



The Opportunity

This *GreenGold* timberland offering of fourteen tracts is being marketed for the first time to the general public in a Sealed Bid Auction on September 12, 2019. These properties range in size from 19± to 641± acres (for a total of 2,476± acres) and are located in Southwest Washington, the Olympic Peninsula, and along the Southern Oregon Coast (the “Properties”). They are being actively managed by Portland-based Campbell Global, LLC, in its capacity as the authorized agent for two separate timber investment portfolios (the “Sellers”).

The Properties have a variety of well-stocked stands of pre-merch, with primarily western hemlock on the Olympic Peninsula, and Douglas-fir in Southwest Washington and the Southern Oregon Coast. Merchantable timber volume is estimated to be over 7.9 million board feet, providing new owners with both near-term cash flow and long-term asset growth. All Properties reside in strategic locations to domestic and export log markets. Some of the Olympic Peninsula and Southwest Washington tracts may also have recreation and/or conservation value due to frontage along the Big, Elochoman, and Columbia Rivers, adjacency to Olympic National Park, as well as lands owned by The Nature Conservancy and North Olympic Land Trust.

Half of the Properties are located in Southwest Washington and have homesite potential due to zoning, proximity to the Columbia riverfront community of Cathlamet, and spectacular views of both the Columbia River, and Elochoman River Valley.

The Sellers have established Published Reserve cash prices that range from \$1,913 to \$5,425 per acre as an added incentive to accelerate sales.

Acquisition of the entire offering, individual tracts, or of a combination provides a rare opportunity to own *GreenGold* timberland within one of the Pacific Northwest’s most productive growing regions and near both domestic and export log markets.

## TABLE OF PROPERTIES

### OLYMPIC PENINSULA

100	641± acre Willoughby Timber Tract	Clallam County, WA	\$2,375,000 / \$3,705
101	324± acre Thirty Cent Creek Timber Tract	Clallam County, WA	\$625,000 / \$1,929
102	243± acre Big River Timber Tract	Clallam County, WA	\$465,000 / \$1,913
103	141± acre Anderson Creek Timber Tract	Jefferson County, WA	\$765,000 / \$5,425
104	151± Acre Clearwater Timber Tract	Jefferson County, WA	\$300,000 / \$1,984

### SOUTHWEST WASHINGTON

105	164± acre Altoona Road Columbia River Timber Tract	Wahkiakum County, WA	\$345,000 / \$2,103
106	105± acre Skamokawa River Valley Timber Tract	Wahkiakum County, WA	\$277,500 (Bulk) / \$2,642
	A – 70± acre North		Parcel A - \$200,000 / \$2,857*
	B – 35± acre South		Parcel B - \$77,500 / \$2,214*
107	60± acre Lower Elochoman Valley Timber Tracts	Wahkiakum County, WA	\$200,000 (Bulk) / \$3,333
	A – 19± acre Elochoman Mainline		Parcel A - \$50,000 / \$2,635*
	B – 41± acre Greenwood Road		Parcel B - \$150,000 / \$3,658*
108	101± Acre Elochoman River Timber Tract	Wahkiakum County, WA	\$220,000 / \$2,178
109	140± Acre Elochoman Valley Road Timber Tract	Wahkiakum County, WA	475,000 / \$3,393

### SOUTHERN OREGON COAST

110	161± acre Seven Devils Timber Tract	Coos County, OR	\$550,000 / \$3,416
111	245± acre Wilson Prairie Timber Tract	Curry County, OR	\$565,000 / \$2,306

\*Sales of Parcels A and B are subject to bids to total, or exceed, the Bulk Published Reserve Prices