



PUBLISHED RESERVE: \$3,450,000* / \$4,606 per acre

LAST ASKING: First Time Offered

SIZE: 749± Acres

ELEVATION: 1,830 to 3,200 Feet

ZONING: TC (Timber Conservation)

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

FINANCING: None – All Cash

DESCRIPTION: The 749± acre Lower Boulder Tract with 5,220 MBF extends one mile north from Highway 22 to the southern boundary with Auction Property #100. Three miles of paved USFS Road 2231 (Boulder Ridge Road) connects to 1,399± acre Upper Boulder Main Block. Overall, 76% of roads are rocked or paved. 96% of volume, or 5,026 MBF, is Douglas-fir, and the balance is white woods and red cedar.

There are 125± acres of merch, with 94± acres that are 65+ years old. Board foot volume per acre is 41,760, or highest of all Auction Properties. Majority of volume is in southwest section of Tract. 100% of merch can be harvested using ground-based systems.

89% of Tract is productive forestland with 21% Site II and balance primarily Site III.

541 acres were replanted in 2021-2023, stocked with an average of 255 trees per acre based on 2024 stocking survey. A rock pit located in the southwest corner with access from Highway 22 provides potential for a commercial operation.

Boulder Creek, tributary to North Santiam River, runs along eastern and southwest sections. Willamette National Forest is adjoining owner.

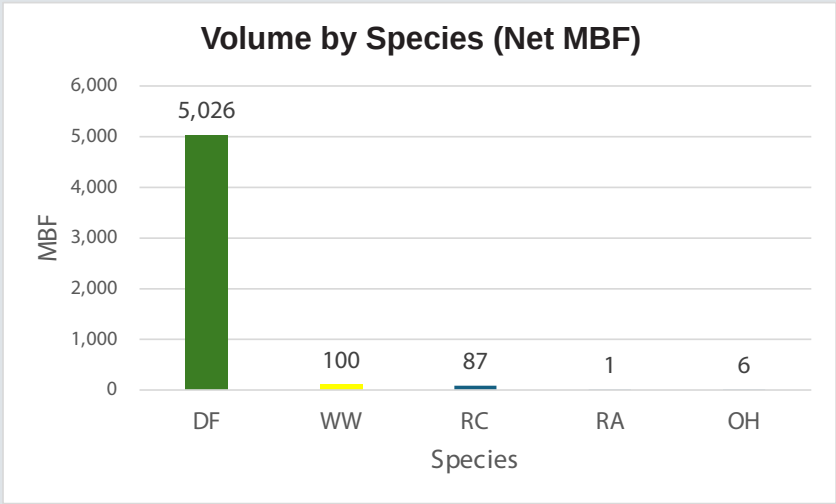
Acquisition of Auction Property #102, combined with Auction Property #100 (1,399± acres), would provide a 2,148± acre contiguous block of timberland containing 19.6 million board feet.

**Individual sales of Auction Properties #100 through #109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000*

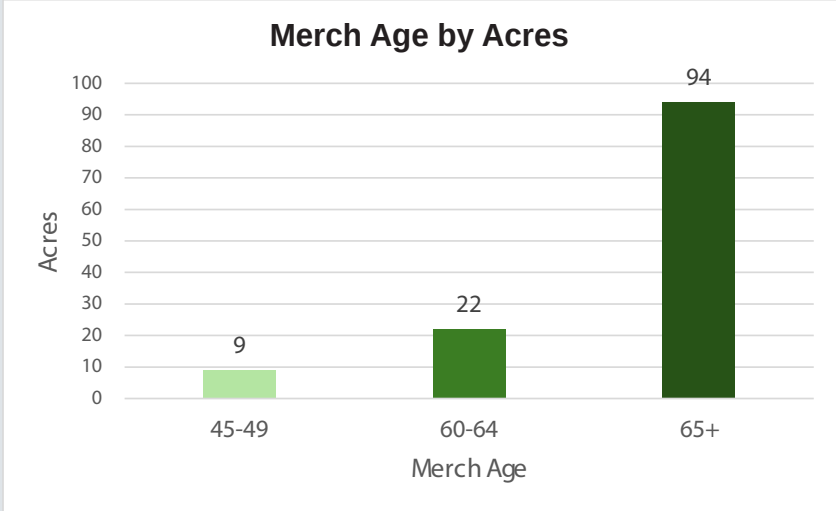
LOCATION: T10S, R6E, Sections 9, 10, 16, Tax Lots 1900, 2000, 2100, 100, Parcels 542360, 542363, 542364*, and 542380, Marion County, Oregon.

**Parcel 542364 to be divided into two 80 acre parcels if Auction Properties 100 and 102 are sold to different buyers*

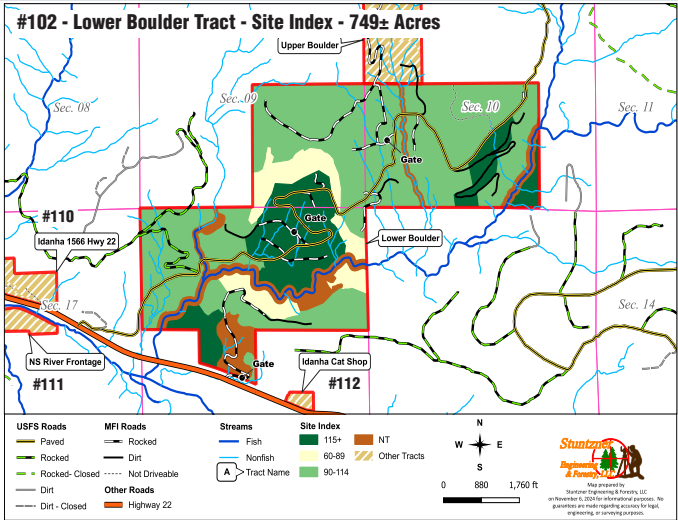
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2025



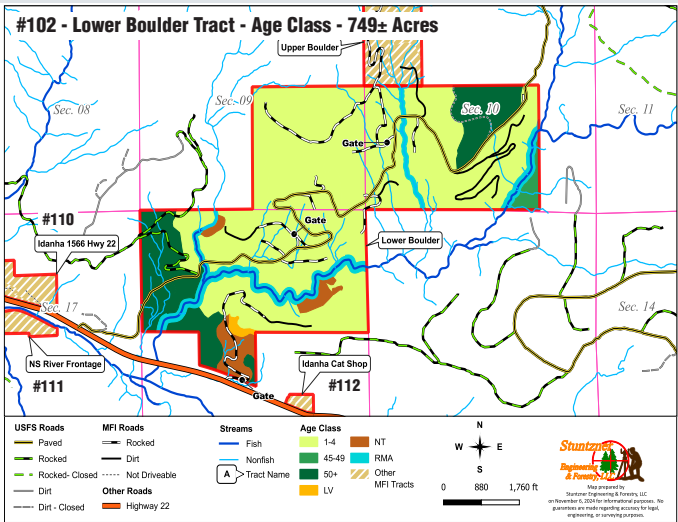
96% is Douglas-fir



75% of merch is 65+ years old



21% Site II and 79% Site III



541± acres replanted in 2022



Well-developed rock pit in southwest corner by Highway 22



Three miles of paved USFS roads