



REAL ESTATE AUCTION

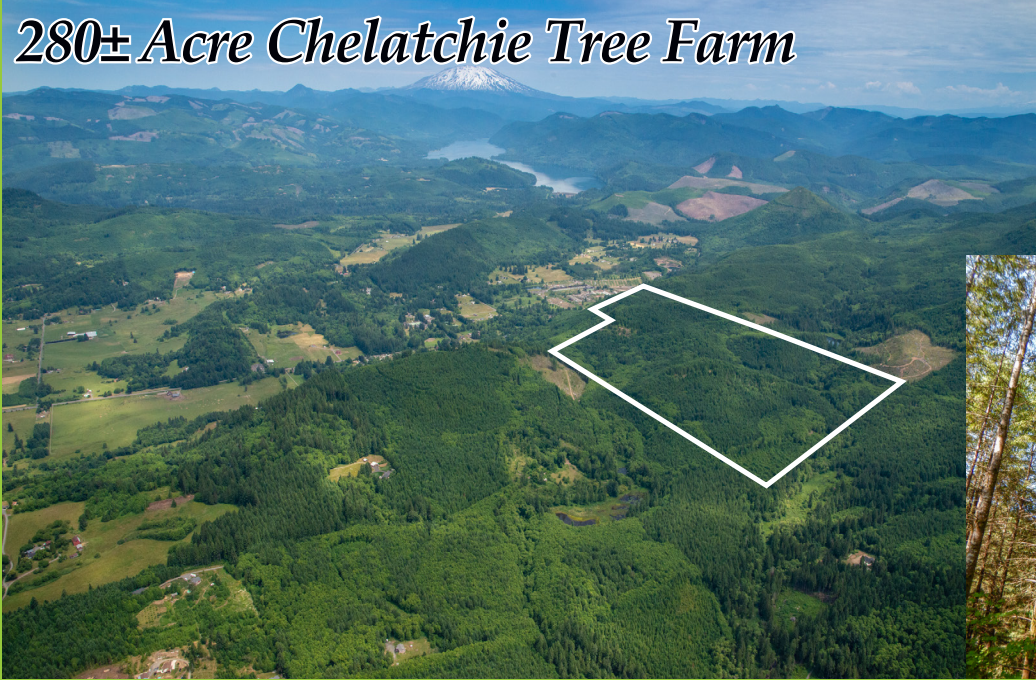


GreenGold Timberland

Southwest Washington

Two Tree Farms near Amboy, in Clark County

280± Acre Chelatchie Tree Farm



120± Acre Yale Bridge Road Tree Farm



- *Proximity to both domestic and export log markets in Southwest Washington and Northwest Oregon*
- *20 to 33 year old well-stocked Douglas-fir. Significant near-term asset growth and cash flow*
- *Both located within one hour of Portland*

Sealed Bids Due August 29, 2018

Washington Auction License #1917

Tree farms are located within one of the most productive growing regions in the Pacific Northwest



Mt. St. Helens

Yale Lake

Lake Merwin

Auction #101
120± Acre Yale Bridge Road Tree Farm

NE Yale Bridge Road
(Highway 503)

Highway 503

NE Rotschy Mill Road

Proximity to both domestic and export log markets

Auction #100
280± Acre Chelatchie Tree Farm

Easement

OPPORTUNITY AND STRATEGIC LOCATIONS TO SAWMILLS AND LOG EXPORT FACILITIES

The 280± acre Chelatchie Tree Farm, and the 120± acre Yale Bridge Road Tree Farm, are both located within a one hour drive north of Portland in Clark County, Washington, near Amboy in Southwest Washington. They provide a rare opportunity to acquire small tree farms that have significant near-term asset growth and cash flow.

