



PUBLISHED RESERVE: \$3,925,000 / \$1,945 per Acre*

SIZE: 2,017± Acres

ELEVATION: 700± to 2,400± 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 2,017± acre Lord-Ellis Timber Tract is located by Lord-Ellis Summit along Highway 299, 15 miles east of Arcata. It has excellent access to nearby log markets in Arcata, Korb, and Eureka. Auction Property 102, 10,435± acre Pine Creek, is located 5 miles north of Lord-Ellis and could provide a combined 12,452± acres for management.

The property is located on the east-facing slopes of Wildgrass Ridge. It extends 4.5 miles north to south by Redwood Creek. There is an estimated 23,854 MBF, with 79%, or 18,847 MBF, of 60 year-old Douglas-fir, and the balance of western hemlock. The bulk of the Douglas-fir is located in the southern half of the tract. It is projected that within fifteen years the volume will increase to 38.4 million board feet.

In addition to near-term cash flow from logging, the property was enrolled in 2016 as an Improvement Forest Management Project in California's Climate Program. A total of 290,915 ARBOCs were issued and sold in 2020 and 2021.

Offset Project Data Reports and other information is available on data site.

There is an easement from Highway 299, and a reciprocal easement with Green Diamond Resource Company, providing access to the northwestern portion of the property. Toss Up Creek drainage on the northern portion of the property has steep slopes, and will require significant improvements for future logging.

80% of the Lord-Ellis property is commercial forestland and is Site Class III. There is no Timber Harvest Plan being prepared by Seller.

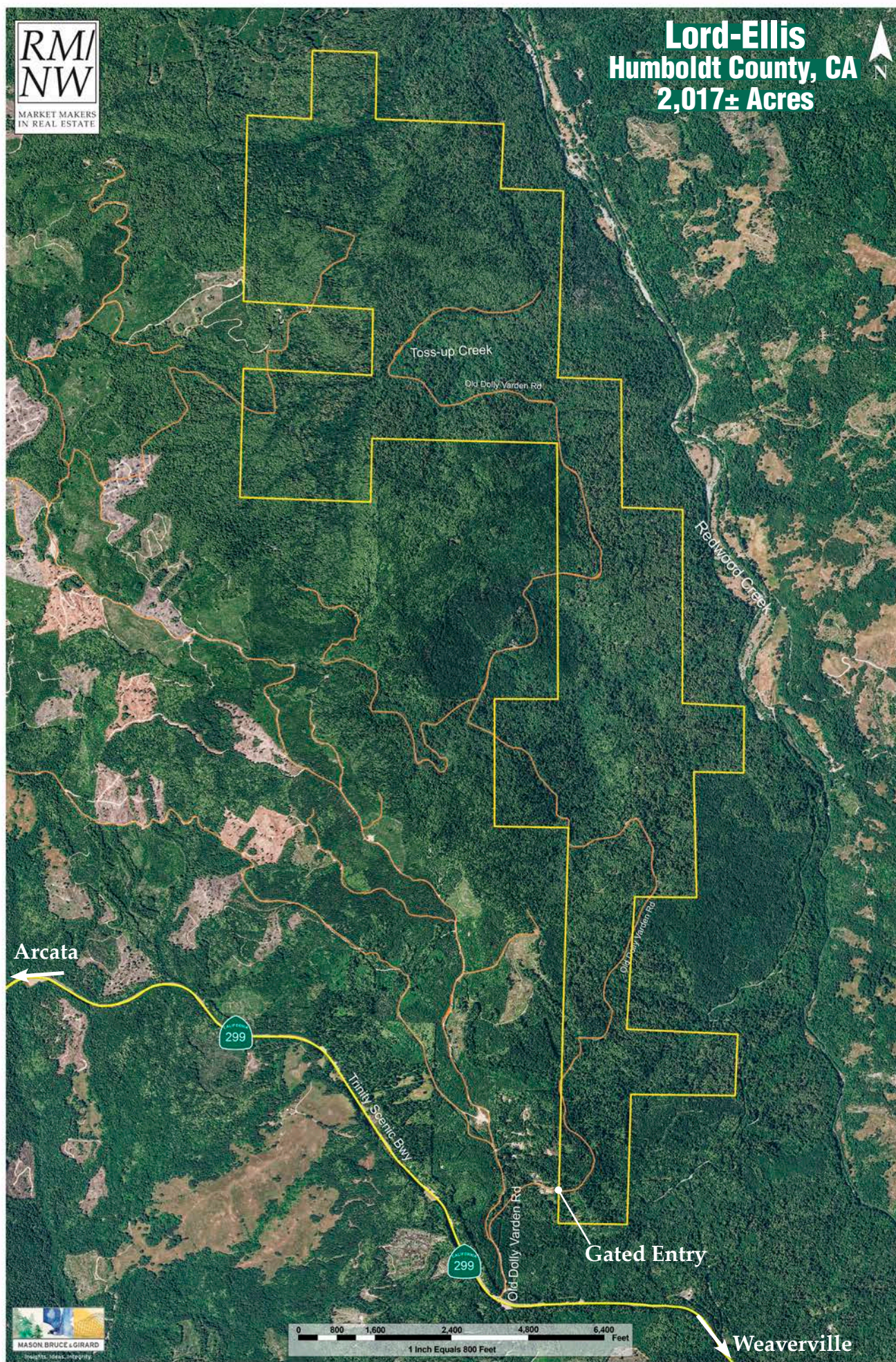
Adjoining owners are Green Diamond Resource Company, Barnum Timber Company, and additional private owners.

