



**100 - Willoughby Timber Tract by Olympic National Park North of Ozette Lake
Clallam County, Washington**

PUBLISHED RESERVE: \$2,375,000 / \$3,705 per Acre
LAST ASKING: First Time Offered
SIZE: 641± Acres
ELEVATION: 260 to 620± Feet
ZONING: Commercial Forest (CF)

PROPERTY INSPECTION: Access Permit Required - Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 641± acre Willoughby Timber Tract is the largest block of land being offered as part of the auction. The property is located along the northwest coast of the Olympic Peninsula, four miles north of Ozette Lake. The coastal strip of Olympic National Park runs along the western boundary of the property. Port Angeles-based companies Green Crow, and Merrill and Ring, are the adjoining owners to the north and south. The Sellers have additional timberlands to the east, which is part of its Olympic Tree Farm.

The Willoughby Timber Tract has an estimated 3,491 MBF with 2,796± MBF of 36 to 40 year-old western hemlock, Sitka spruce, Douglas-fir, western red cedar, and red alder mix. Fifty-one percent of this volume is white woods. The remaining mix is 26% Douglas-fir, 10% red alder and the balance western red cedar and other conifer. It is estimated that within ten years there will be 6.8± MBF providing significant near-term cash flow for a new owner. See the Supplemental Information Package for additional details. The balance of the tract has 167± acres of 6 to 10 year old conifer reproduction, located mostly in the southwest section of the property. Twenty-nine percent of the property is western hemlock Site Classes II and III, and the balance is Site Class IV which is located primarily in the western section. There are some moderate slopes in the northeast section, but 100% of the property is suitable for ground-based logging. There is a reciprocal road easement agreement with access from the south via Willoughby Mainline Road by Ozette Ranger Station. Willoughby Mainline Road, on land owned by Green Crow, will require new culverts and some road construction to access the auction property. The seller has located an alternate access route from Section 8 to its ownership in Section 5. Please see Supplemental Information Package for detail and estimate of cost with map.

LOCATION: Township 31 North, Range 15 West, Sections 5, 6, 7
 Tax Account 153105300000, 153106300000, 153106430000, 153107110000

SEALED BIDS DUE SEPTEMBER 12, 2019