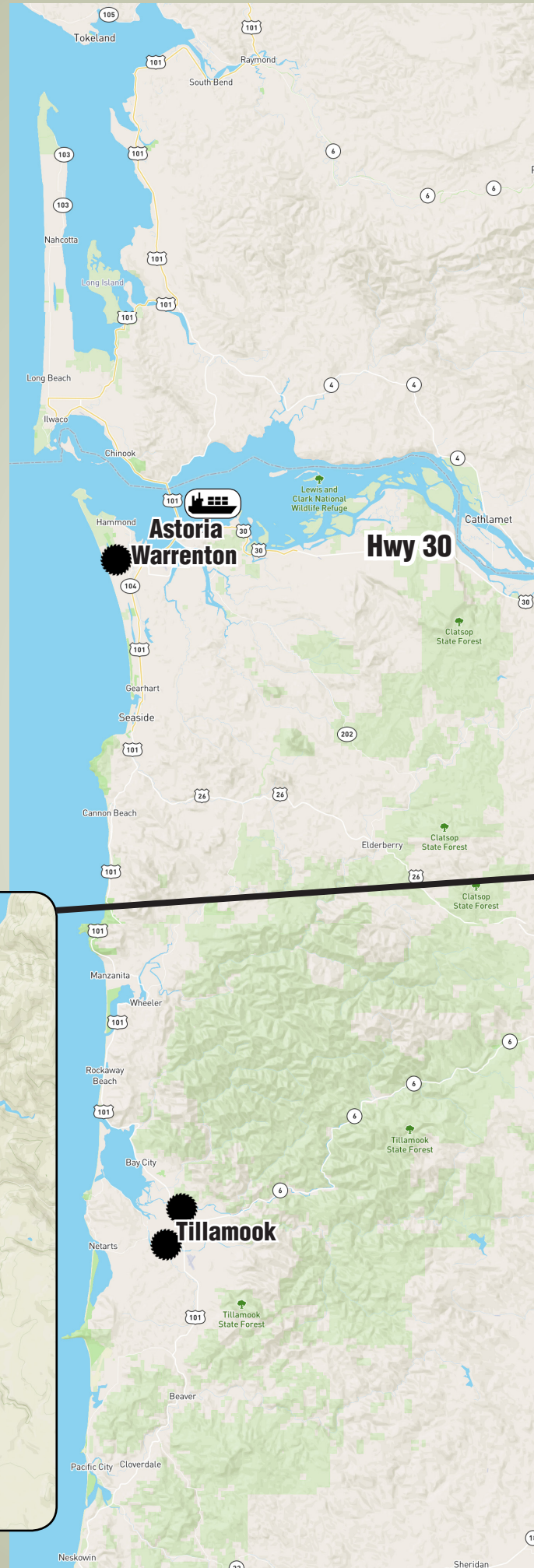
The 280± acre Chelatchie Tree Farm has well-stocked stands of primarily 33 year-old Douglas-fir with estimated 2.3 million board feet which, within ten years, is projected to total 3.6± million board feet, or an increase of over 55%.

The 120± acre Yale Bridge Road Tree Farm has 73± acres of well-stocked 20 year-old Douglas-fir, and potential for a home site due to its proximity to Yale Bridge Road (Highway 503) which provides access to both Lake Merwin, and Yale Lake.

The Tree Farms have strategic locations with excellent access to over twenty wood products facilities in Southwest Washington and Northwest Oregon operated by Hampton, RSG, Weyerhaeuser, Stimson, Interfor, Sierra Pacific, WKO, Columbia Vista, NW Hardwoods, and SDS Lumber. In addition, log export facilities are located nearby in Longview, Washington, and west to Astoria.

Published Reserve Prices are established for the August 29 Sealed Bid Auction -- \$947,500 for the 280± acre Chelatchie Tree Farm or \$3,385 per acre, and \$255,000 for the 120± acre Yale Bridge Road Tree Farm or \$2,125 per acre.

These tree farm prices provide opportunity to participate in a GreenGold investment having both near-term cash flow and long-term asset growth in proximity to both domestic and log export markets.



