315	79	9	108			78	14	24		2		\$660,000 / \$2,025
106 - Trout Creek Tract	243	118	6				110	8					\$380,100 / \$1,563
107 - Willoughby Tract	641	59	24					24	253	142		141	Unpublished
Total:	2,048	490	86	108	122	1	313	276	330	159	2	141	

*Source: Seller **Replanted 2021

Sealed bids are due June 9, 2021



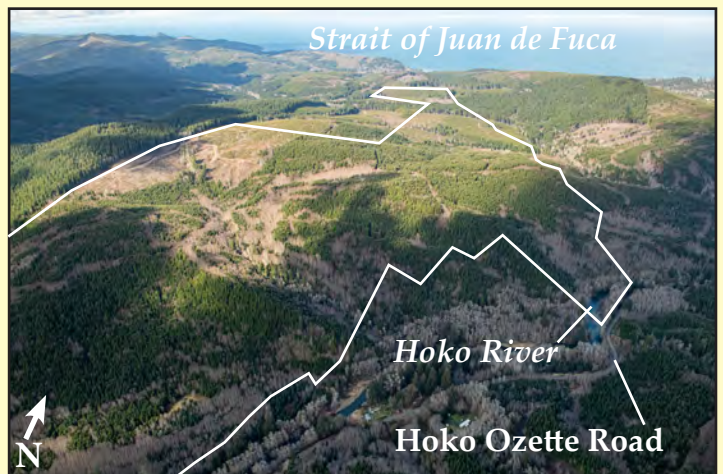
Log Export Dock - Port Angeles



Interfor Log Mill - Port Angeles

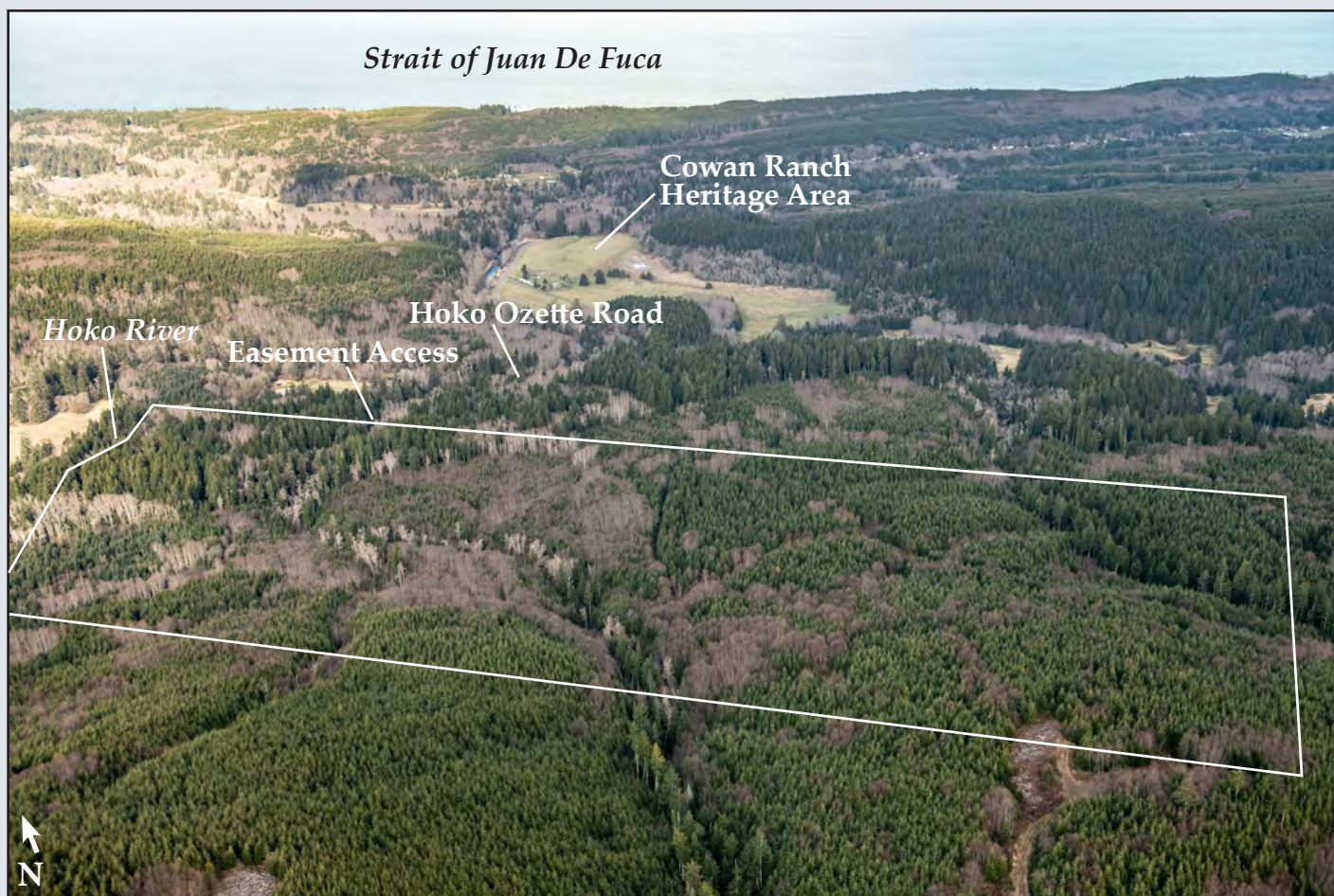
ADVANCE NOTICE - Fall 2021 Auction - 1,851± Acre Carpenter Tree Farm

OLYMPIC PENINSULA



1,851± Acre Carpenter Tree Farm near Clallam Bay on Olympic Peninsula. 1,100± acres of well stocked 16 to 30 year old western hemlock and Douglas-fir. Estimated 8.9 million board feet. Significant long-term asset growth and near-term cash flow. Data site available September 1, 2021

Contact John Rosenthal for additional information 1-800-845-3524 or john@rmnw-auctions.com



PUBLISHED RESERVE: \$335,500 / \$2,969 per Acre

LAST ASKING: First Time Offered

SIZE: 113± Acres

ELEVATION: 200 to 360± Feet

ZONING: CF – Commercial Forest

PROPERTY INSPECTION: Locked gate. Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 113± acre timber tract is located at the north end of Hoko Ozette Road, two miles south of Highway 112, and is adjacent to Cowan Ranch Heritage Area, which is part of Hoko River State Park. There is an easement from Hoko Ozette Road to the northwest section of the tract. The property has moderate north facing slopes, and is bisected by a creek, which is tributary to Hoko River.

