



Winchuck Riverfront along Auction Property #130

These three timber tracts are located at the Oregon/California state line, just south of Brookings along the Winchuck River Valley. The Seller is Green Diamond, one of the largest private timber companies in the western United States. These three Oregon parcels have been designated surplus to their California land and timber operations.

The properties total 490± acres and may be purchased individually. They range from 31± to 359± acres and contain over 4.9± million board feet of Douglas-fir, redwood, and Sitka spruce, with 170± acres of well-stocked young to 25 year old reproduction, providing both near-term cash flow and long-term asset growth.

All the tracts have highly productive growing sites. There are both domestic and export log markets with mills located just north in Brookings and south to Arcata/Eureka, and log export docks at Humboldt Bay.

Seller will grant an access easement over property owned by Seller and assign Seller's rights in a quit claim deed right of way over Stateline Lane, which connects Seller's property to public roads. Seller's proposed form of purchase and sale agreement and access easement will be made available to prospective Buyers for inspection prior the bid deadline. Please see Supplemental Information Package.

Auction Property #130 has ocean views and residential zoning, providing opportunity to have a home site with small tree farm and frontage along Winchuck River. Auction Property #129 might have home site potential, per a template test, due to adjoining residential uses.

Published Reserve Prices start at less than \$2,400 per acre.