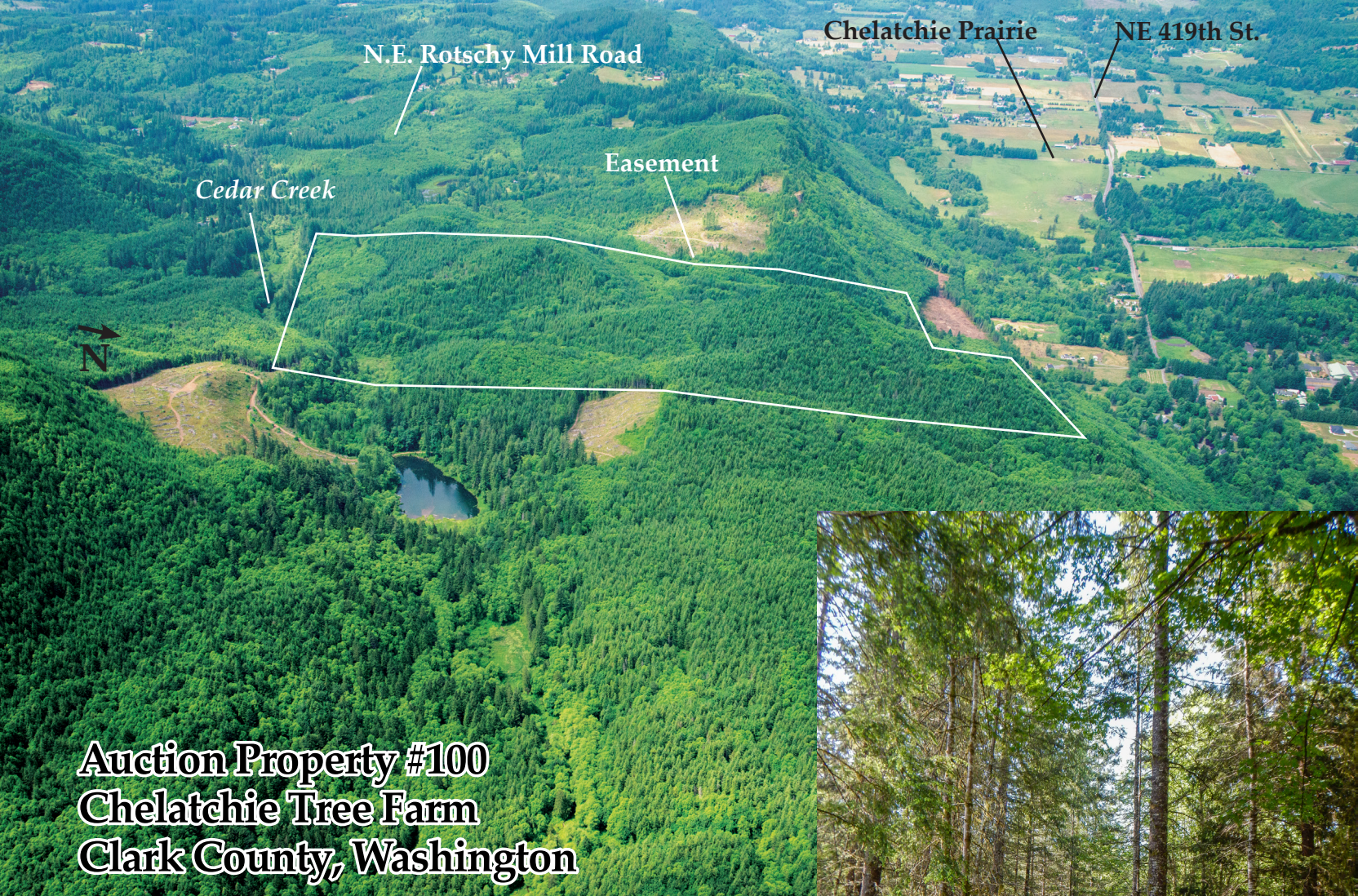


 **Export Dock
Sawmill**

**#101 - 120± Acre
Yale
Bridge Road Tree Farm**

**#100 - 280± Acre
Chelatchie Tree Farm**

or call 1-800-845-3524



**Auction Property #100
Chelatchie Tree Farm
Clark County, Washington**

PUBLISHED RESERVE:	\$947,500
LAST ASKING:	First Time Offered
SIZE:	280± Acres
ELEVATION:	600 to 1,200± Feet
ZONING:	FR-80 (Forest Resource)
PROPERTY INSPECTION:	At Any Time
FINANCING:	None – All Cash

Northwest Farm Credit Services is the preferred lender, and financing may be available by contacting Justin Becker at 360-767-1117 or justin.becker@northwestfcs.com.



DESCRIPTION:

The 280± acre Chelatchie Tree Farm is located primarily on a north-facing slope along a ridge overlooking Chelatchie Prairie. It has access via an easement to the western boundary from N.E. Rotschy Mill Road.

The property was harvested and replanted in 1983 – 1984, and contains 244± acres of primarily 33 year-old Douglas-fir, with some red alder, and a nominal amount of western hemlock and big leaf maple.

There are 38± acres of Riparian Management Zone along Cedar Creek and other tributaries that meander through the Tree Farm.

The logging road system is rocked, and is in good condition.

