

*Elk River Tree Farm – 2,458± Acres
Grays Harbor County, Washington*

*South Bay
Bay City*

Age class distribution provides sustained growth and near-term cash flow

Sopun Inlet

Highway 105

West Fork Elk River

To Aberdeen / Hoquiam

Elk River Tree Farm – 2,458± Acres
Grays Harbor County, Washington

ELK RIVER TREE FARM
Timberland Portfolio Summary

Property #	Size (acres)	RMZ	NT	Site Class by Acres					Age Class by Acres										PCT Acres	Volume by Species (net MBF)							Projected 15-year Growth ³ (2036)
				I	II	III	IV	V	Clear Cut	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41+		DF	WW	Cedar	OC	OH	RA	Total MBF	
101 Elk River A	496	94	19	29	130	217		6			84	122	25	43	33	67		11	149	1115	555	72	30		19	1790	6,256
102 Elk River B	235	55	7	53	48	47		25		57		9	48		43	15		1	97	43	669		23		10	745	3,924
103 Elk River C	630	160	19	100	243	108			58	30	5					39	291	29	52	2735	5333	31	154		246	8499	20,422
104 Elk River D	119	9	6	11	70	23							6		98				108	244	688	18			8	957	4,293
105 Elk River E	856	242	33	43	251	285		2	89		50	59	63	78	52	152		38	355	2165	2277	124	13		209	4788	15,167
106 Elk River F	122	67	2	28	25						28						25		35	1	206	41	3		1	255	938
Elk River Total:	2458	626	85	265	767	680		34	147	87	167	190	142	121	225	273	316	79	796	6303	9728	286	226	0	493	17,034	51,000

2,458± acre Elk River Tree Farm is located in the southwest corner of Grays Harbor County, east of the coastal community of Grayland, adjacent to the 5,025± acre State of Washington Elk River Natural Resource Conservation Area. The Elk River Tree Farm offering is comprised of six parcels that range in size from 119± to 856± acres, and can be acquired in their entirety, by individual parcel, or in combination of parcels.

³ MB&G growth projections are intended to show potential volume increases over time and are not depictions of actual tree farm growth over a 15-year horizon. Years all represent January 1 (for example, 2021 = 1/1/2021)

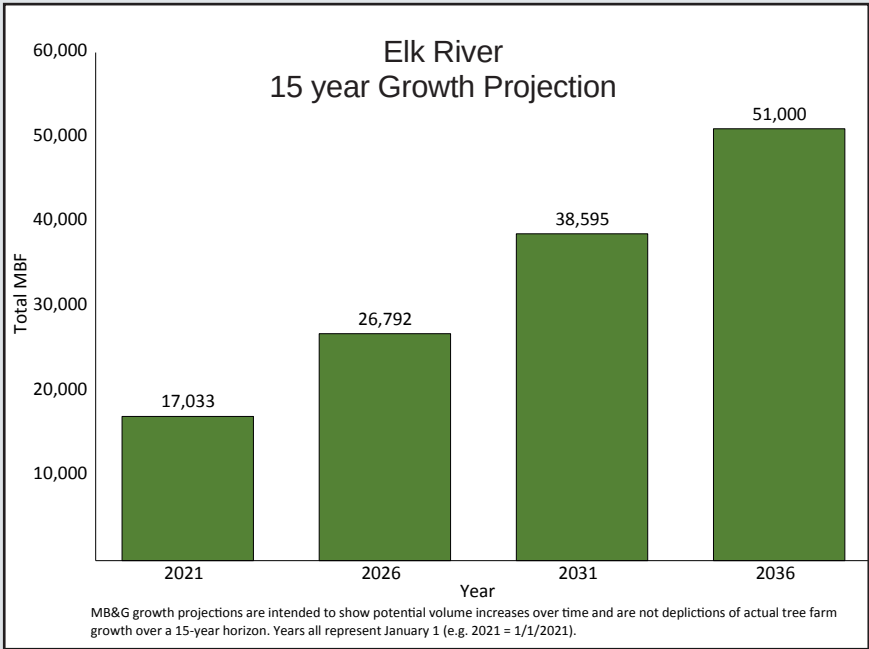
Grays Harbor County timberlands are adjacent to all six parcels, along with private ownership which includes other lands managed by Conservation Forestry, and Anderson & Middleton Logging Company.

There is an excellent year-round rocked mainline road system maintained through reciprocal road use agreements, with access south from Highway 105 and Johns River Road, providing excellent access to sawmills and the export dock in Aberdeen. The mainline system provides access west to Grayland and Highway 105, and south to Highway 105 at Willapa Bay for access to Weyerhaeuser’s sawmill in Raymond.

Elk River Tree Farm is highly productive, with 59% classified as Douglas-fir Site Classes I and II, and 39% Site Class III. Logging will require both cable, and ground base systems.

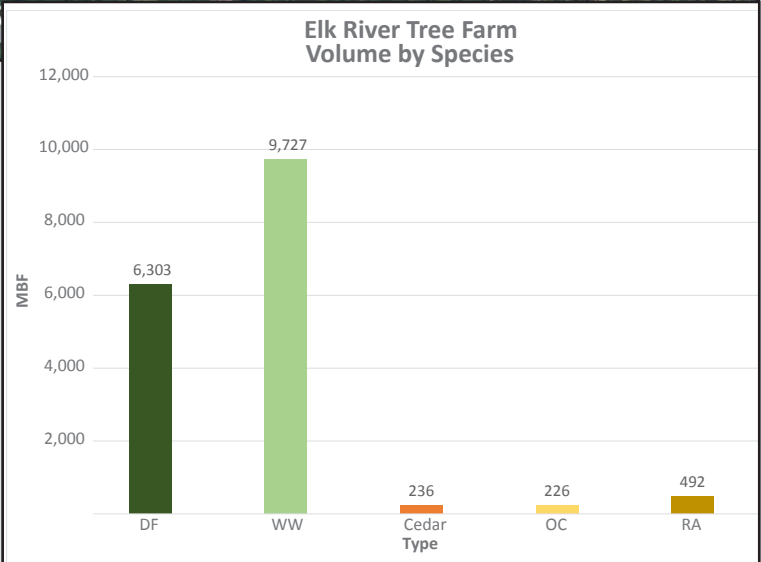
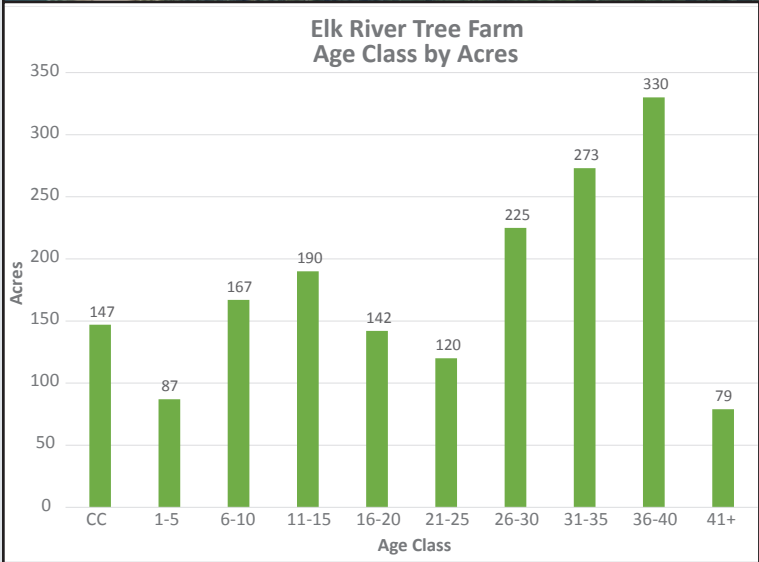
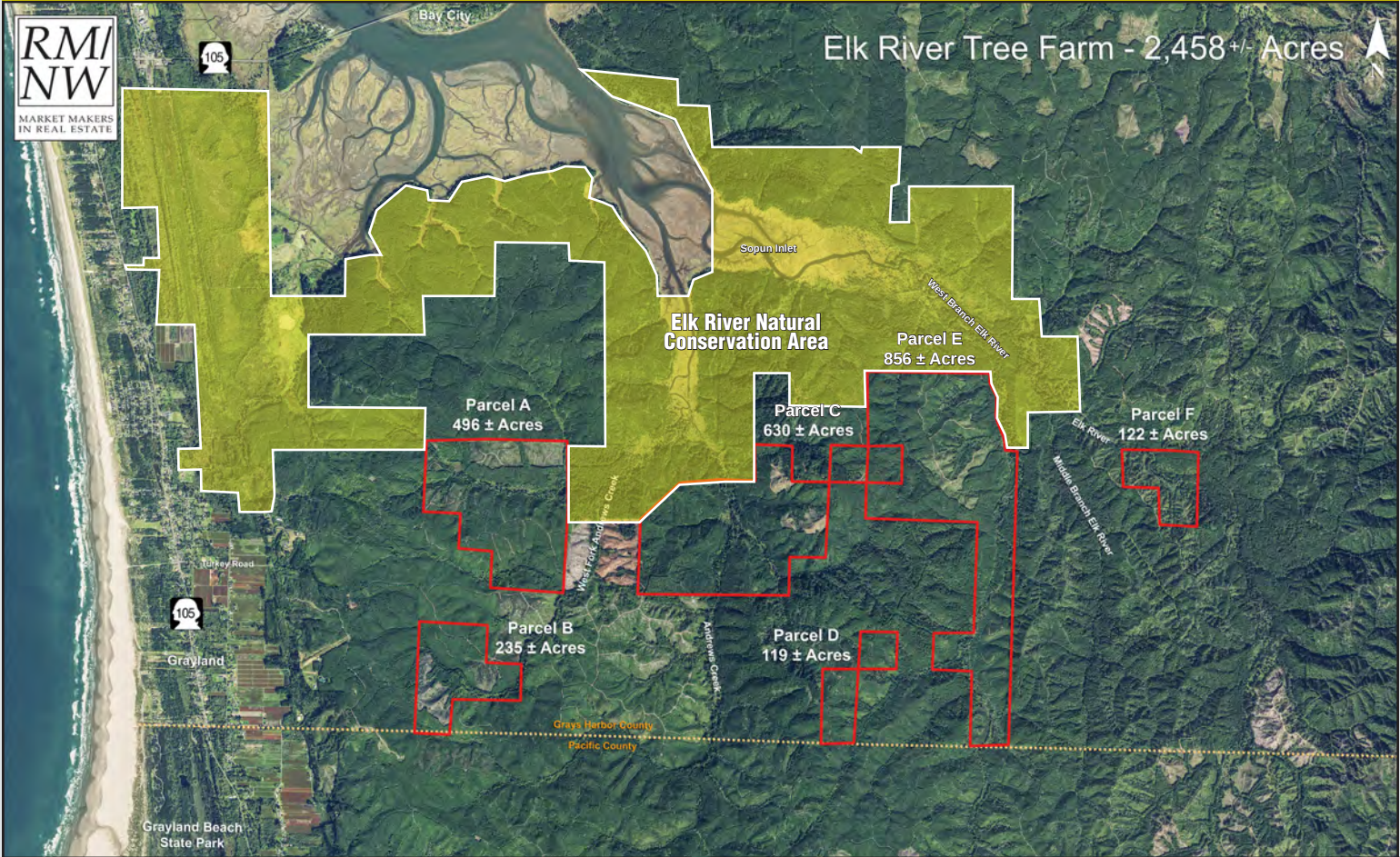
Forty-five percent has been pre-commercially thinned. The age class distribution provides a new owner with both sustained growth and near-term cash flow. Fifty-eight percent, or 1,014 acres, is in the 21- to 41-year age class. There is an estimated 17 million board feet of 57% western hemlock, 37% Douglas-fir, and the balance a mix of cedar and red alder. It is projected that within 15 years, or by 2036, total volume will be 51 million board feet, or an increase of over 34 million board feet.

