



PUBLISHED RESERVE: \$4,875,000 / \$3,018 per Acre*

SIZE: 1,615± Acres

ELEVATION: 320± to 1,600± 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 1,615± acre Smith River Timber Tract, with estimated 16.2 million board feet of primarily Douglas-fir and redwood, is located along Low Divide Ridge, 10± miles northeast of Crescent City. There is excellent access from Low Divide Road at Highway 197 to Highway 101, and north 15± miles to log markets in Brookings, Oregon at South Coast Lumber Company. Del Norte Golf Course is located near the southwest portion of the property. Redwood log markets are located 80 miles south to Arcata, Korb, and Eureka.

The property consists of five non-contiguous parcels, ranging from 115± to 518± acres. The majority of the lands are within Six Rivers National Forest. Low Divide Road provides access to an estimated 1,000 acres of Smith River Tract, with the balance accessible from USFS roads and easements with Green Diamond Resource Company. There is an estimated 11,803 MBF of 50 to 65 year-old Douglas-fir and 2,999± MBF of redwood, with balance a mix of western hemlock and cedar.

The majority of the property has moderate, southwest-facing slopes, and the bulk of the property can accommodate ground-based logging. It is projected that within 15 years, volume will increase from 16,211± MBF to 27,888± MBF.

Seller has started preparation of the Low Divide THP, which will be provided to the new owner.

**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 17 North, Range 1 East, Sections 5, 6, 8, 9, 16, 17, 20, 21, 28, 29, and 32, Del Norte County, California

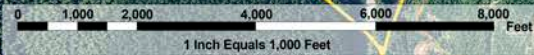
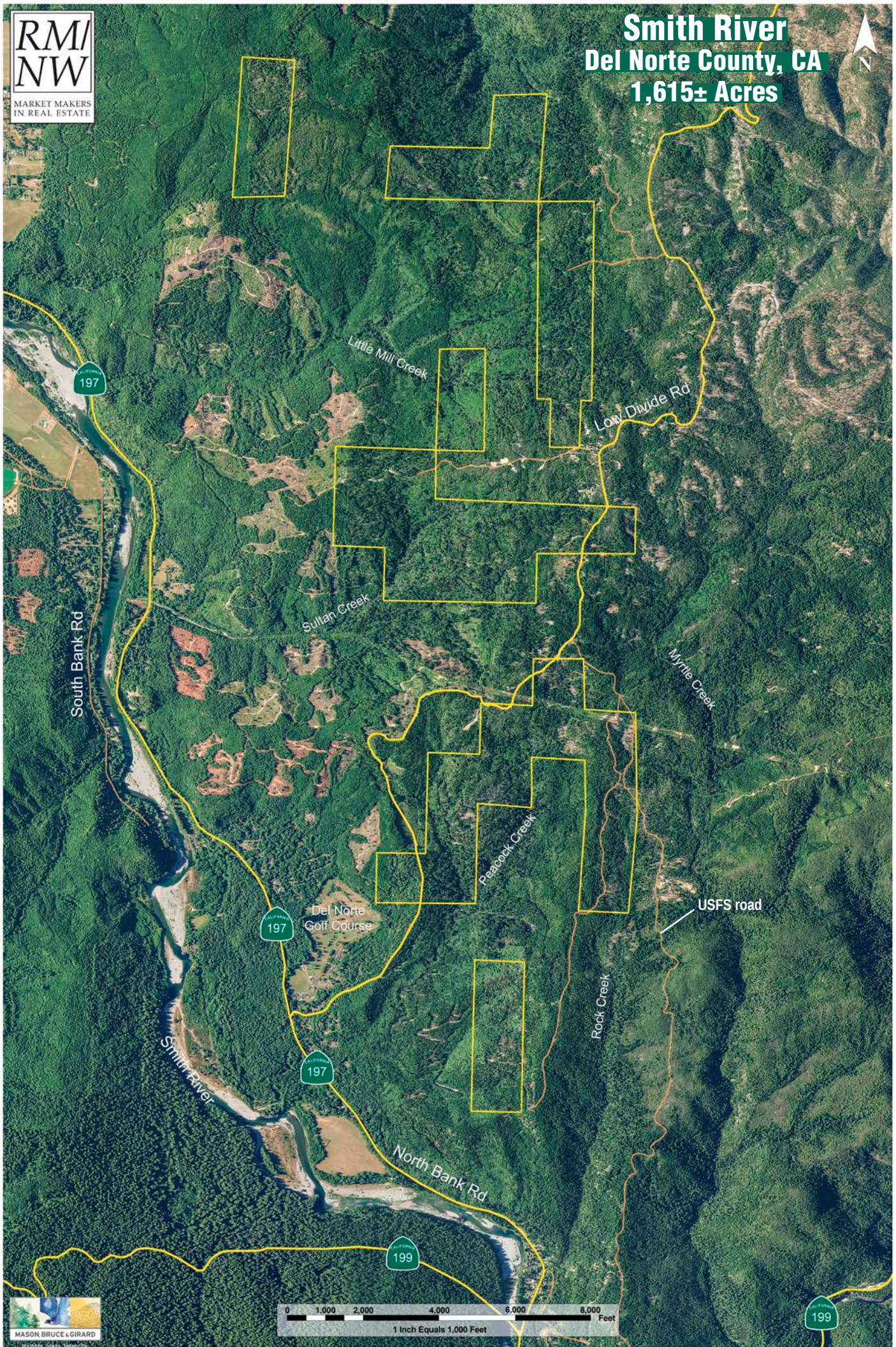


