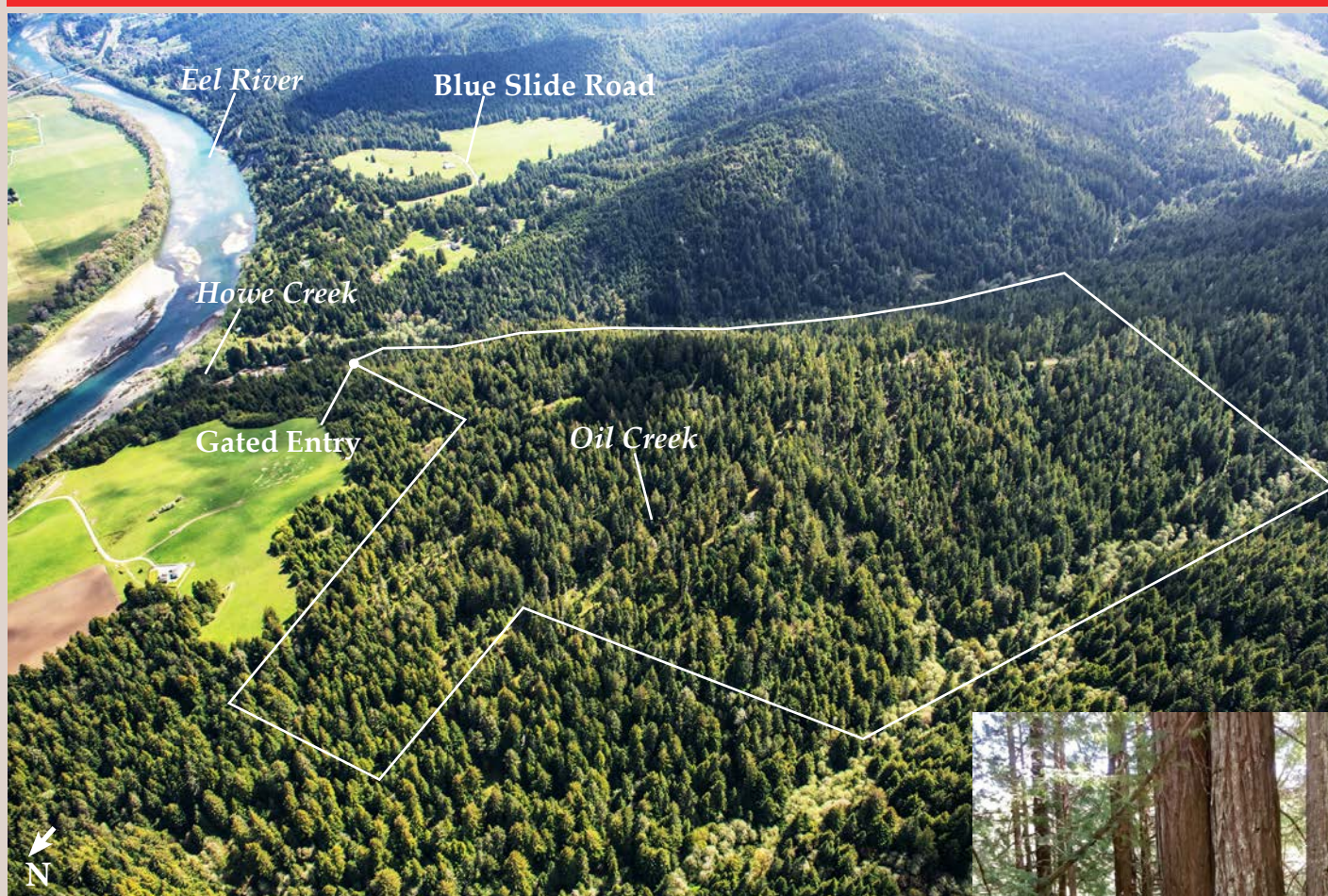


Howe Creek Timber Tract near Humboldt Redwood Company Sawmill Complex in Scotia - Humboldt County, California



PUBLISHED RESERVE: \$6,625,000 / \$14,955 per Acre*

SIZE: 443± Acres

ELEVATION: 80± to 1,160± Feet

ZONING: Timber Production Zone

PROPERTY INSPECTION: Locked Gate - Entry Permit Required Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: The 443± acre Howe Creek Timber Tract is located four miles from Humboldt Redwood Company's sawmill complex, along Eel River and Highway 101. Additional log markets are located north in Eureka, Arcata, and Korb, and south in Willits, Ukiah, and Cloverdale. There is an estimated 17,633 MBF of primarily 55 to 65 year old second growth redwood, with some Douglas-fir and other conifer, or an average of over 48 MBF per acre. It is projected that within fifteen years, the volume will increase to 20.5± million board feet without any near-term harvest. Nominal growth for Howe Creek is due to the age of the merchantable volume.

Howe Creek Tract was featured in the October 2009 National Geographic magazine story "Redwoods – The Super Trees" about how the silvicultural method of functional thinning had generated significant increases in height, volume, and quality of timber inventory. Howe Creek has potential for private redwood estate, within 25 minute drive of Eureka.

The Seller has submitted a Timber Harvest Plan that is expected to be approved in 2023. Plan is estimated to allow up to 59 acres to be harvested under existing regulations.

