



PUBLISHED RESERVE: \$1,150,000

LAST ASKING: First Time Offered

SIZE: 176± Acres

ELEVATION: 150± to 200± Feet

ZONING: RL (Rural Lands)

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

FINANCING: None – All Cash

DESCRIPTION: The 176± acre Naselle Timber Tract is located two miles east of the community of Naselle, along Highway 4. The tract has 165± acres of well-stocked 32 year-old Douglas-fir, western hemlock, red alder, and Sitka spruce with estimated 2,294 MBF. 48% is Douglas-fir and 37% is red alder, with the balance Sitka spruce and western hemlock. The Douglas-fir Site Index is 130, and ten year growth projection is 4.5 million board feet, providing both significant asset growth, and cash flow.

There is access to the southeast corner from Highway 4. RL zoning may allow one homesite. Adjoining land to the north and east was recently purchased by Mid-Valley Resources. Other nearby forest lands are owned by Green Crow, and Lewis and Clark Tree Farms.

LOCATION: T10N, R9W, Section 11, Parcel #s 10091131000 and 10091143600, Pacific County, Washington



SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022