

PUBLISHED RESERVE: \$1,587,500* / \$4,459 per Acre

LAST ASKING: First Time Offered

SIZE: 356± Acres

ELEVATION: 590 to 1,210 Feet

ZONING: TR (Timber Resource) / FF (Farm Forest)

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

FINANCING: None – All Cash

DESCRIPTION: The 356± acre Buck Creek Tree Farm is the largest timberland tract within Umpqua Coquille LLC ownership, and has strategic location less than 15 miles southeast of Weyerhaeuser's Cottage Grove sawmill complex – Weyerhaeuser's largest facility in Oregon. It is within a 40-minute drive north to Eugene and south to Roseburg, all competitive log markets with mills operated by SPI, Rosboro, Zip-O-Log Mills, Starfire Lumber and Swanson Group. The Tree Farm is two miles east of I-5 Curtin Exit, along both sides of Buck Creek Road.

It has a highly productive growing Site II, with age class distribution that provides both near-term cash flow and long-term asset growth. Pre commercial thinning has been undertaken on the majority of the older stands. Over one-third, or 36% of the Tree Farm, is in the 32 to 34 year age class, and will have primarily Douglas-fir to harvest within the next ten years.

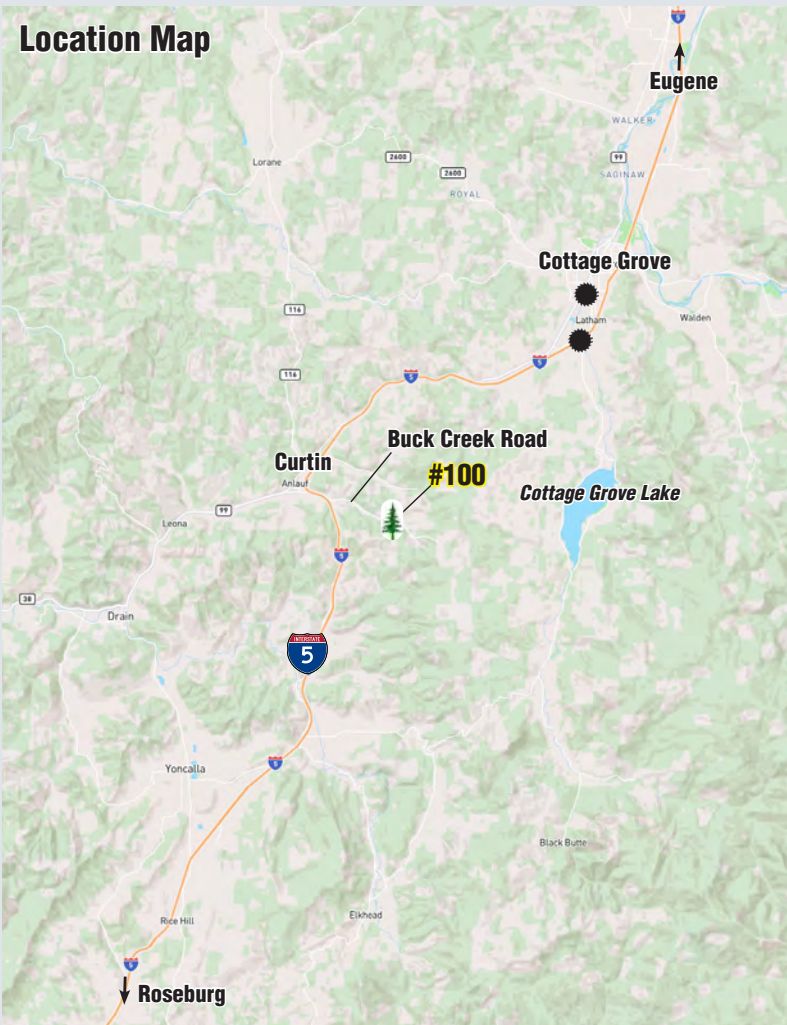
A sample cruise was conducted by Stuntzner Engineering and Forestry of three stands containing 47.5 acres of 33 to 34 year-old, totaling 729± MBF, or 15,347 bf/ac. There is a total of 113 acres within this age class, estimated to have 1.7 million board feet. It is projected that within ten years the volume will increase to 2.7 million board feet. The balance of the Tree Farm has 87 acres in the 16 to 25 year-old age class, providing additional harvest income within 20 years, and 98 acres of 6-10 year-old age class.

114± acres of the Tree Farm are located north of Buck Creek Road, and 242± acres south of Buck Creek Road. There is gated access, with good system of rocked logging roads. There is an estimated 13.3 acres of RMZ along Buck Creek Road and 18.1 road acres.

242± acres south of Buck Creek Road are a combination of moderate to steep north and south facing slopes; the land north has moderate south facing slopes.

Primarily ground-based logging systems have been used in prior logging.

Adjoining owners north are Sierra Pacific Industries, Weyerhaeuser, and BLM. Adjoining owners south are



6 year old reprod on north block



Majority of roads are rocked

Lone Rock, Weyerhaeuser, and BLM. Other nearby industrial owners are Fruit Growers, FIA, Giustina Resources, Silver Butte, Roseburg, Mt. Scott and Wooley Enterprises.