Seller will assign FPA #2936863 to the new owner of Parcel C which covers a 35 acre unit not yet logged, with an estimated 700 MBF, providing opportunity for harvest income in 2022.

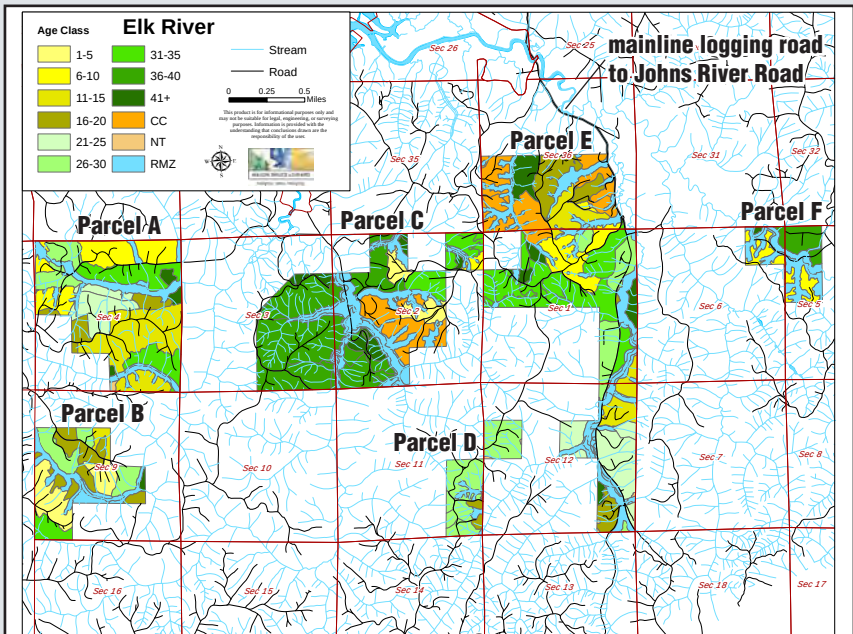


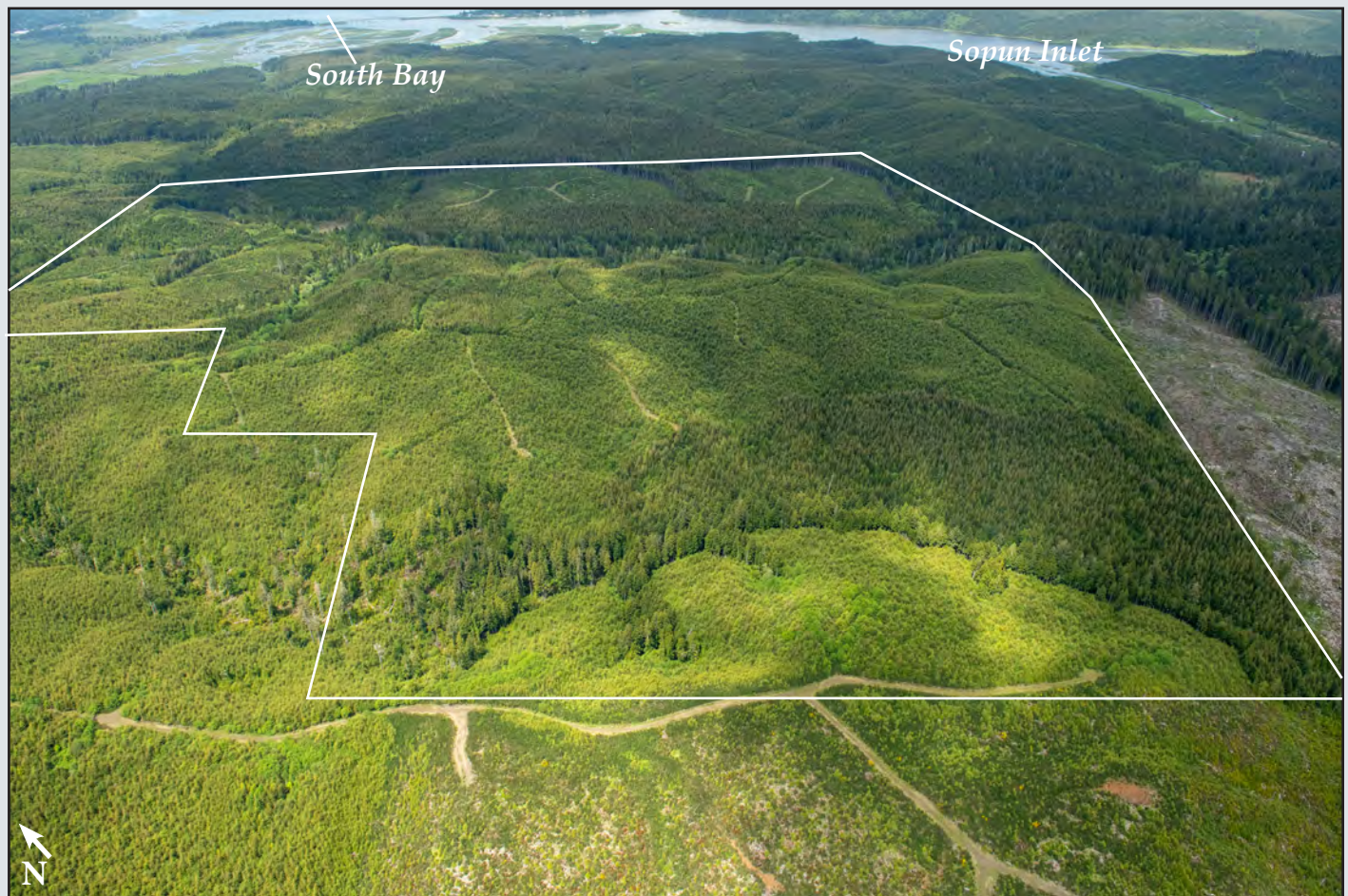
This Sealed Bid Offering has been structured to provide for sealed bids to be submitted on Elk River Tree Farm in its entirety, in six individual parcels, or in any combination of parcels. All parcels are zoned G5 – General Development -- by Grays Harbor County.