The northeast section of the property has steep slopes. It is estimated that 59% of the Tree Farm is shovel / ground based logging, with 41% requiring tower / cable logging. Halme Forestry completed a Timber Cruise and Inventory Summary for the Seller in 2016, and estimated as of January 2017 that there are 2.3 million board feet of 33 year-old merch with 2,000 MBF of Douglas-fir and 300 MBF of red alder. Please see Supplemental Information Package for detail inventory by stand, type map, and areas identified for

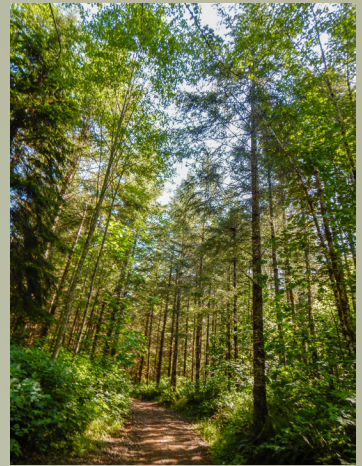
both ground based and cable logging.

Estimated Douglas-fir site index is 132, and it is projected that within ten years this highly productive Tree Farm will have a total of over 3.5 million board feet, or an increase of over 65%, providing significant near-term cash flow from its asset growth.

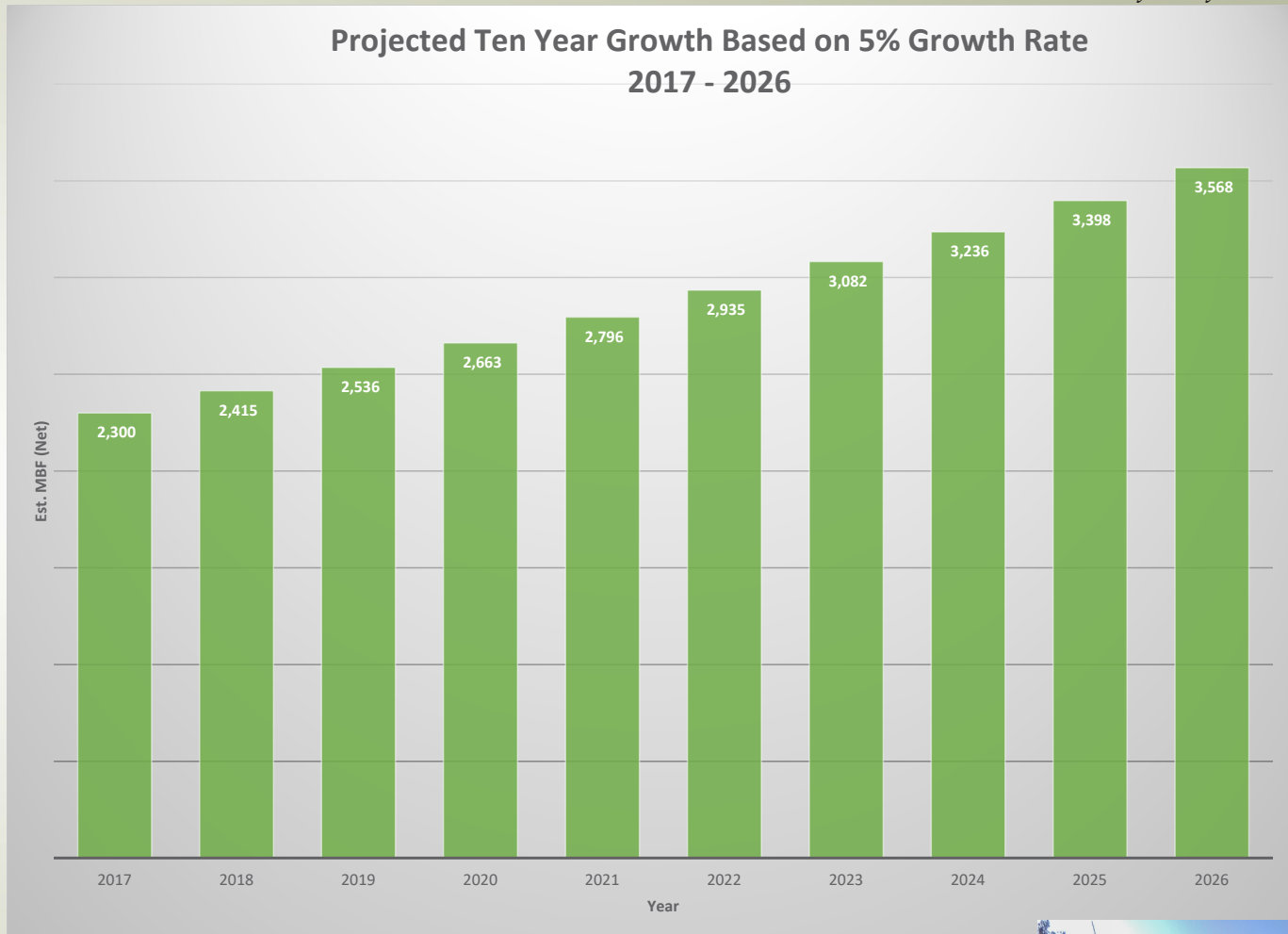
Adjoining owners are Weyerhaeuser and private timberland owners.