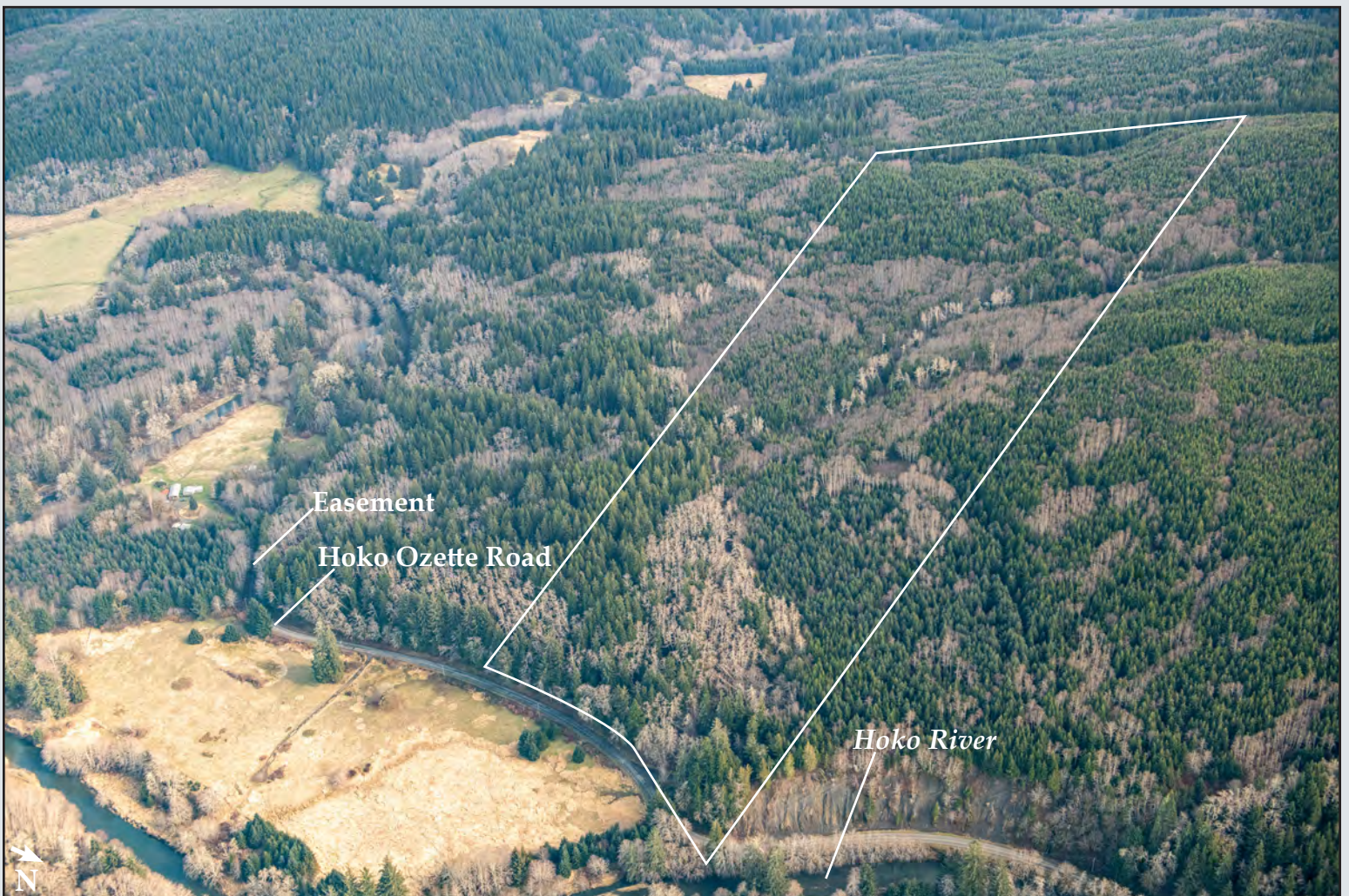
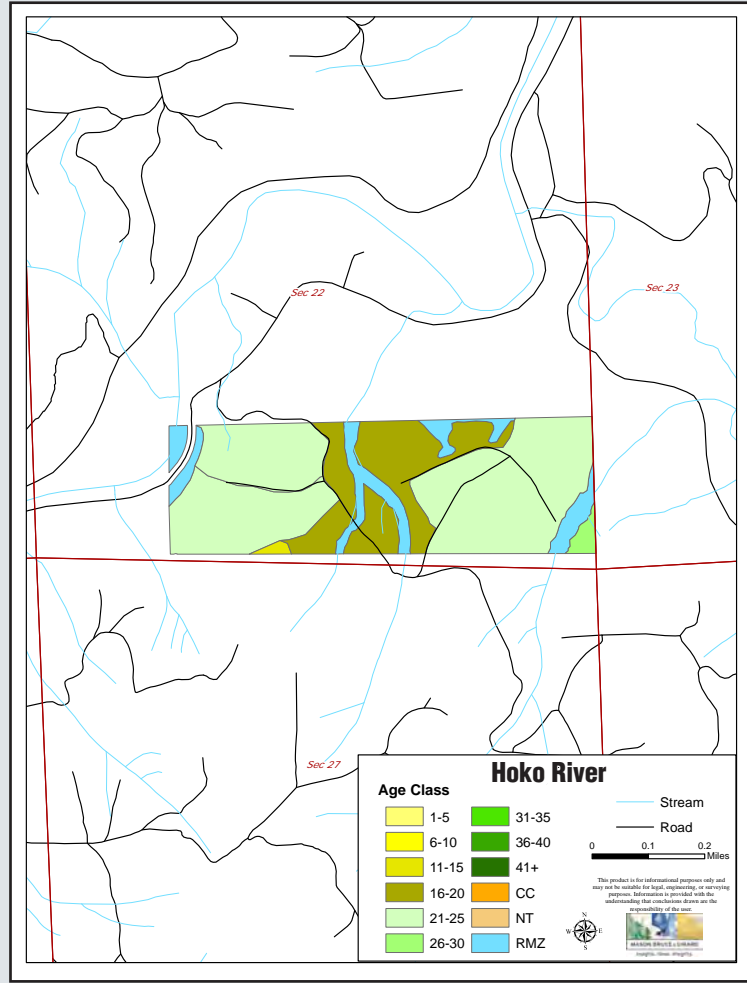
The tract has 23± acres of well stocked stands of 16 to 20 year old, and 68± acres of 21 to 25 year old Douglas-fir, western hemlock, and red alder. It is estimated that two-thirds of the younger reprod is primarily red alder. 17± acres of RMZ along the creek, in the northwest corner, has Hoko River frontage. The property is a Douglas-fir site class II.

Existing logging road will require replacement of a culvert to access the east half of the property. An alternate route is through lands to the south owned by the Seller, and is subject to a reciprocal road use agreement.

LOCATION: Township 32 North, Range 13 West, Section 22
APN# 133222 340000, 430000 and 440000

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

Preferred Lender
Northwest
FARM CREDIT SERVICES
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102 Hoko Ozette Road Timber Tract
*Significant asset growth by 2035 from
well stocked 16 to 30 year old reprod
Clallam County, Washington*