All gates are locked. A key, along with access route map, is available by signing an NDA and entry permit, and by contacting the Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com.



Data site has access route map with location of locked gates





SIZE: 496± Acres

ELEVATION: 30 to 254± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

DESCRIPTION: This 496± acre property has access from the community of Grayland to the southwest section, via a well-maintained logging road. Adjoining owners include Grays Harbor County, Anderson & Middleton Logging Company, Washington Department of Natural Resources, and private parties to the west.

There are 206± acres of well-stocked stands of 6- to 15-year old young reproduction, and 179± acres of 16- to 41-year old timber, with the bulk in the 21- to 35-year age class. 149± acres have been pre-commercially thinned. 71% of the property is Douglas-fir Site Classes I and II, and the balance is Site Class III.

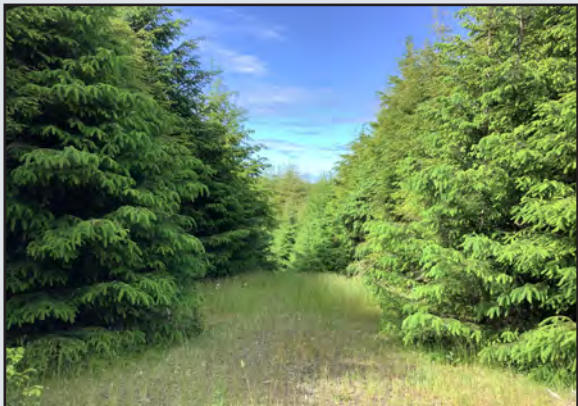
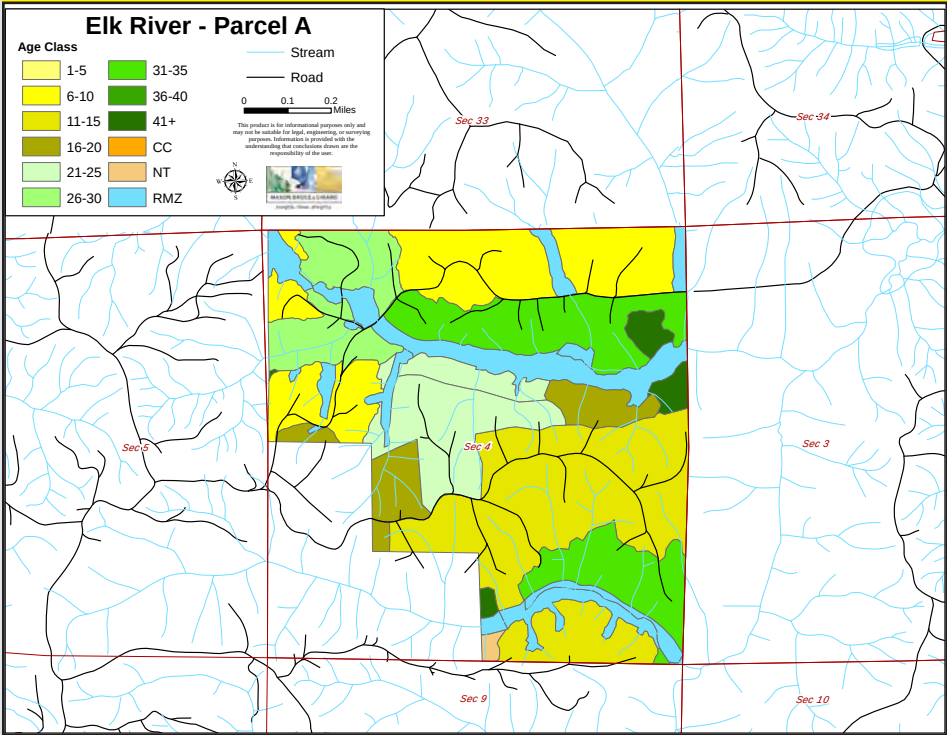
The majority of the property has moderate to steep north-facing slopes, with a drainage which bisects the northern section of the property which contains 94± acres of RMZ. It is estimated that 40% of Parcel A will require cable logging, and the balance a ground-base logging system.

There is an estimated 1,790 MBF, with two-thirds Douglas-fir, and the balance primarily western hemlock. It is projected that in fifteen years, or by 2036, there will be 6.3 million board feet.

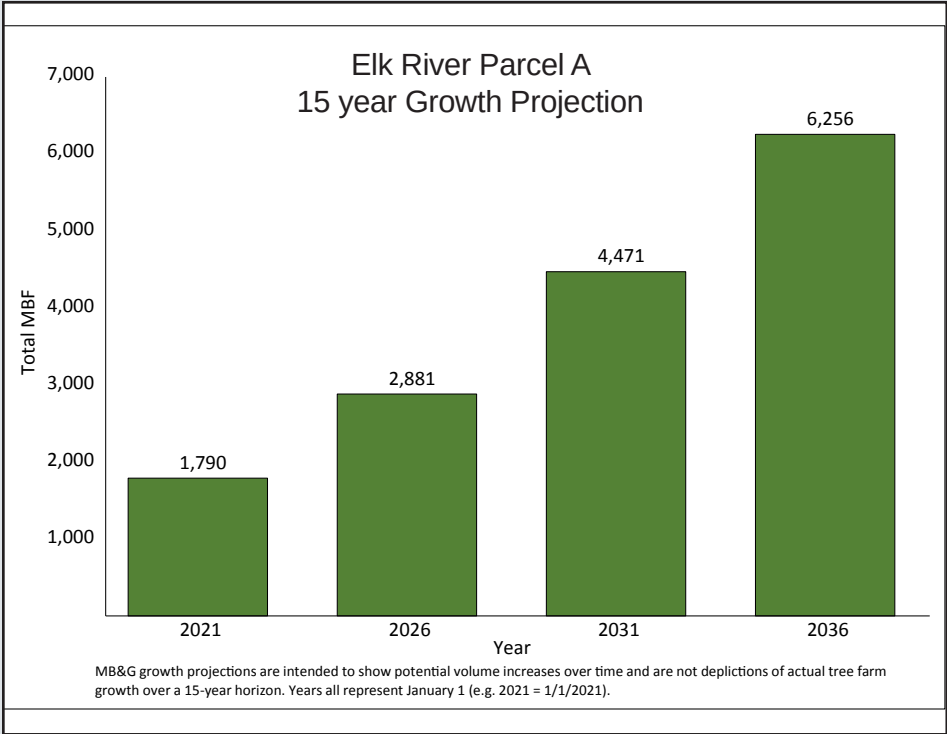
Acquisition of Parcels A and B will provide a total of 731 acres with a well-distributed age class, and projected growth within fifteen years to over 10.1 million board feet.

LOCATION: Township 15 North, Range 11 West, Section 4, Grays Harbor County, Washington