LOCATION: Township 5 North, Range 3 East, Section 13. APN #27457800 and #27457900

SEALED BIDS DUE AUGUST 29, 2018



Existing logging road system provides access to bulk of tree farm



Projected volume in 2026 is an increase of over 1,250± MBF

2017 Volume by Species / Sort Grade*

Sort Grade	Volume by Species (Net MBF)				Total
	D. Fir	R. Alder	BM	WH	
DO 2M	22	4			26
DO 3M	1,258	65			1,323
DO 4M	880	135	3	16	1,034
PU 3M	55				55
PU UT	122	108	42		272
Total	2,337	312	45	16	2,707

*Source 2017 cruise and inventory by Halme Forestry



Tree farm has a highly productive Douglas-fir site index of 132

or call 1-800-845-3524



Easement road to west entry of property



Part of riparian area in southwest section of tree farm



Auction Property #101 Yale Bridge Road Tree Farm with Home Site Potential Clark County, Washington

PUBLISHED RESERVE: \$255,000

LAST ASKING: First Time Offered

SIZE: 120± Acres

ELEVATION: 600 to 700± Feet

ZONING: FR-80 (Forest Resource)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for combination.
1-800-845-3524

FINANCING: None – All Cash

Northwest Farm Credit Services is the preferred lender, and financing may be available by contacting Justin Becker at 360-767-1117 or justin.becker@northwestfcs.com.

DESCRIPTION:

The 120± acre Yale Bridge Tree Farm is located 1.5 miles south of Lake Merwin and the Lewis River, within a one hour drive of Portland. There is a 40 foot wide easement from NE Yale Bridge Road (Highway 503) to the southeast corner of the tract.

There are 73 acres of well-stocked 20± year-old Douglas-fir that will provide significant growth within the next 15 to 20 years. Douglas-fir site index for this portion of the Tree Farm is 130. In addition, there are 12± acres of a not well-stocked mixed-stand of Douglas-fir, western hemlock, red cedar, and red alder located on the property.