Dickey Lake

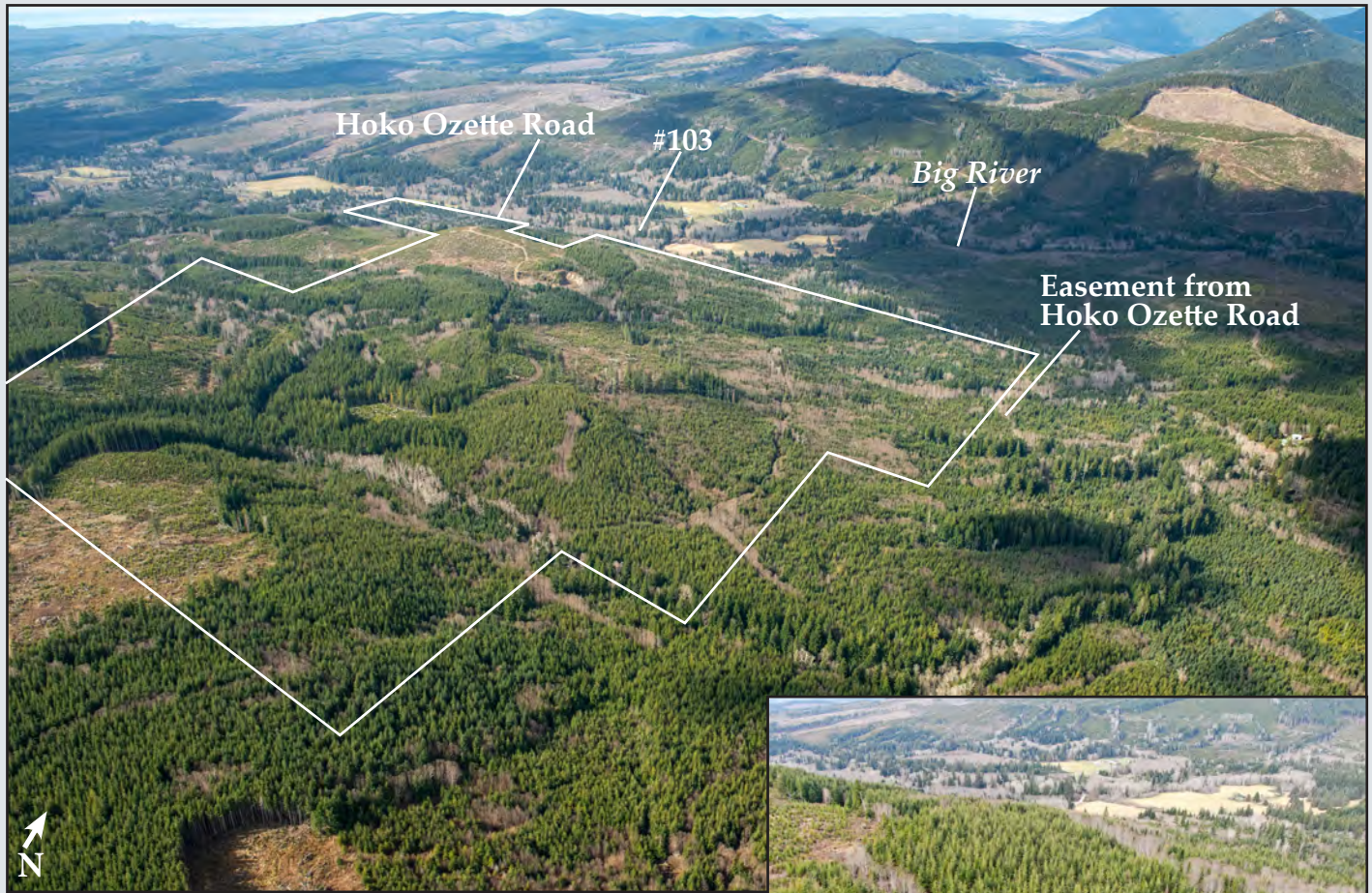
Hoko Ozette Road





Auction
Property
#103

Nichols Road



PUBLISHED RESERVE: \$1,240,000 / \$2,141 per Acre

LAST ASKING: First Time Offered

SIZE: 579± Acres

ELEVATION: 150 to 785± Feet

ZONING: Commercial Forestry - CF

PROPERTY INSPECTION: Locked gate. Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

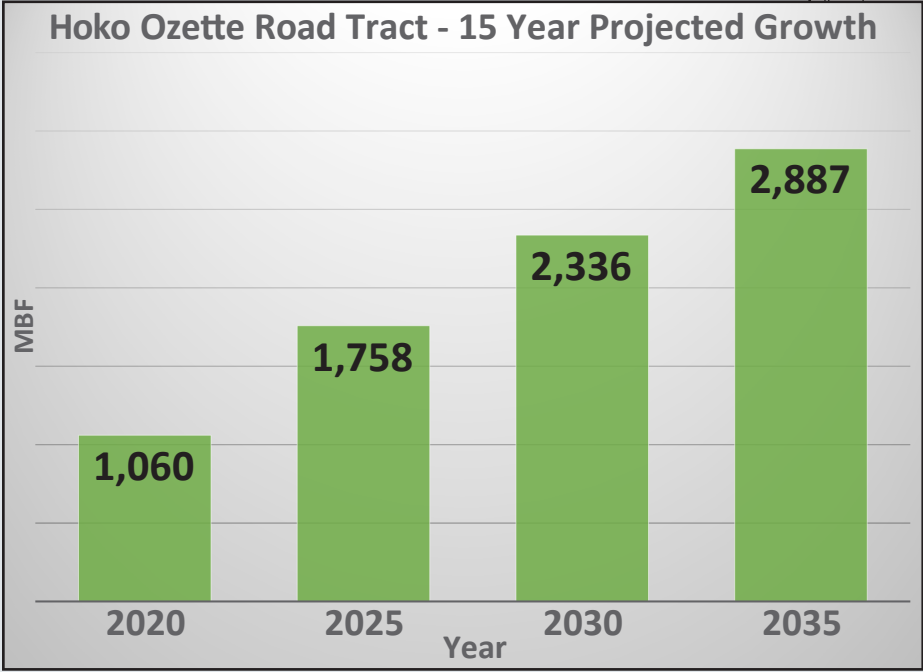
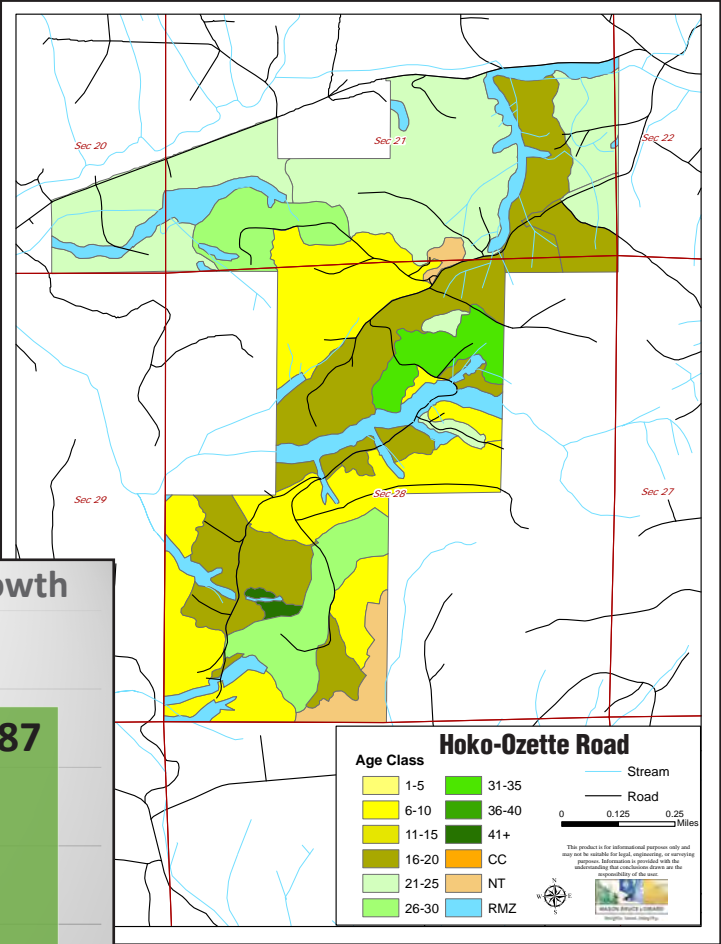
DESCRIPTION: The 579+/- acre Hoko Ozette tract is the second largest timber tract being offered in this auction. It is located along the southside of Hoko Ozette Road, near Auction Property #103, Nichols Road.

It has 419+/- acres of well-stocked 6 to 35 year old reproduction, with 194+/- acres in the 21 to 35 year age class, which will provide significant asset growth within 15 years. There is an estimated one million board feet of primarily western hemlock. By 2035, volume will be 2.8+/- million board feet. 122 acres of younger reproduction are located mostly in the southern portion of the property. There are 160± acres of mostly Douglas-fir site class II, with the balance of the tract site class III.

A total of 120 acres is RMZ along tributaries of Boe Creek in the mid-section, and Stampede Creek in the southeast corner. There is an on site rock pit.

The main gate is locked. Entry is via an easement from Hoko-Ozette Road at MP 10.9. This road system provides good access to the north half of the property. A culvert is out in Section 28. There is alternate access to the southern half of the auction property through a reciprocal road use agreement from adjoining lands owned by Rayonier.

North facing topography is rolling to moderate, and will accommodate ground based logging on the bulk of the property.



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



On site rock pit

Easement from Hoko Ozette Road

LOCATION: Township 31 North, Range 14 West, Sections 20, 21, and 28
 Tax Account #14-31-20 440000, 14-31-21 330000, 14-31-21-400000, 14-31-28-120000, Clallam County, Washington

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or E-MAIL info@rmnw-auctions.com

Preferred Lender
Northwest
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PUBLISHED RESERVE: \$110,000 / \$1,358 per Acre

LAST ASKING: First Time Offered

SIZE: 81± Acres

ELEVATION: 160± Feet

ZONING: CF (Commercial Forest)

PROPERTY INSPECTION: Locked gate. Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 81± acre tract is located on the north side of Hoko Ozette Road and along Nichols Road, which provide frontage along the eastern and northern boundaries. The tract has over 4,000 feet of frontage along Big River. Auction Property #102, the 579± acre Hoko Ozette Road tract, is located directly south. The property is within a valley, and there are homes and small farms nearby. The property is a short drive south to Lake Ozette.