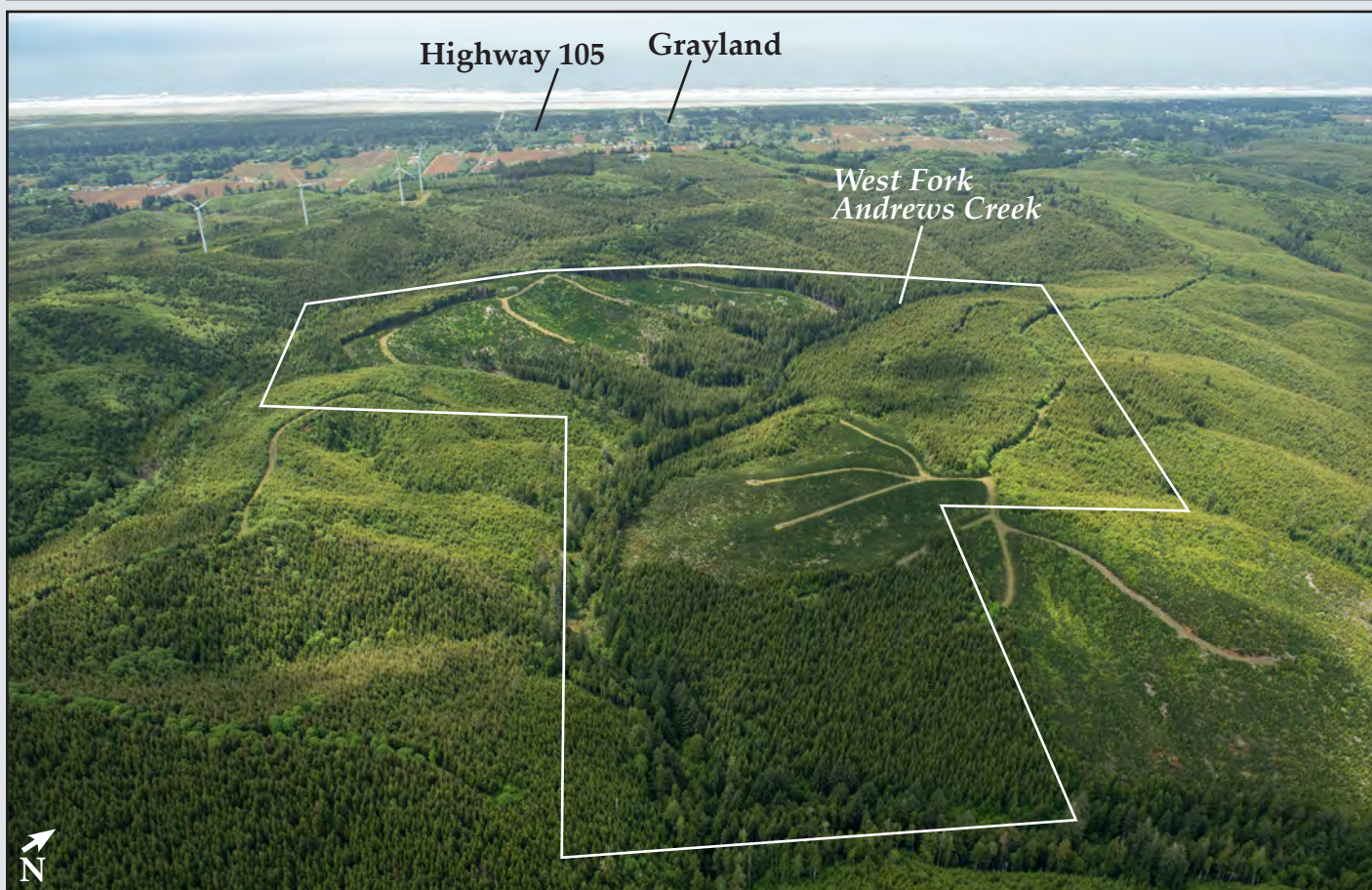
SEALED BIDS DUE TUESDAY, 5:00 PM, SEPTEMBER 14, 2021



Well-stocked stands of 6 to 15 year old reprod



View north



SIZE: 235± Acres

ELEVATION: 120 to 295± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

DESCRIPTION: This 235± acre property is located one-eighth mile south of Parcel A, and has access from the mainline logging road. The mainline logging road has spurs to the southwest, southeast, and northwest sections of the tract. West Fork Andrews Creek bisects the tract, with 55± acres of RMZ. There are 57± acres of young reproduction in the 2- to 3-year age class in the southwest section, with the balance of the property having 57± acres of 11- to 20-year, and 58± acres of 21- to 40-year.

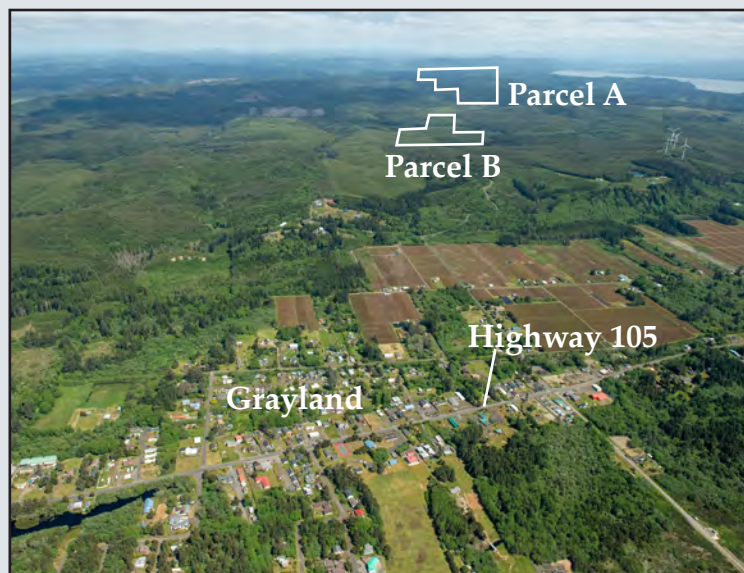
The majority of the property is equally split between Douglas-fir Site Classes I, II, and III, with 25± acres of Site Class IV. 97± acres of the tract has been pre-commercially thinned. Topography is moderate to steep, with mostly north and south facing slopes. 60% of the tract will require cable logging, and 40% will use ground-base logging system.

There is an estimated 745 MBF, with 90% western hemlock, and the balance a mix of Douglas-fir, red alder, and other conifer.

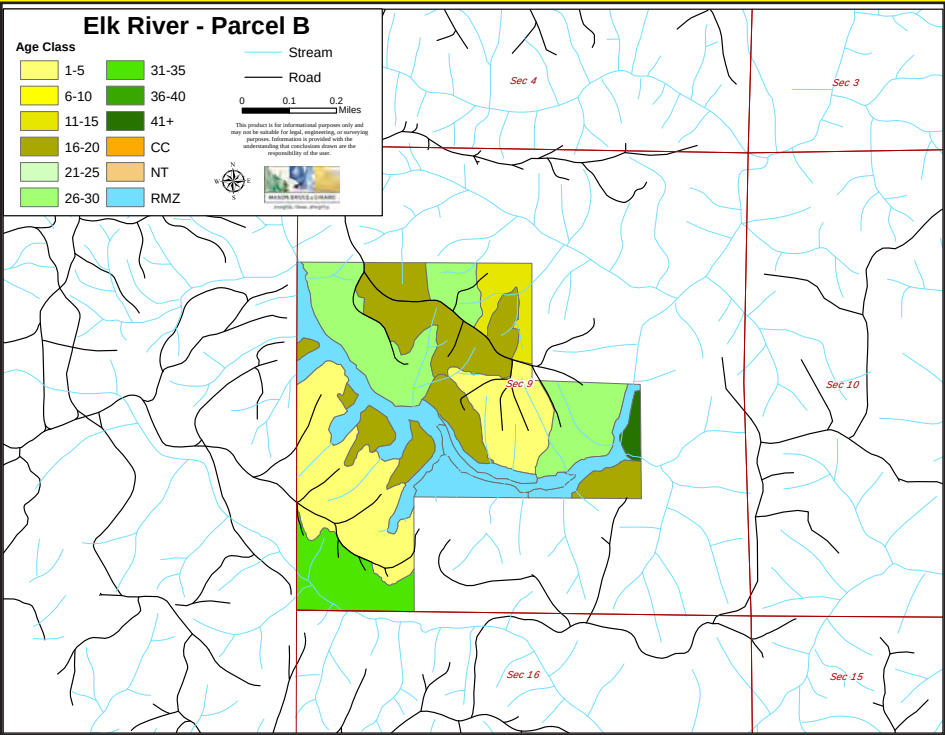
It is projected in fifteen years, or by 2036, there will be 3.9 million board feet.

LOCATION: Township 15 North, Range 11 West, Section 9, Grays Harbor County, Washington

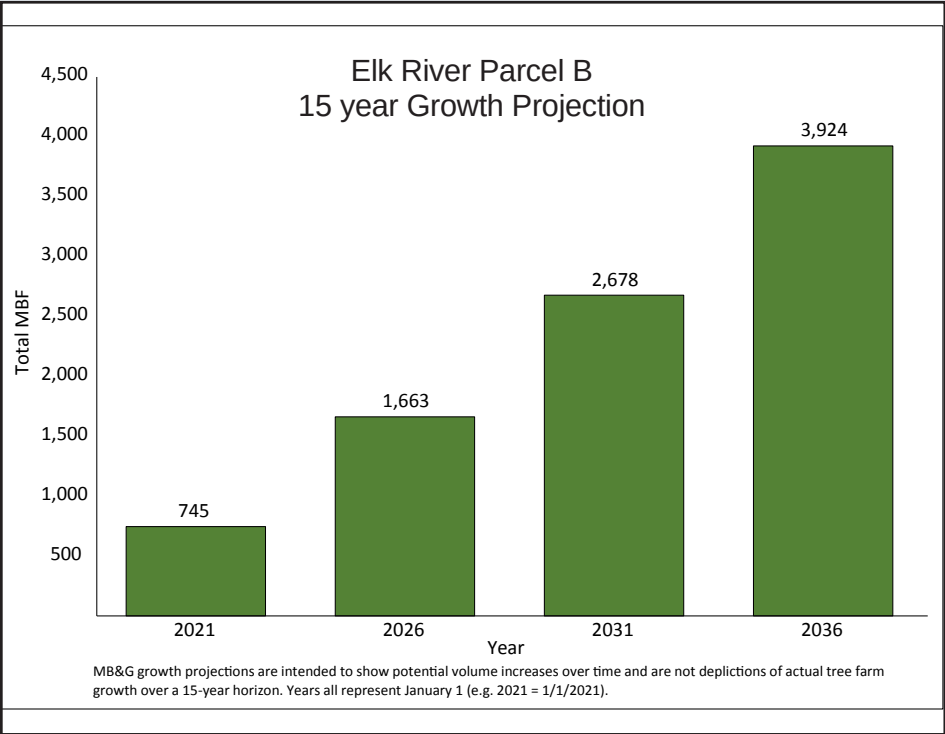
**SEALED BIDS DUE TUESDAY,
 5:00 PM, SEPTEMBER 14, 2021**



