



PUBLISHED RESERVE: \$1,850,000

LAST ASKING: First Time Offered

SIZE: 899± Acres

ELEVATION: 300± to 900± Feet

ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time.
Locked gate – please call Auction Information
Office for Entry Permit.

FINANCING: None – All Cash

DESCRIPTION: The 899± acre Ryder Gulch Tract is the largest property being offered by Hawthorne Timber along the Mendocino Coast. It is located east of the coastal town of Westport, along the west-facing slopes of Bell Mountain and Ryder Creek Drainage. There are several excellent sites for a secluded coastal retreat in the northwest corner of the property which would provide spectacular ocean views of the Westport Headlands.

The tract contains a total of primarily 35± to 45± year-old redwood and Douglas-fir, with some true fir, totaling 12,158± MBF. An estimated 45% of the volume is redwood, 33% Douglas-fir, and 22% other conifer. (See Supplemental Information Package for inventory detail.)

The combination of the age class, overall site productivity, and net volume per acre will provide a new owner with significant growth over the next ten years, with annual growth rates of 4 to 5%. The Seller has done some commercial thinning which has improved the productivity of the property. 80± acres are subject to harvest restrictions due to riparian areas.