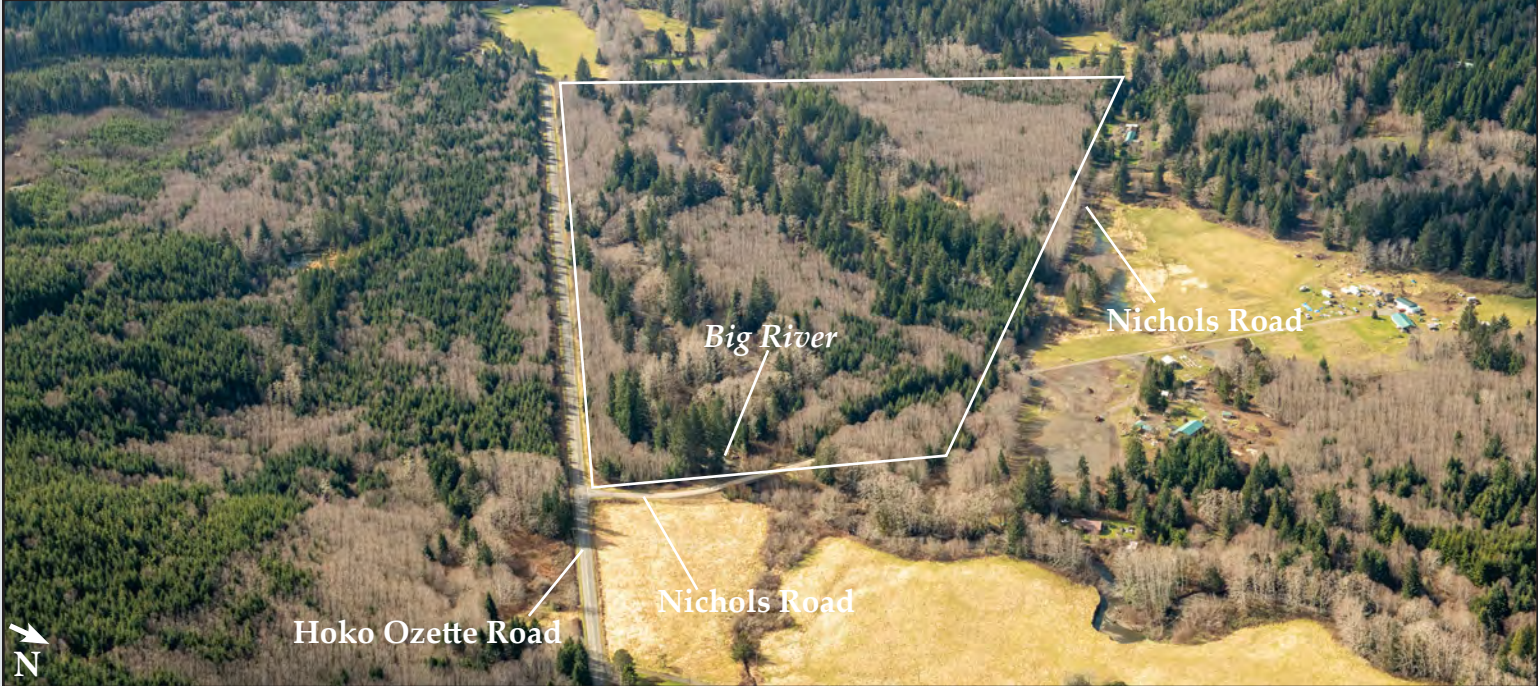
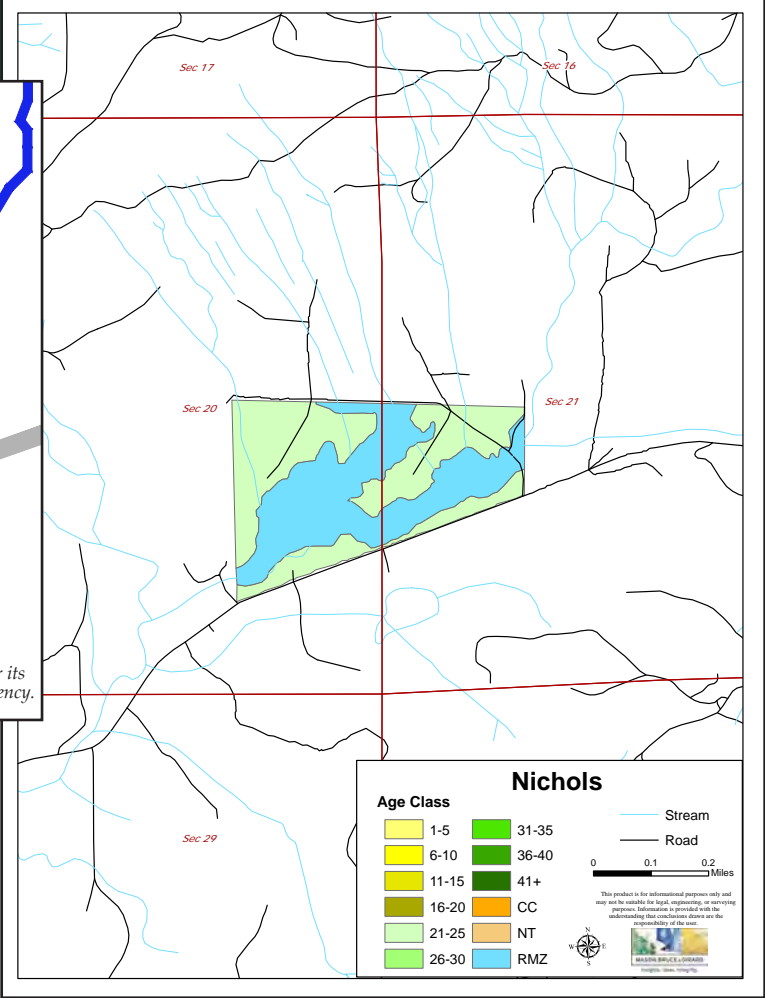
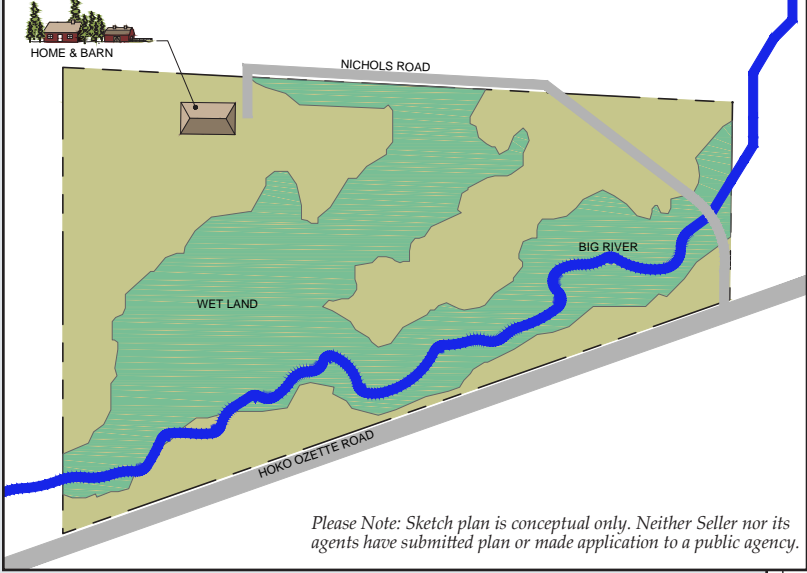
An estimated 50 acres is riparian area along Big River. The balance of 28± acres is primarily 21 to 25 year old red alder, with a mix of conifer located within the northwest and northeast sections of the tract along Nichols Road, providing several excellent locations for a homesite. CF zoning has a 20 acre minimum parcel size.