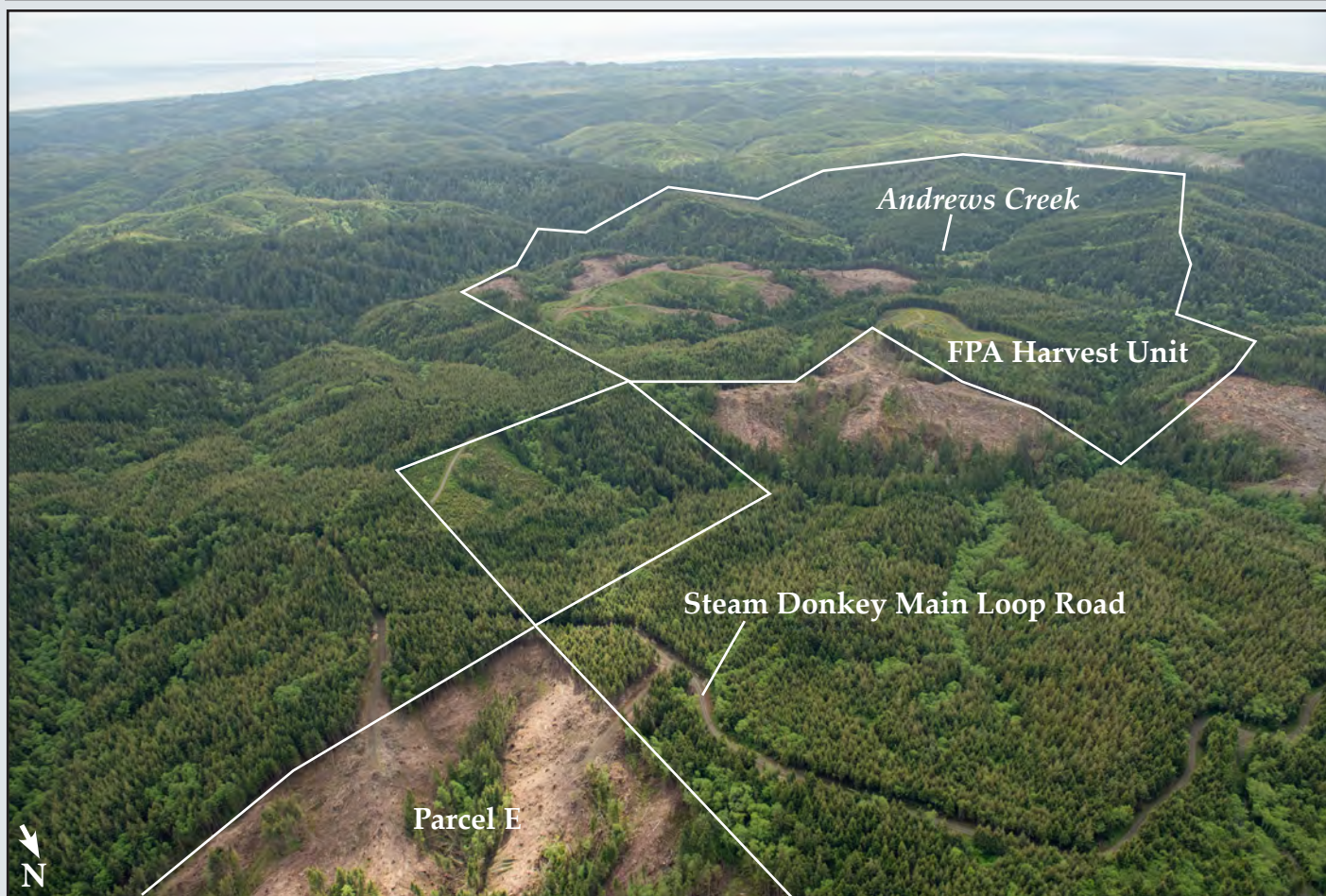
FOR DATA SITE ACCESS CALL 1-800-845-3524



Young reprod in southwest section



View north



SIZE: 630± Acres

ELEVATION: 20 to 421± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

DESCRIPTION: This 630± acre property is the second largest parcel being offered as part of the Elk River Tree Farm. It is contiguous to Parcel E, and is one-half mile east of Parcel A. The property has access to the northeast section from the Steam Donkey Main Loop Road, with additional access to the southwest corner. Andrews Creek bisects the tract. A total of 53 acres in the northeast section has recently been harvested, and the new owner will be responsible for replanting 46 of those 53 acres.

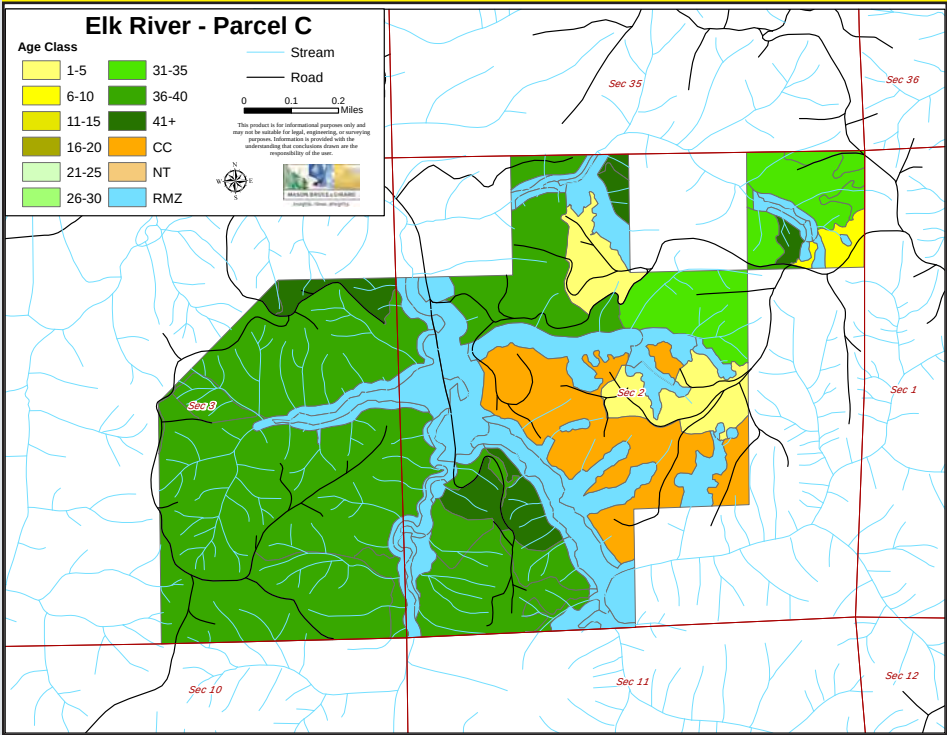
There is an FPA (#2938132) which will be assigned for the new owner to be able to harvest 35 acres, which has an estimated 700 MBF of two-thirds hemlock, and the balance primarily Douglas-fir. The harvest unit is located in the northern section of the tract. There are 359± acres of well-stocked 31- to 41-year old timber which contains an estimated 8,499 MBF, or almost 50% of the entire volume of Elk River Tree Farm. It is projected that within 15 years, or by 2036, there will be a total of 20.4 million board feet.

Two-thirds of Parcel C is Douglas-fir Site Classes I and II, and the balance Site Class III. 52± acres in the northeast section has been pre-commercially thinned. Topography is a combination of moderate to steep north, east, and west facing slopes. It is estimated that 70% of the parcel would use cable logging, and the balance a ground base logging system. There are 160± acres of RMZ along the Andrews Creek Drainage.