The combination of Buck Creek Road Tree Farm proximity to I-5, and competitive log markets in Eugene, Springfield, Cottage Grove, south to Roseburg, Dillard, Riddle, and productive growing site with 36 % of stands in the 33 to 34 year-old age class, provide an exceptional tree farm investment opportunity.

**Individual sales of Auction Properties 100, 101, 102, and 103 are subject to total bids to equal, or exceed, the bulk Published Reserve Price of \$3,220,000*

LOCATION: T21S, R4W, Section 33, Tax Lot 601, Parcel R109734 and T22S, R4W, Section 4, Tax Lot 500, Parcel R28039, Douglas County, Oregon

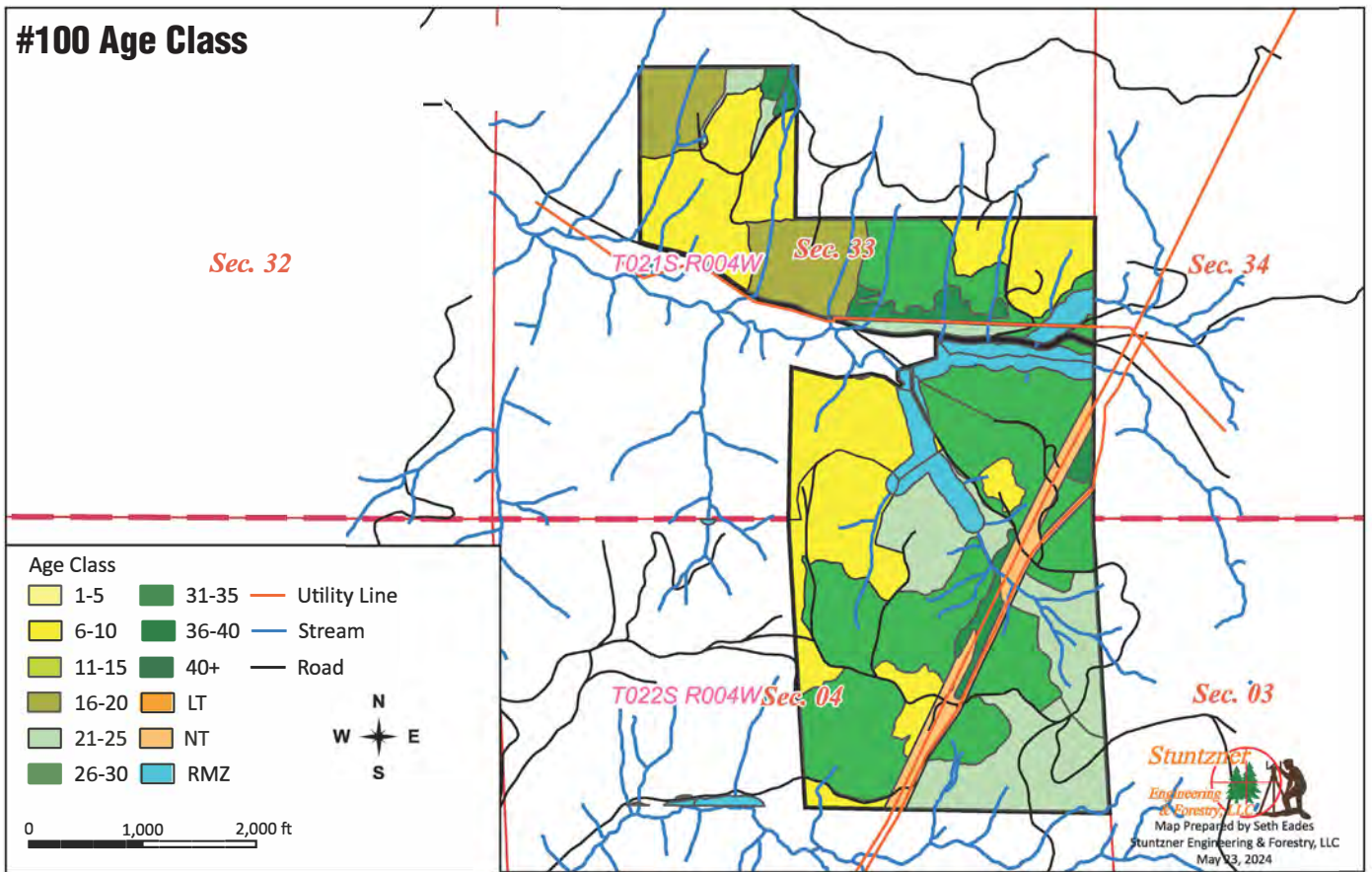
SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 21, 2024

Northeast corner of southern block with 33 year old Douglas-fir



113 acres of primarily 32-34 year old Douglas-fir will be ready for harvest within 10 years

#100 Age Class



356± Acre Buck Creek Road Tree Farm Age Class by Acres