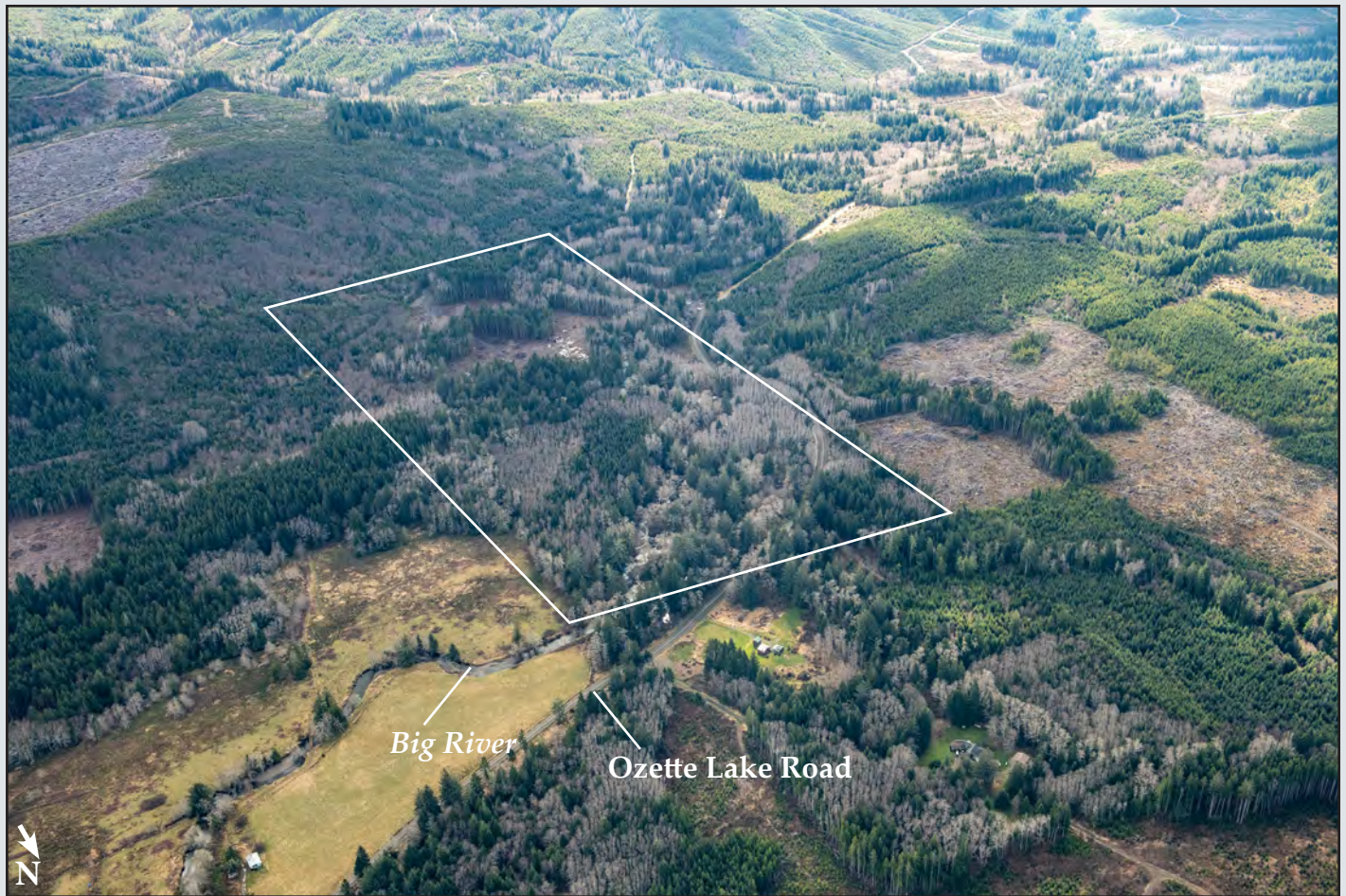
LOCATION: Township 31 North, Range 14 West, Section 21, Clallam County, Washington

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Preferred Lender
 **Northwest**
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Sketch Plan





PUBLISHED RESERVE: \$102,500 / \$1,360 per Acre

LAST ASKING: First Time Offered

SIZE: 75± Acres

ELEVATION: 100 to 150± Feet

ZONING: CF (Commercial Forest)

PROPERTY INSPECTION: Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 75± acre timber and recreation tract is located along Hoko Ozette Road, and has one-fourth mile of Big River frontage. It has several locations that could accommodate an RV. The northwest corner is adjacent to Auction Property #103. An estimated 14 acres along the east side of Hoko Ozette Road has been recently harvested, and is being replanted by Seller.

There are 5± acres along the west side of the road which contain an estimated 150 MBF available to harvest. Seller will assign FPA#2615877 to the new owner. There are 46± acres of riparian area along Big River, and 9± acres of primarily 21 to 25 year old red alder in the northeast section of the tract.

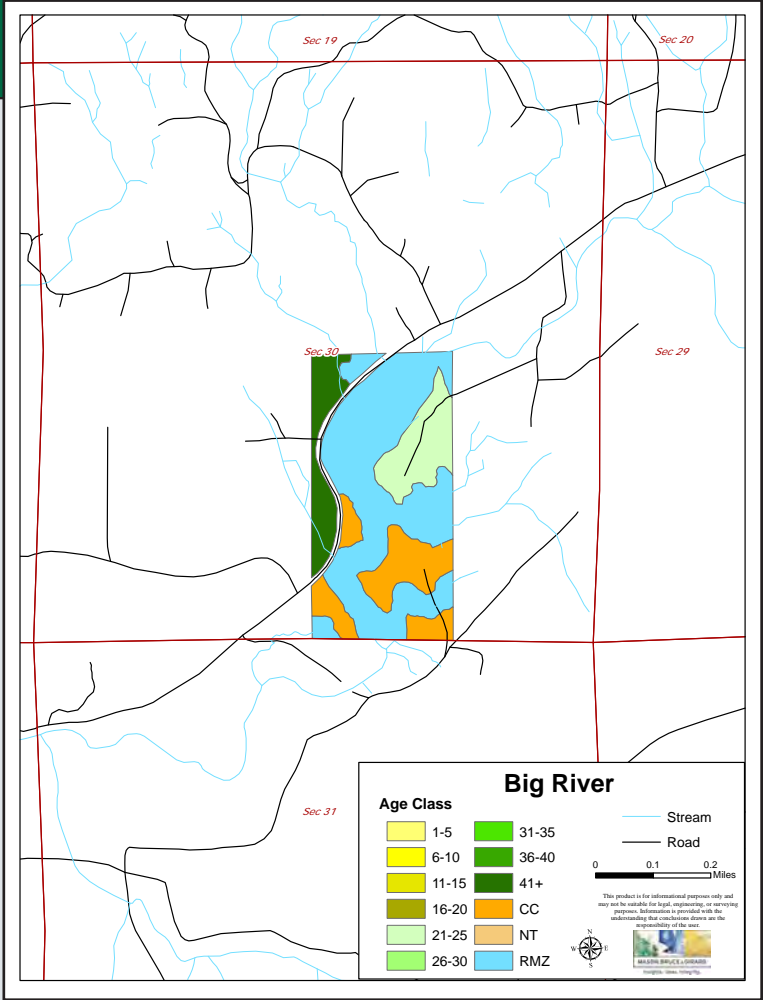
LOCATION: Township 31 North, Range 15 West, Section 30, Clallam County, Washington

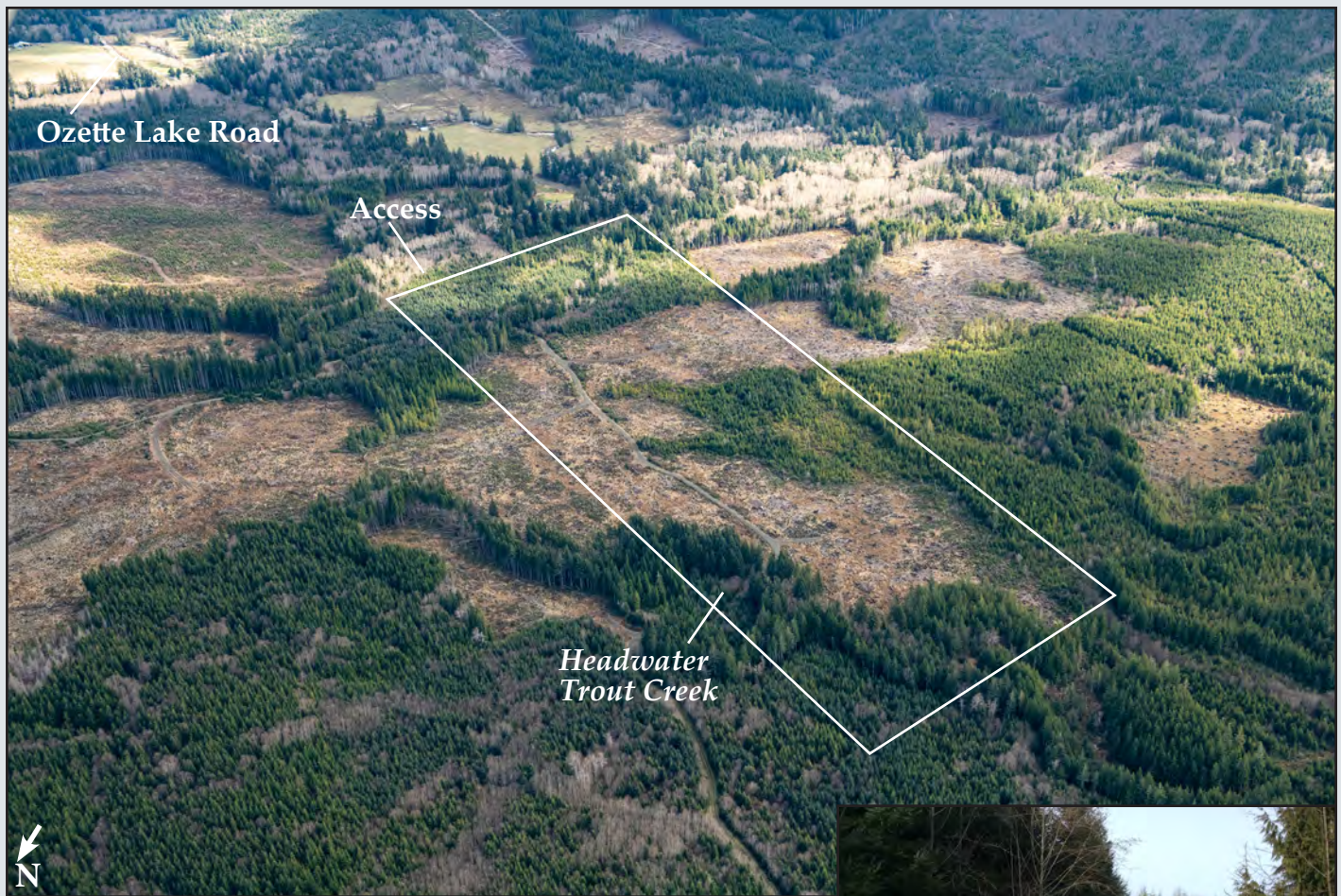
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Preferred Lender
 **Northwest**
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*Estimated 150 MBF
available for harvest*