**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*





Lord-Ellis
Humboldt County, CA
2,017± Acres

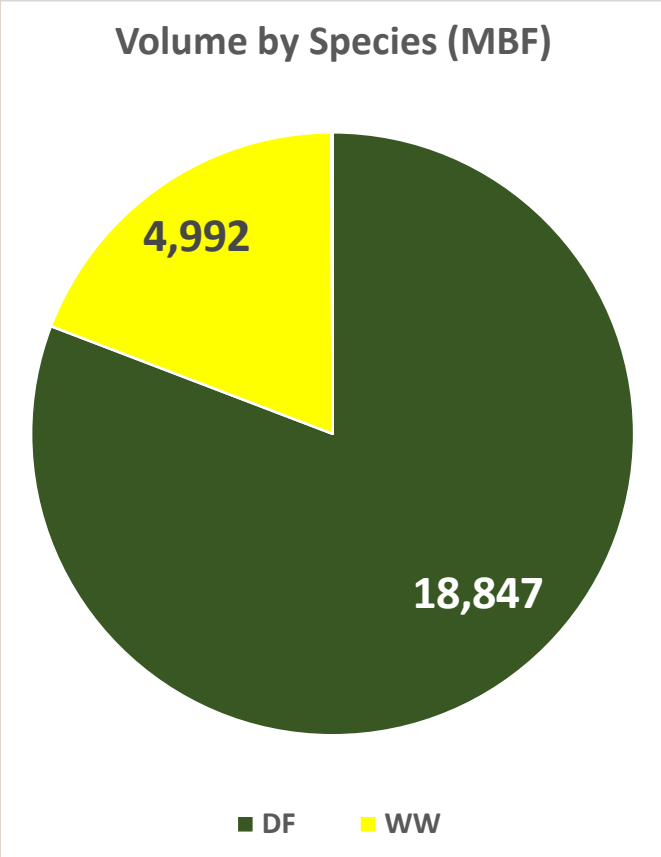
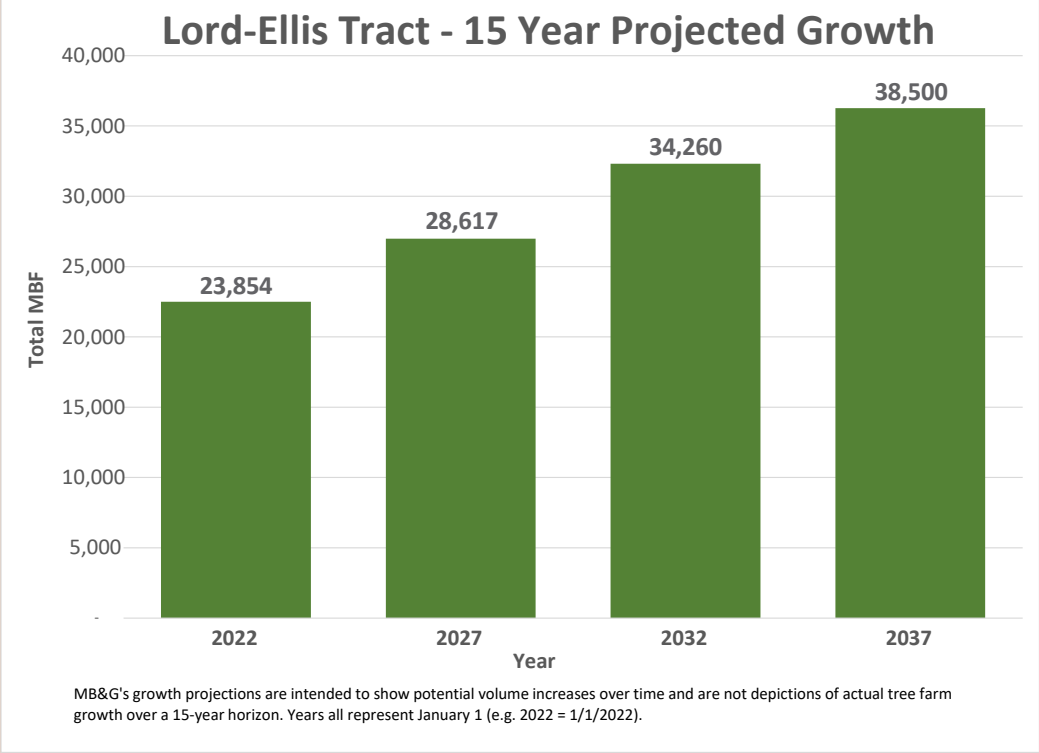


LOCATION: Township 7 North, Range 3 East, portions of Sections 17, 18, 19, 20, 21, 28, 29, 32, and 33 and Township 6 North, Range 3 East, portion of Section 5, Humboldt County, California

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

E-MAIL info@rmnw-auctions.com





79% of volume, or 18.8 million board feet, is Douglas-fir. Projected volume of Douglas-fir and western hemlock will increase to 38.5 million board feet within 15 years

