



4,646± MBF of primarily Douglas-fir



Wolf Creek instream and riparian enhancement project

land. There is good proximity to both domestic and import log markets along the coast, and to a high concentration of mills within the Willamette Valley.

An updated timber cruise available in the Supplemental Information Package, prepared by Northwest Forestry Resources in August 2012, outlines net merchantable timber volume, by species and grades. There is an estimated 46± acres of 20± to 25± year old well-stocked stand of Douglas-fir, located north of Swab Creek and east of Wolf Creek, ready for pre-commercial thinning. There are several open meadows on the property, providing excellent habitat for elk.

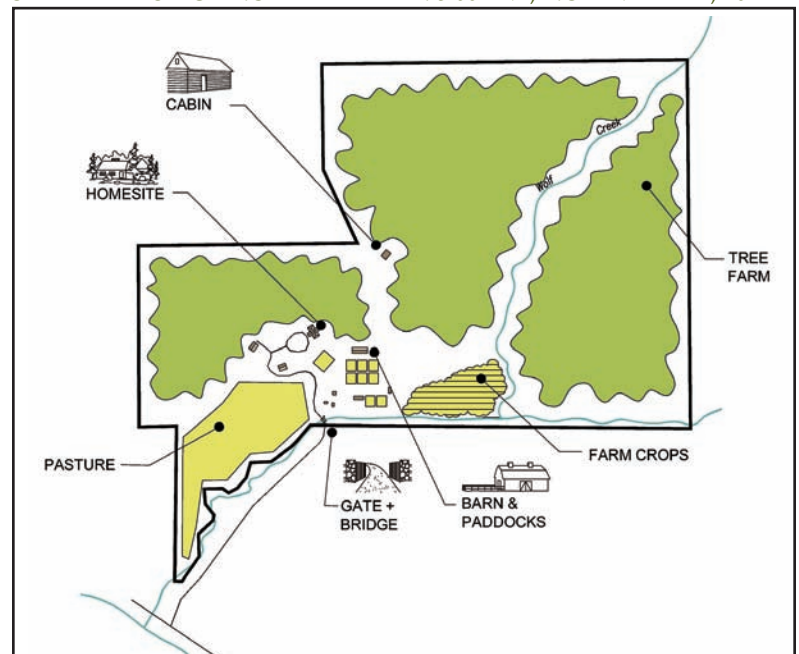
An instream and riparian enhancement project along Wolf Creek, with over \$400,000 funded by US Forest Service and Oregon Department of Fish and Wildlife, has been undertaken on the property by the Tillamook Estuaries Partnership to enhance salmon spawning and rearing habitat on this important tributary to the main stem of the Nestucca River. Coho salmon, winter steelhead, fall chinook salmon and coastal cutthroat trout all inhabit Wolf Creek.

The enhancement project has included upgraded culvert replacement, in-stream restoration with large logs placed to trap spawning gravel grounds, scour deep rearing pools and provide improved cover. In addition, fencing has been installed along the creek to minimize grazing impact.

Acquisition of the Wolf Creek property provides a timberland investment with near-term cash flow and long-term asset growth, and opportunity for development of a coastal retreat located less than a two hour drive from Portland.

LOCATION: Township 3 South, Range 9 West, Sections 21, 22 and 38, Tax Lots 200 and 4400. From Highway 101 at Beaver by the Shell Station, proceed east along Nestucca Road to 4th Bridge (Wolf Creek Road) and proceed to first right and then drive along gravel roadway to property and park by the barn.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.