PUBLISHED RESERVE: \$660,000 / \$2,095 per Acre

LAST ASKING: First Time Offered

SIZE: 315± Acres

ELEVATION: 100 to 330± Feet

ZONING: CF (Commercial Forest)

PROPERTY INSPECTION: Locked gate. Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 315± acre timber tract is located north of Hoko Ozette Road. It has access via an easement from the eastern section of the property, and an easement also in the southwestern portion. There are 116± acres of older reproduction in the 16 to 30 year age class, which is projected to increase to 3.9 million board feet within the next 15 years, or by 2035. The majority of the property is Douglas-fir Site II, providing a productive growing site. There are 108± acres in the 1 to 5 year age class located in the middle of the property, and 2± acres of 41+ year old timber.

There is an estimated 1.8 million board feet of primarily red alder, with some western hemlock. Please see Supplemental Information Package for detail.

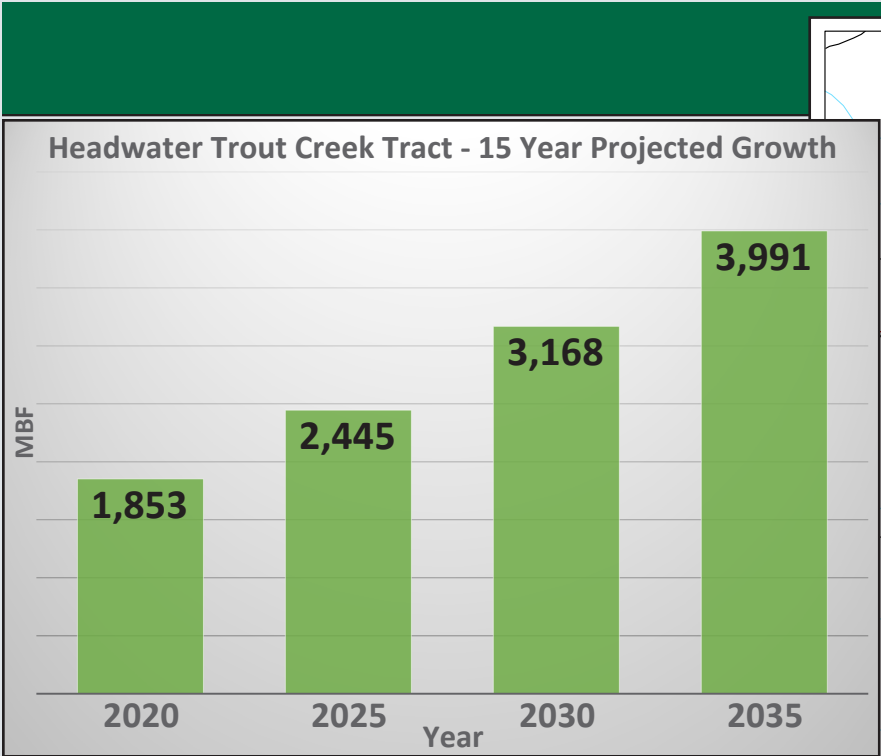
Adjoining owners include Green Crow and other private owners.

LOCATION: Township 31 North, Range 14 West, Section 30 and Township 30 North, Range 14 West, Section 25, Tax Accounts 1431302100000, 153125100000, Clallam County, Washington