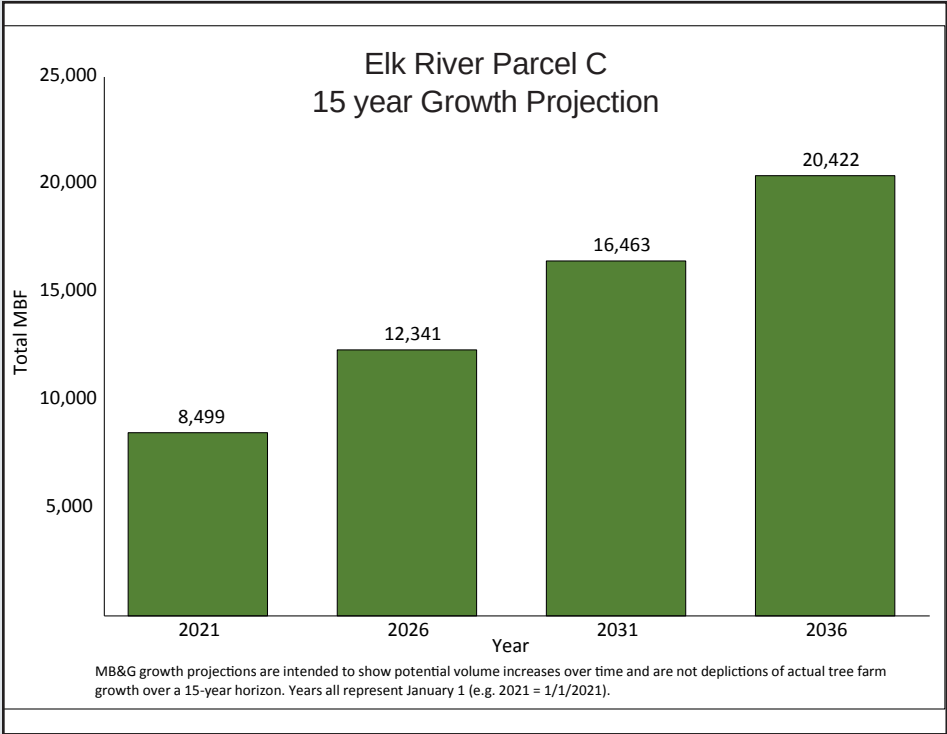
Parcels C and E could be combined to provide a 1,486± acre management unit having 13.2 million board feet, for an estimated total volume of 75% of the Elk River Tree Farm.

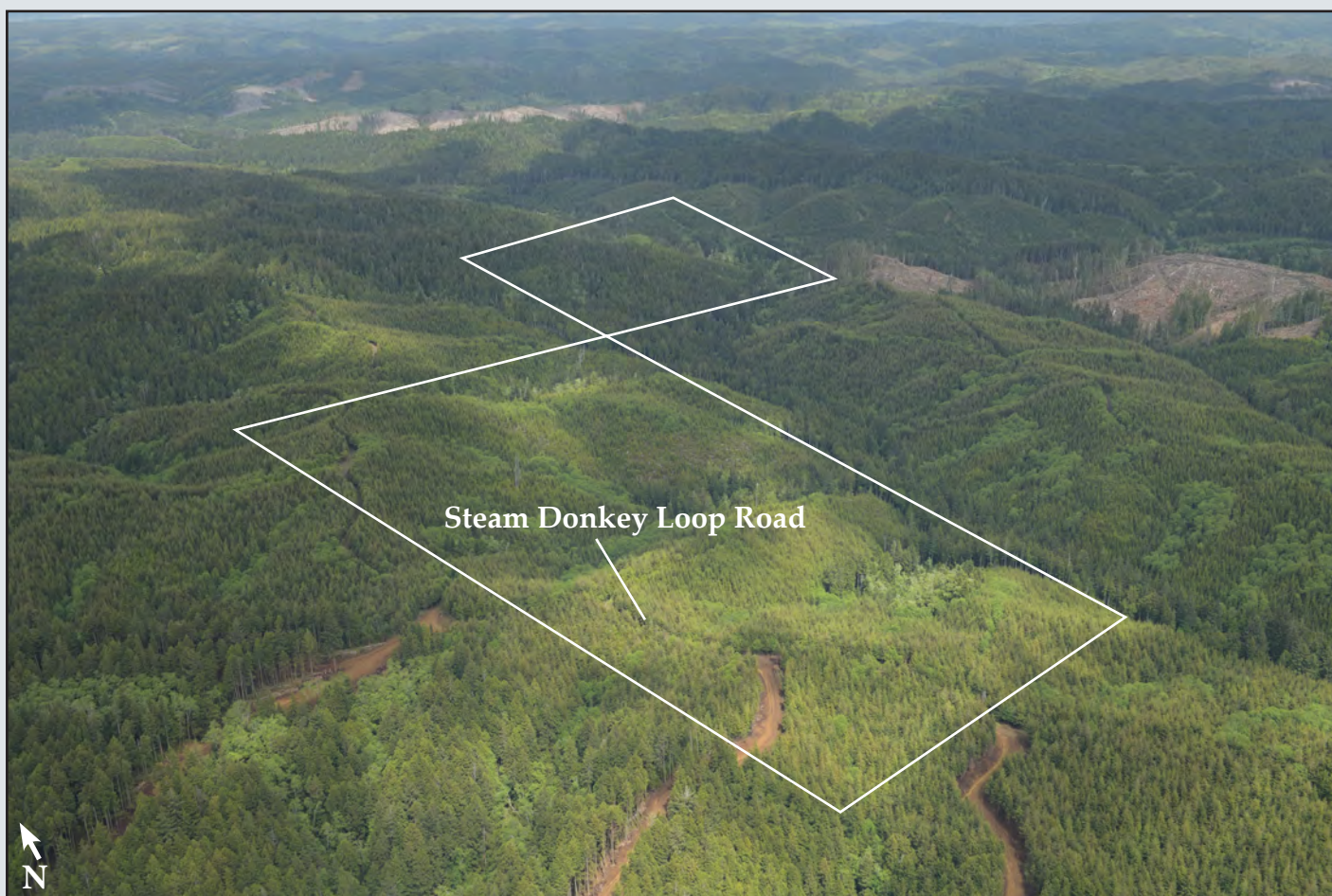
LOCATION: Township 15 North, Range 11 West, Sections 2, 3, Grays Harbor County, Washington

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View north of harvest unit





SIZE: 119± Acres

ELEVATION: 250 to 500± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

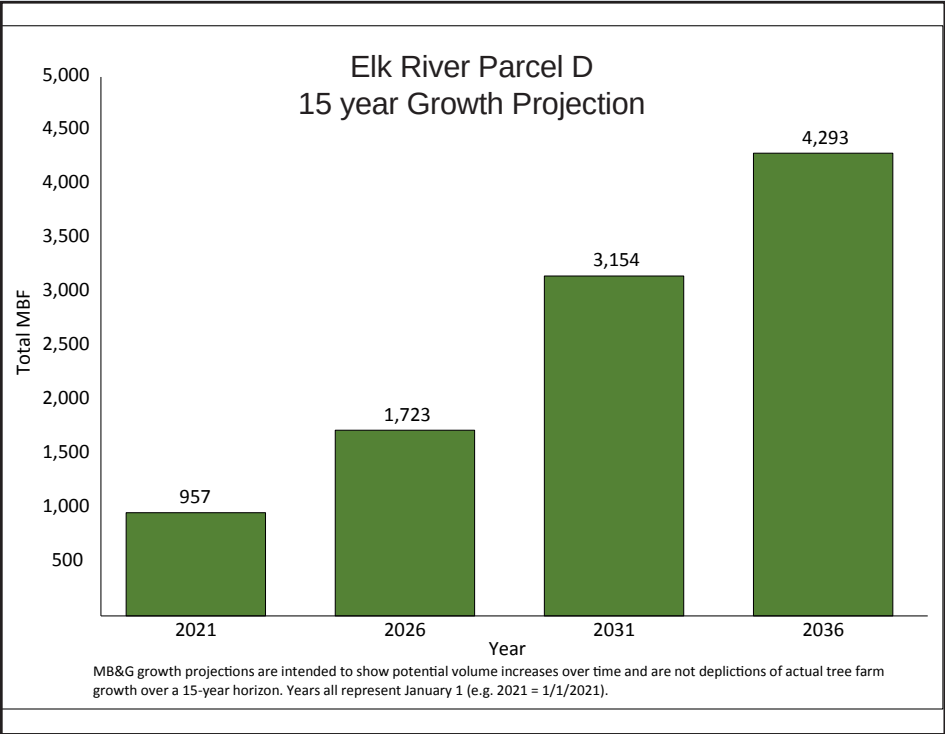
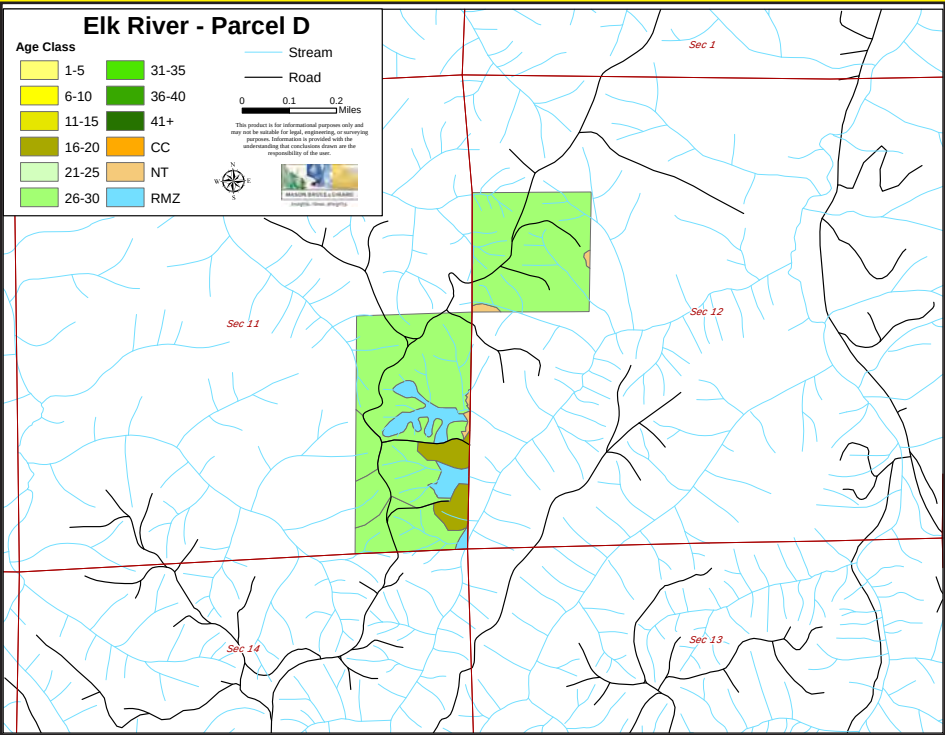
DESCRIPTION: This 119± acre property is located one-fourth mile west of Parcel E, and has access from the north through both Parcel E and lands owned by Grays Harbor County. The logging road is along a ridge top. Topography is steep west-facing slopes, with an estimated 100% requiring cable logging. The property contains 98± acres of well-stocked 26- to 30-year old primarily western hemlock, with the balance in Douglas-fir. The remaining 6± acres is 16- to 20-year old reprod.

