



	Tract A Chadbourn	Tract B Dempsey
PUBLISHED RESERVE:	\$995,000	\$395,000*
LAST ASKING:	First Time Offered	
SIZE:	364± Acres	195± Acres
ELEVATION:	200± to 600± Feet	169± Acres
ZONING:	TPZ – Timber Production Zone	200± to 1,000± Feet

PROPERTY INSPECTION: At Any Time. There is a locked gate. Please call Auction Information Office to arrange for inspection.

FINANCING: None – All Cash

DESCRIPTION: The Chadbourne and Dempsey Timber Tracts are contiguous, and are located by Bell Mountain, south of Auction Property # 170, the 899± Ryder Gulch Timber Tract. The properties may be acquired either in bulk, or individually, subject to combined total accepted bids on both tracts in the aggregate to equal, or exceed, the bulk reserve total \$995,000. There is a total of 6,031± MBF of redwood, Douglas-fir and other conifer on both properties. (See Supplemental Information Package for inventory detail.)

Both tracts were issued Certificates of Compliance in 2005 by Mendocino County.