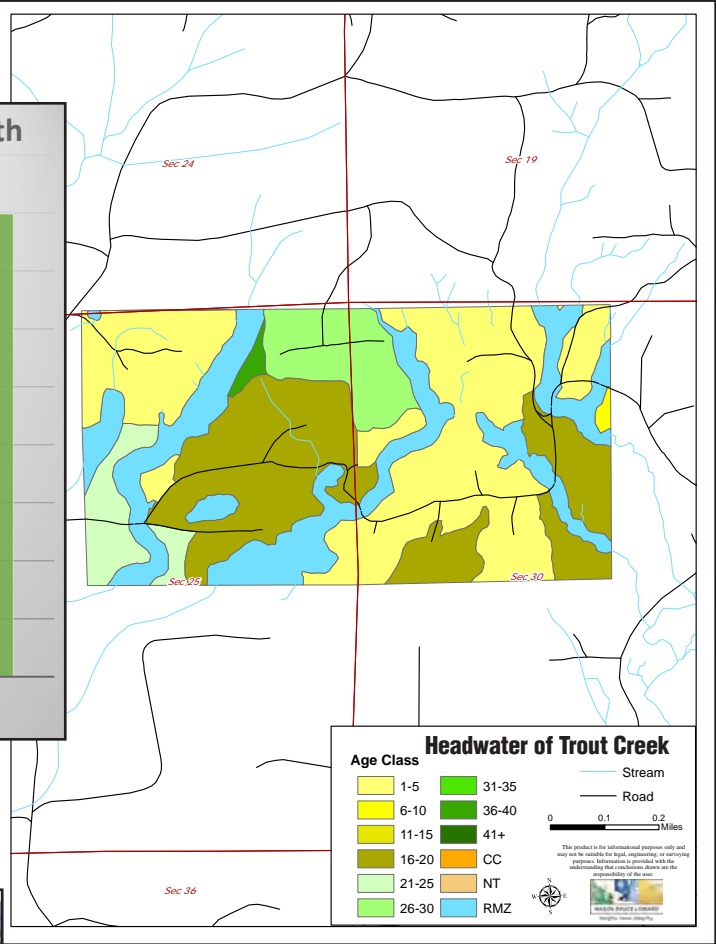
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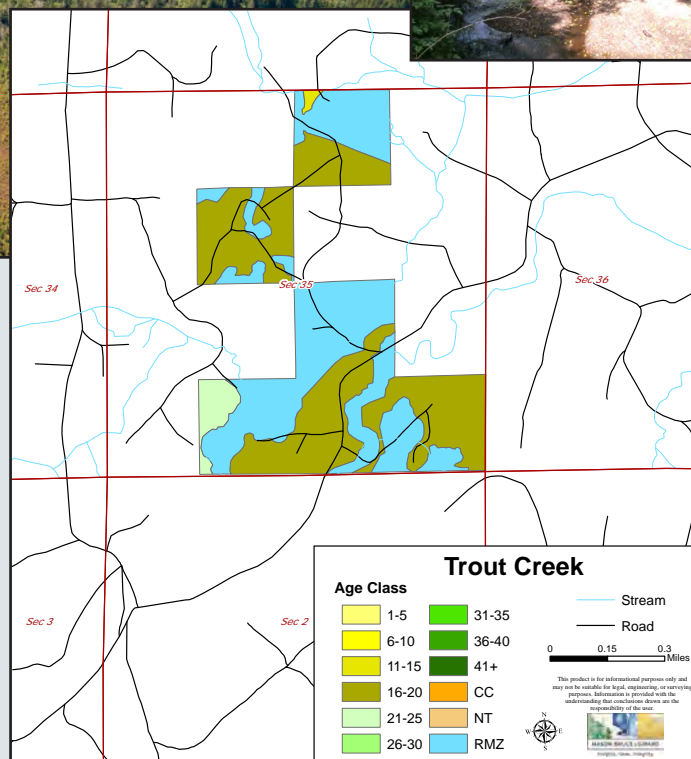
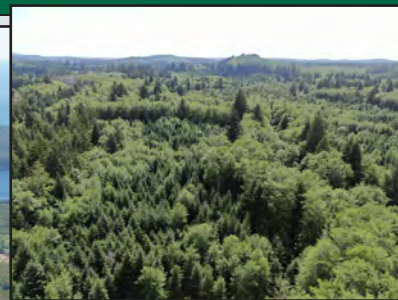
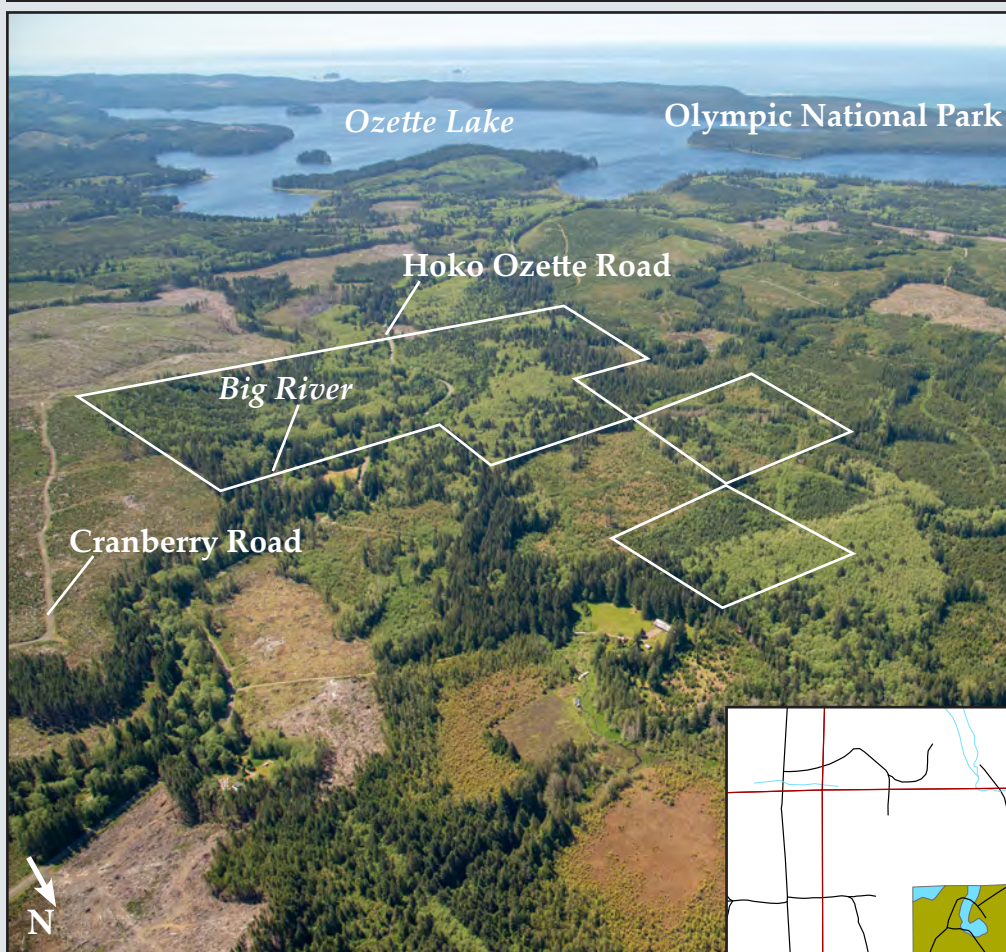
Preferred Lender

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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





PUBLISHED RESERVE: \$380,000 / \$1,563 per Acre

LAST ASKING: \$465,000

SIZE: 243± Acres

ELEVATION: 70 to 110± Feet

ZONING: Commercial Forest (CF)

PROPERTY INSPECTION: Locked gate. Access Permit Required - Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: The 243± acre Trout Creek Timber Tract is located along the Olympic Peninsula's remote western rim, three miles northwest of Ozette Lake. It has frontage along Hoko Ozette Road, which connects north to Highway 112 at Clallam Bay.

The tract has one-quarter mile of frontage along Big River, south of Hoko Ozette Road, and one-half mile of frontage along Trout Creek. Both are tributary to Ozette Lake, Washington's third largest natural lake. There are 120± acres of primarily well-stocked 16 to 20 year old western hemlock. An estimated 50% of the property is mostly RMZ, and therefore not available for timber management.

The full entirety of the tract, 100%, is Douglas-fir Site Class II. There could be some recreation and conservation value due to Big River and Trout Creek frontages, including potential camping or RV sites between Hoko Ozette Road and Big River, in the southeast section of the ownership.

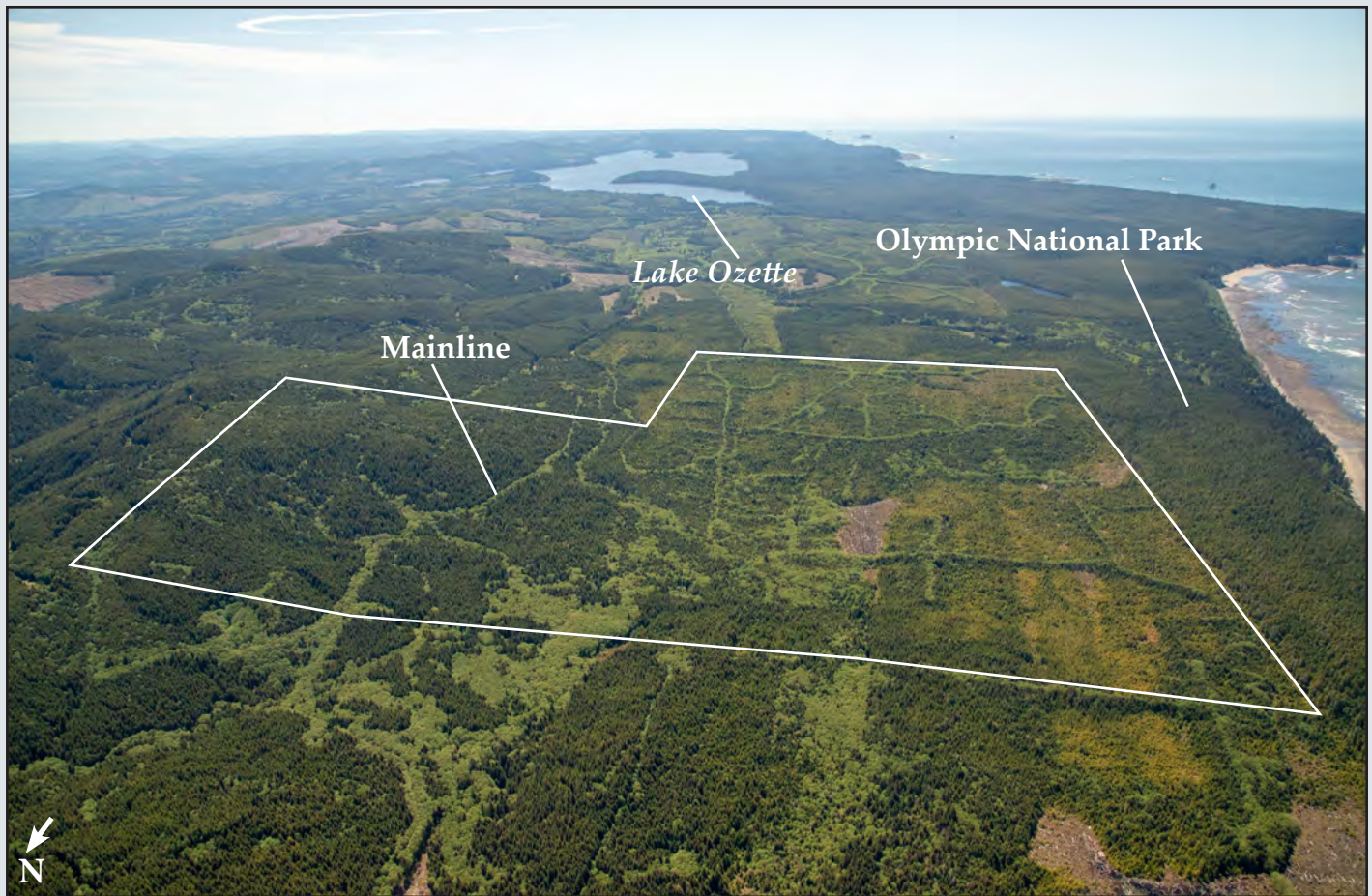
Clallam County zoning on adjoining lands east of the ownership is R-20.