Douglas-fir Site Class is primarily II, with the balance I and III. The entire parcel has had pre-commercial thinning which has improved near-term growth. There is an estimated 957 MBF, with two-thirds in hemlock, and the balance Douglas-fir.

It is projected that in fifteen years, or by 2036, the parcel will have an estimated 4,293 MBF.

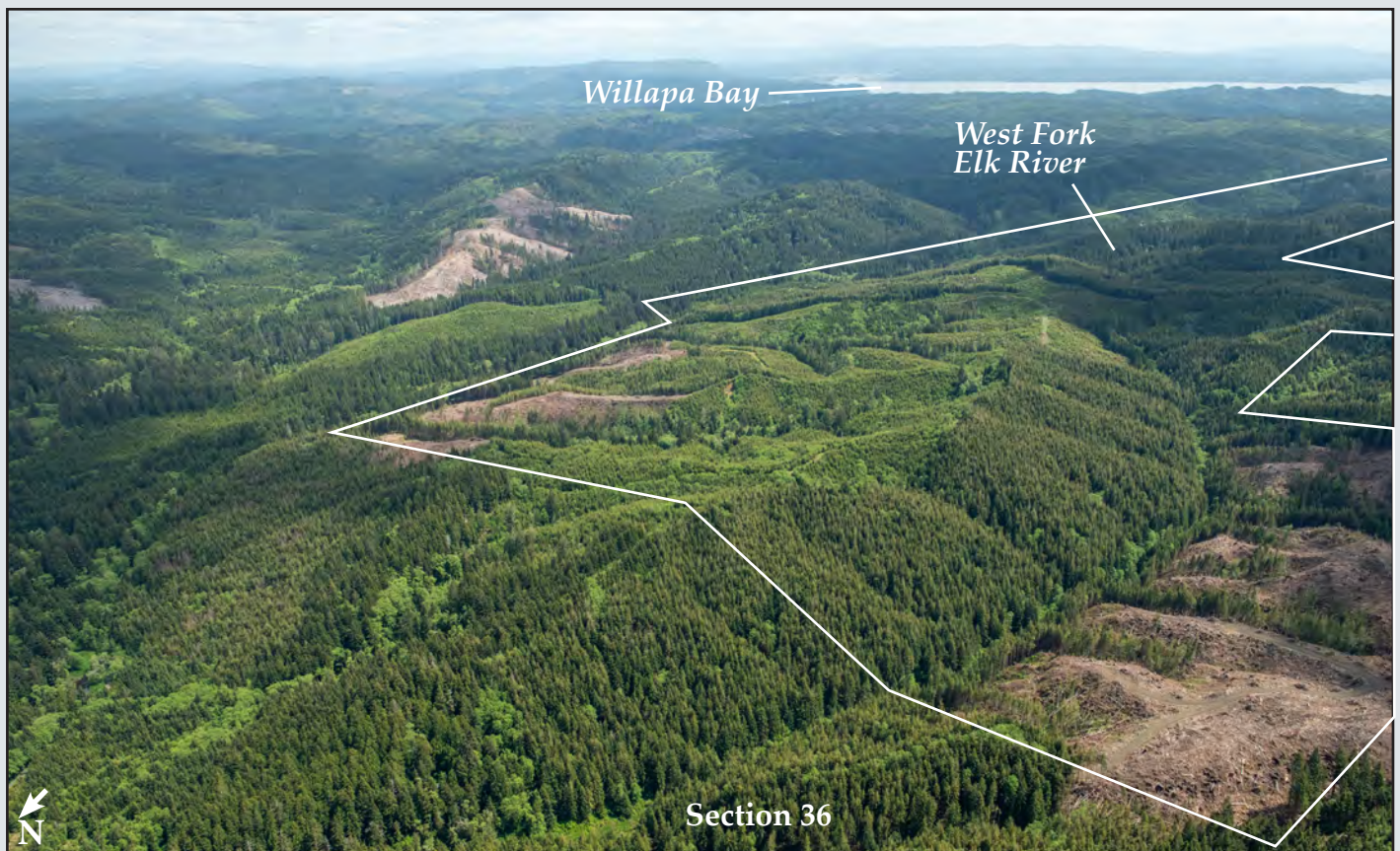
LOCATION: Township 15 North, Range 11 West, Sections 11, 12, Grays Harbor County, Washington

SEALED BIDS DUE TUESDAY, 5:00 PM, SEPTEMBER 14, 2021



Well-stocked primarily 26 to 30 year-old hemlock along Steam Donkey Loop Road





SIZE: 856± Acres

ELEVATION: 42 to 450± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

DESCRIPTION: This 856± acre property is the largest parcel within Elk River Tree Farm. It extends 2.5 miles north to south. It has excellent year-round access from Highway 105 via rocked mainline logging road to the northeast corner of the property. 60 feet of deeded ownership extends one mile north, to Section 25, past Elk River Bridge.