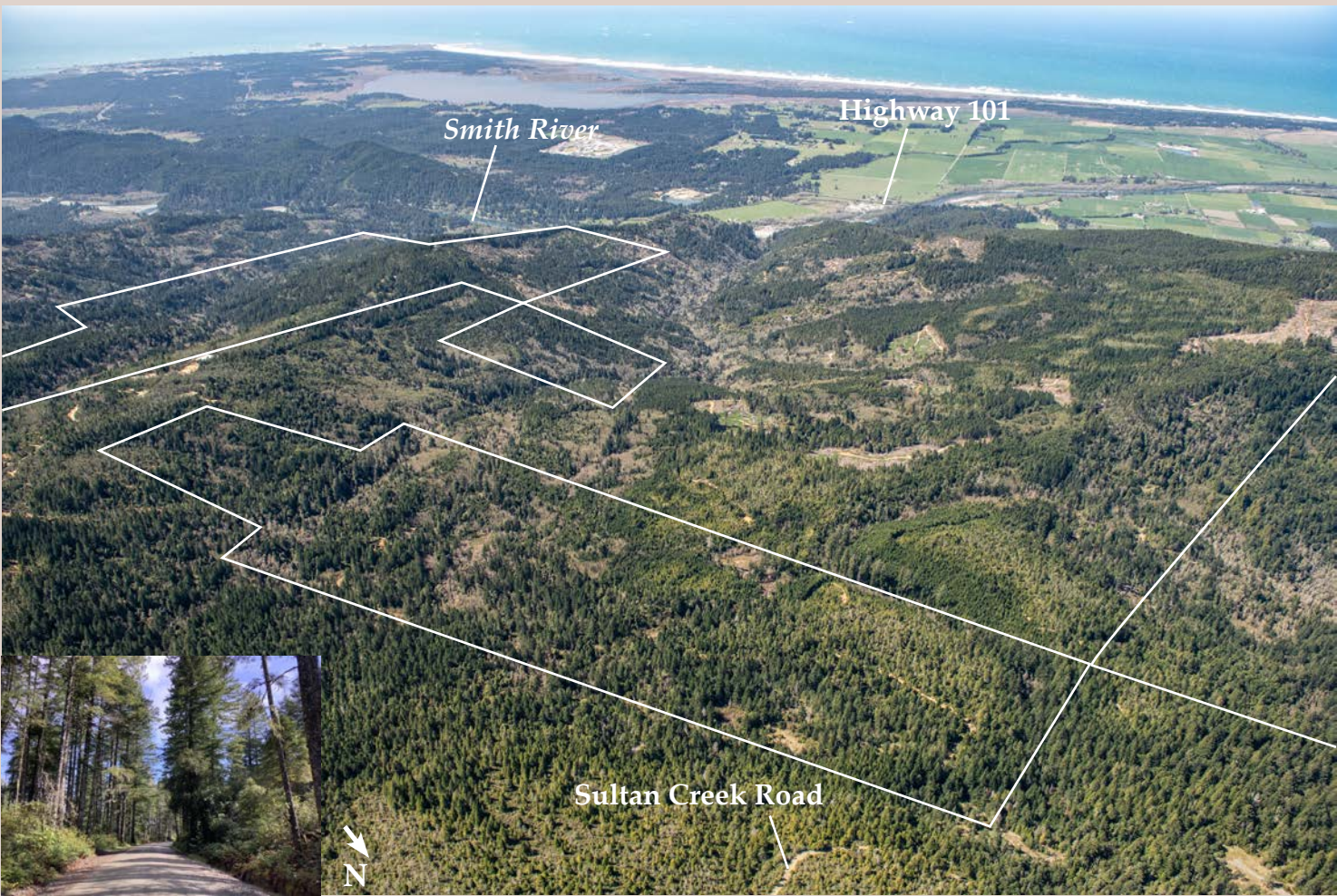
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 30, 2022

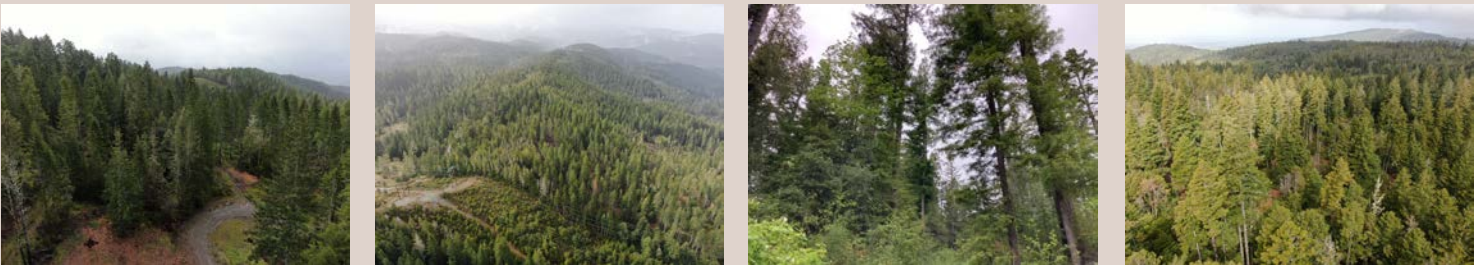
FOR ACCESS TO DATA SITE, CALL 1-800-845-3524



Smith River
Del Norte County, CA
1,615± Acres







Smith River Tract has 2.9 million board feet of Redwood and 11.8 million board feet of Douglas-fir