North Olympic Land Trust is an adjacent owner to the east, along with private owners. Green Crow and Makah Indian Tribe are also adjoining owners.

LOCATION: Township 31 North, Range 15 West, Section 35,
Tax Account 153135120000

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Preferred Lender
Northwest
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PUBLISHED RESERVE: Unpublished – Seller will consider All Cash Bids

LAST ASKING: \$2,450,000

SIZE: 641± Acres

ELEVATION: 260 to 620± Feet

ZONING: Commercial Forest (CF)

PROPERTY INSPECTION: Locked gate. Access Permit Required - Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

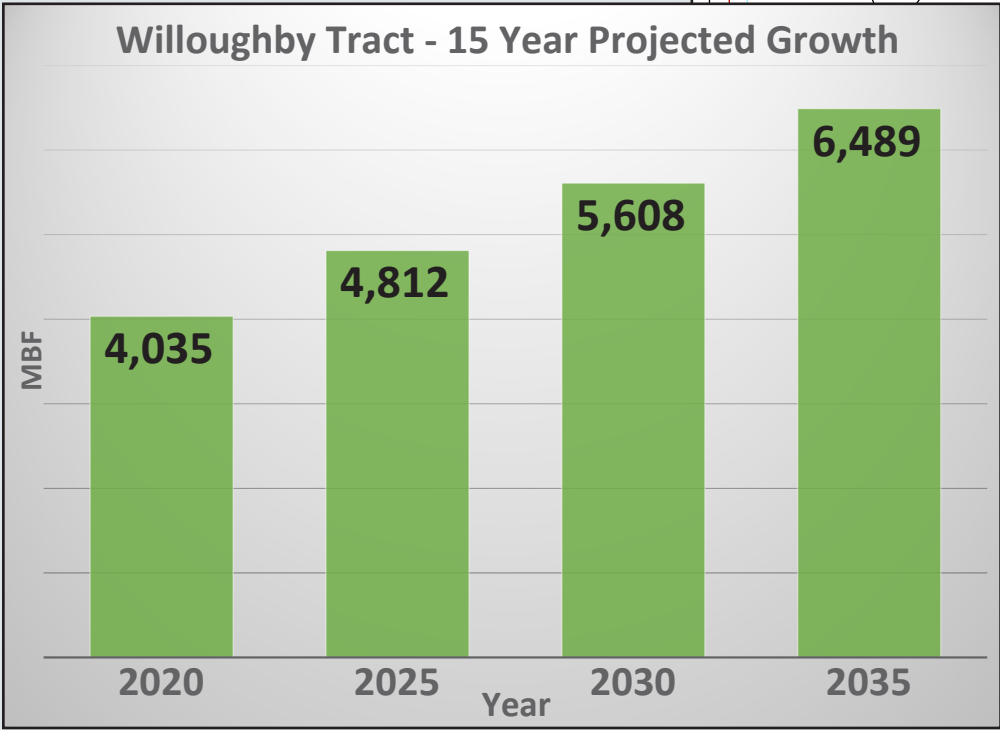
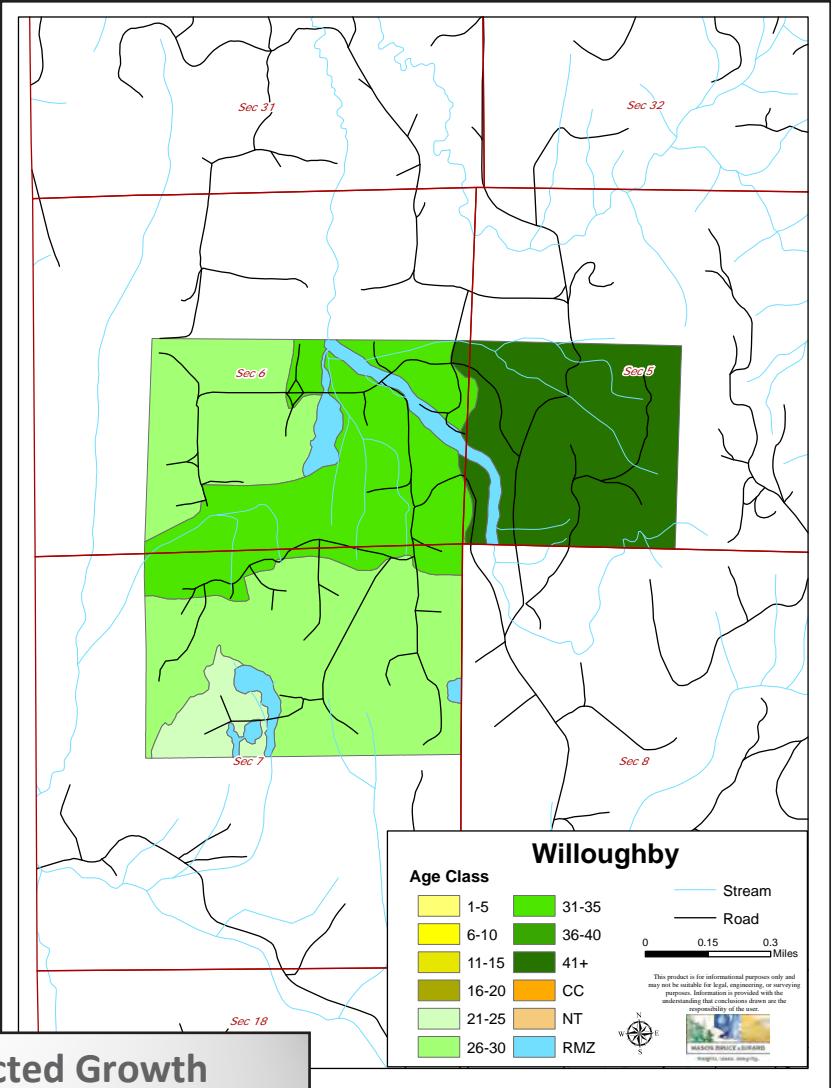
FINANCING: None – All Cash

DESCRIPTION: The 641± acre Willoughby Timber Tract is the largest block of land being offered on the Olympic Peninsula in this auction. The property is along the northwest coast of the Olympic Peninsula, four miles north of Ozette Lake. Olympic National Park's coastal ownership is along the western boundary of the property. Port Angeles-based Green Crow, and Merrill and Ring, are adjoining owners to the north and south. Seller has additional timberlands to the east, which are part of its Olympic Tree Farm.

Willoughby Timber Tract has an estimated 4,035 MBF, with 2,700 MBF a combination of western hemlock, spruce, and Douglas-fir. The balance of volume is primarily western red cedar and alder. It is estimated that within fifteen years there will be 6,500 MBF, providing significant near-term cash flow for a new owner. Please see Supplemental Information Package for detail.

There are 420± acres of 21 to 35 year old pre-merch, and 141± acres of 41 year old merch, located in the northeast section. Thirty percent of the property is Douglas-fir Site Classes II and III, 26% is Site Class IV, and the balance, located primarily in the western section, is Site Class V. There are some moderate slopes in the northeast section, but 100% of the property is suitable for ground-based logging.

There is a reciprocal road easement use agreement with access from the south, via Willoughby Mainline Road, by Ozette Ranger Station. Willoughby Mainline Road, on land owned by Green Crow, will require



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.

new culverts and some road construction to access the auction property. Seller has located an alternate access route from Section 8 to its ownership in Section 5. Please see Supplemental Information Package for detail and estimate of cost, with map.

LOCATION: Township 31 North, Range 15 West, Sections 5, 6, 7, Tax Account 153105300000, 153106300000, 153106430000, 153107110000