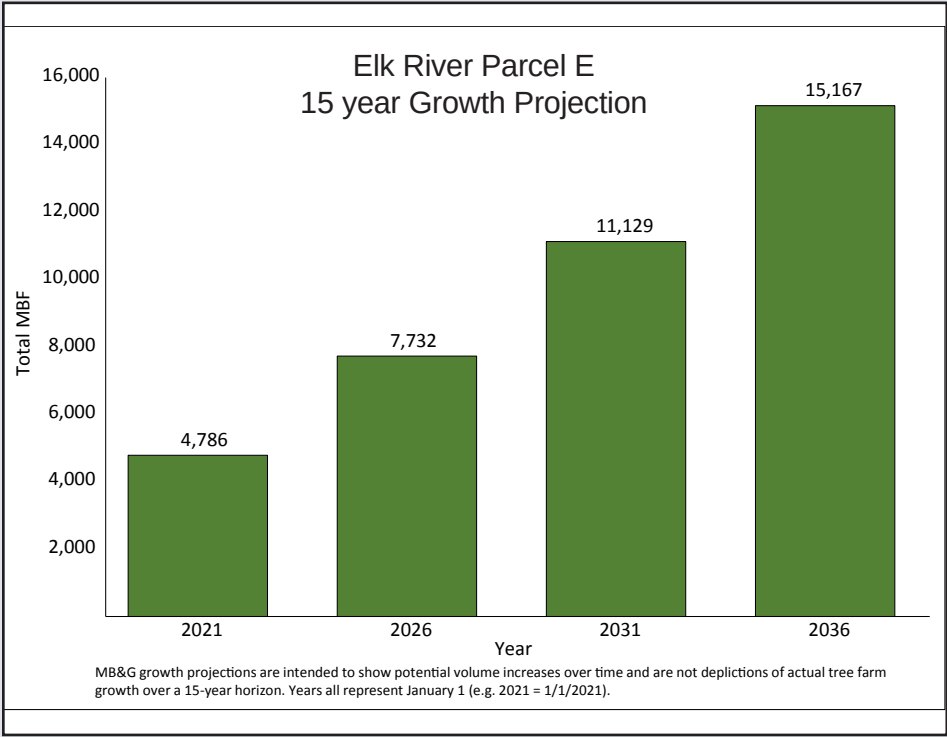
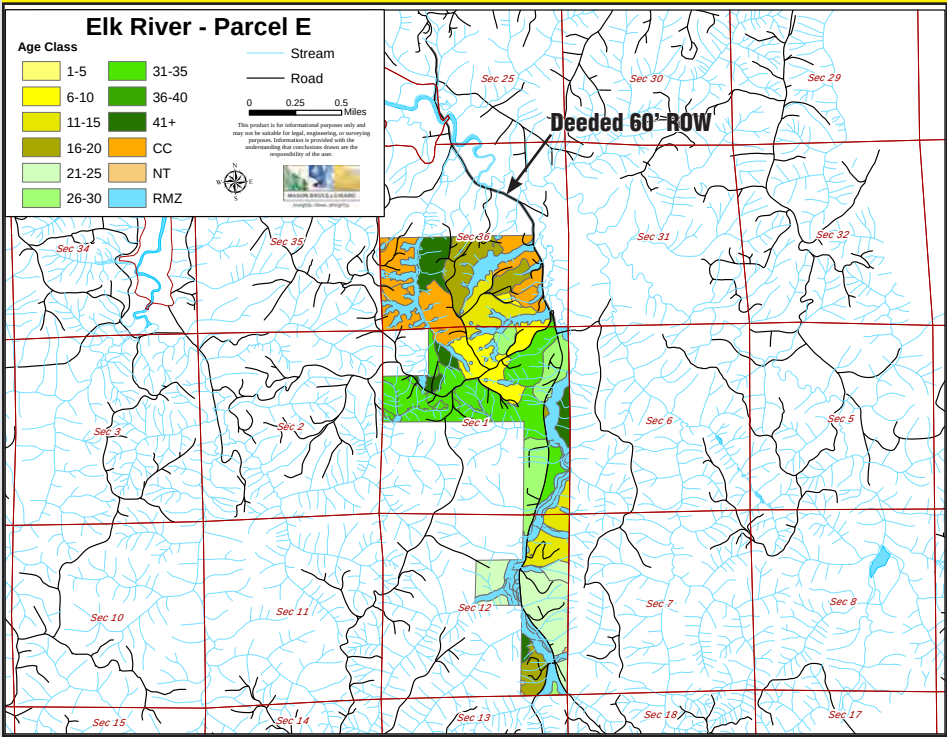
West Fork Elk River is along the eastern section of the parcel. Topography is moderate to steep east- and west-facing slopes. An estimated 80% of the site will require cable logging.

The parcel has 89± acres in the northern section that was harvested in 2021, and has been replanted. The remaining 492± acres has a good distribution of 6- to 41-year old well-stocked stands of Douglas-fir and western hemlock, with 65%, or 320± acres, in the 21 to 41+ year age class. There is an estimated 4,788 MBF, with 45% Douglas-fir, 48% western hemlock, and the balance primarily a mix of cedar and red alder.

An estimated 1,469 MBF of 41+ year old Douglas-fir and western hemlock is located on 38± acres, east of West Fork Elk Creek, and can provide near-term income for a new owner.

Pre-commercial thinning has been completed on 355± acres, or over 72% of the stands, which has contributed to the productivity of this parcel. Douglas-fir Site Class is primarily II and III. An estimated 15.1 million board feet is projected in 15 years, or by 2036.

Acquisition of Parcel E, in combination with adjacent 630± acre Parcel C, and nearby 119± acre Parcel D, would provide a total of 1,605± acres for 14.2 million board feet, with projected 15-year growth to 39.9 million board feet. All three tracts have a mainline system of logging roads which will ensure efficient forest management.

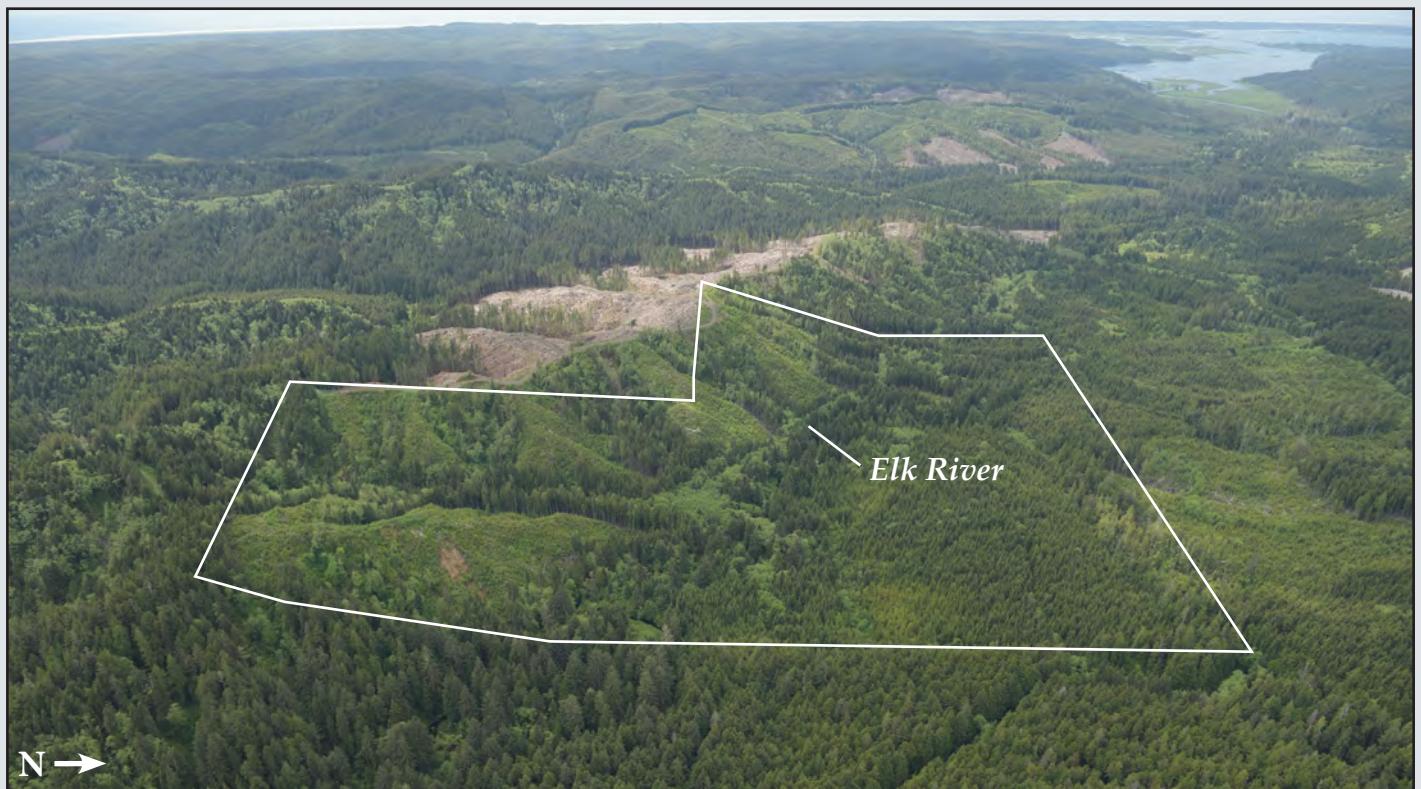


LOCATION: Township 15 North, Range 11 West, Sections 11 and 12; Township 16 North, Range 11 West, Section 36, Grays Harbor County, Washington



320± acres are 21 to 41 year age class

**SEALED BIDS DUE
TUESDAY, 5:00 PM,
SEPTEMBER 14, 2021**



SIZE: 122± Acres

ELEVATION: 40 to 300± Feet

PROPERTY INSPECTION: Locked Gate - Access Permit Required. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 to obtain key and access map

FINANCING: None – All Cash

DESCRIPTION: This 122± acre property is located three-fourths mile east of Parcel E and has access from Johns River Road, which is 2.5 miles north into the northeast section of the parcel. An estimated 67 acres is impacted by an RMZ along the Elk River, which bisects the southwest and southeast sections of the parcel. Topography is steep north-facing slopes to the south of the Elk River Drainage, with ridgetop in the northeast corner of the parcel. An estimated 75% of the parcel requires cable logging.

There are 28± acres of 6 to 10 year old western hemlock reprod, with 25± acres of 36- to 40-year old western hemlock located in the northeast portion which will be ready to harvest within the next 5 to 10 years. Existing volume is estimated at 255 MBF, and is projected to increase to 938 MBF within 15 years, or by 2036.

The Douglas-fir Site Classes are I and II. 35± acres located in the northeast section have been pre-commercially thinned.

LOCATION: Township 15 North, Range 10 West, Sections 6 and 7, Grays Harbor County, Washington

SEALED BIDS DUE TUESDAY, 5:00 PM, SEPTEMBER 14, 2021