Howe Creek is a highly productive redwood property. 77% is Site Class II, and the balance Site Class III. A total of 356± acres is commercial forestland.

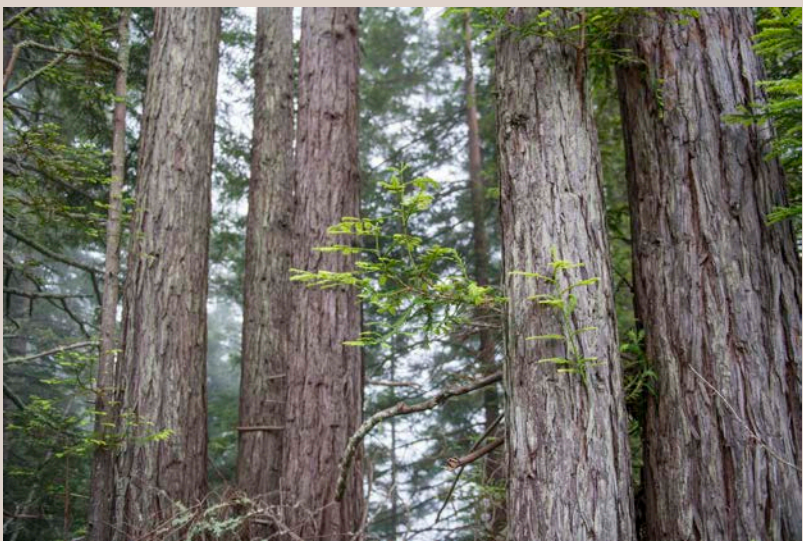
The tract has access from Howe Creek Road. Oil Creek, tributary to Eel River, is located in the western portion of the tract. A logging road provides access throughout the property, with a crossing over Oil Creek. An estimated 85% of the tract can be logged using a ground-based logging system.

Adjoining owners are Humboldt Redwood Company and private ranches.

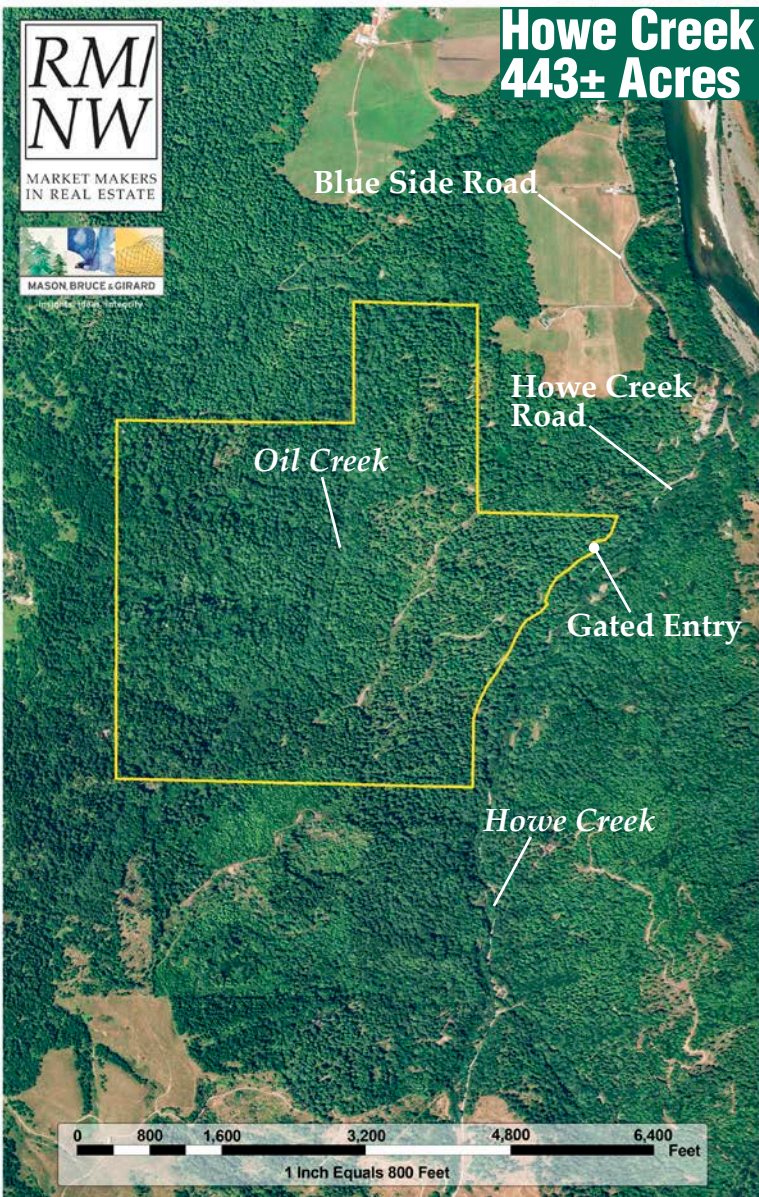
**Individual sales of Auction Properties 100, 101, 102, 103, 104, and 105 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$33,755,000*

LOCATION: Township 2 North, Range 1 West, Portions of Sections 33, 34 and Township 1 North, Range 1 West, Portion of Sections 3 and 4, Humboldt County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 30, 2022



Howe Creek Timber Tract has over 5.2 million board feet of trees larger than 34" DBH. Tract is a highly-productive redwood growing site



Volume by Species (MBF)