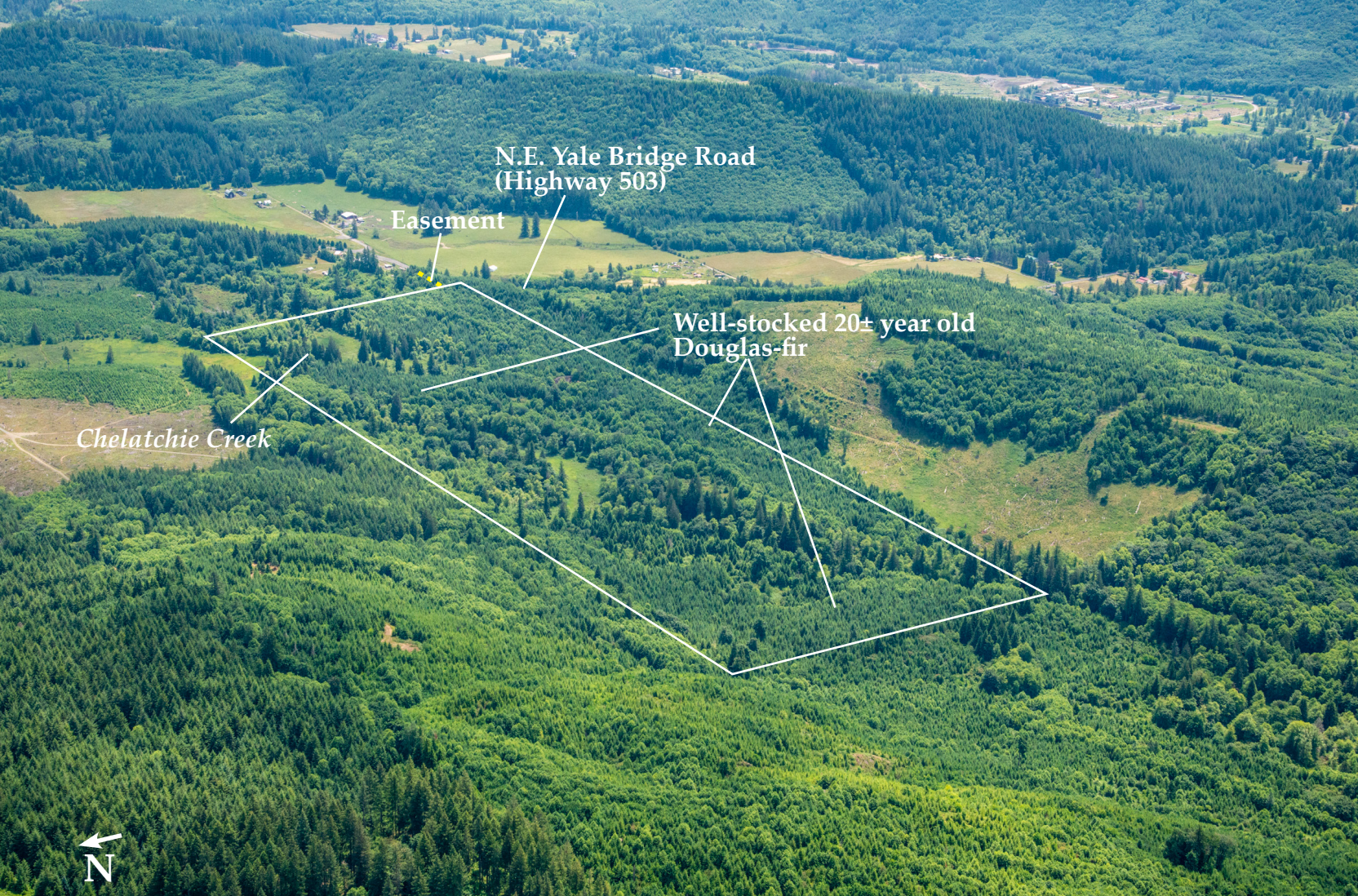
Chelatchie Creek, tributary to the Lewis River, bisects the northwest section of the property. An estimated 34 acres is a combination of creek, wetlands, and Riparian Management Zone. Under the FR-80 zoning, there is a potential homesite in the southern section overlooking the area along Chelatchie Creek, with access from N.E. Yale Bridge Road. There is power available along N.E. Yale Bridge Road. On- site septic and well are required. Please see Supplemental Information Package for detail.

LOCATION:

Township 5 North, Range 3 East, Section 1, APN #27202900

or call 1-800-845-3524





Gate to easement from NE Yale Bridge Road



73± acres are well-stocked with 20 year old reprod



Riparian area along Chelatchie Creek

TERMS AND CONDITIONS OF THE AUCTION – Catalog #1807



REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Corporate Office:

522 SW Fifth Avenue, Suite 725
Portland, Oregon 97204

Phones (during regular business hours - 9:00 a.m. to 5:00 p.m. Pacific Time)

Portland Metro Area: 503-228 3248

Toll-Free: 800-845-3524

FAX: 503-242-1814

Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGE WITH BID DOCUMENTS

Additional detailed information is available for both properties. Supplemental Information Packages include all pertinent data provided by the Sellers. To order supplemental information, contact the Auction Information Office directly at 1-800-845-3524, or email at info@rmnw-auctions.com

PUBLISHED RESERVE

The properties are being offered with a Published Reserve Price. This means that when the bidding reaches, or exceeds, the Published Reserve Price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve Price, the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

SEALED BID AUCTION

Sealed Bids must be received no later than 5:00 p.m., Wednesday, August 29, 2018. Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. Checks should be made payable to Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 45 days of the date of the bid acceptance.

FINANCING

Sale is ALL CASH.

CLOSING COSTS

All sales must close within 45 days of the Auction, unless extended by the Seller, in writing. Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation.

COOPERATING BROKERS

Broker cooperation is invited. A commission of 2% will be paid to the real estate broker whose Buyer closes on the purchase of any Auction Property. The real estate broker must be a broker currently licensed by his/her state of residence, or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate broker on the Bid Form.

No real estate broker will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate broker participating as a principal in the purchase of a property. The commission will be earned and paid on the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made, and no oral registrations will be accepted.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report should be reviewed prior to bid submission.

(C) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(D) Sizes set forth for the properties are approximations only, based on the best information available, but the actual sizes may be different.

(E) Agency Disclosure. The listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional conditions prior to the Sealed Bids due date.

(G) Offer void where prohibited.

(H) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.

Auction Conducted by Realty Marketing/Northwest, Broker
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