



Parcel A - 70± Acres



Parcel B - 35± Acres

**106 - Skamokawa River Valley Timber Tract
Wahkiakum County, Washington**

	<u>Bulk</u>	<u>Parcel A*</u>	<u>Parcel B*</u>
PUBLISHED RESERVE:	\$277,500 / \$2,642 per acre	\$200,000 / \$2,857 per acre	\$77,500 / \$2,214 per acre

* Sales of Parcel A and Parcel B are subject to total bids in the aggregate to equal, or exceed, the bulk Published Reserve

LAST ASKING: First Time Offered

	<u>Bulk</u>	<u>Parcel A</u>	<u>Parcel B</u>
SIZE:	105± Acres	70± Acres	35± Acres

ELEVATION: 550 to 825± Feet

ZONING: None - See Supplemental Information Package

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: These two non-contiguous timber tracts are located a mile north of the Columbia Riverfront community of Skamokawa, and can be purchased individually, or in bulk. Skamokawa has grown as a base camp for exploration of the Lewis and Clark National Wildlife Refuge. The tracts reside along a hillside overlooking the Skamokawa River Valley. The two tracts are primarily Douglas-fir Site Class II, providing a very productive growing site for the property. Total volume for both parcels is projected to be 1,359± MBF within 25 years. Parcel A is 70± acres, and is located in Section 8. It has an estimated 245 MBF on 12 acres north of the power R.O.W. in the northern section of the tract. There are 32 acres of 7 year-old Douglas-fir and hemlock reproduction. The balance is RMZ due to creeks which are tributary to the Skamokawa River. There is an easement from East Valley Road to the eastern section of the tract. Parcel B is 35± acres, and is located in Section 9. It has an easement from East Valley Road to the southwest section of the parcel. There are 17± acres of 5 year-old Douglas-fir and western hemlock reproduction, 7± acres of 23-year old western hemlock in the southeast portion, and 5.3± acres of 37 to 68 year-old mix of Douglas fir, western hemlock and red alder, with estimated 120 MBF. An 8.6± acre Leave Tree area is in the northwest section, due to slope instability.

Logging roads are rocked, and the majority of both tracts have north- and west-facing slopes. Weyerhaeuser is an adjoining owner to the south of both parcels, with multiple private owners to the west, north and east of Parcel A.

LOCATION: Township 9 North, Range 6 West, Sections 8, 9
Parcel A Tax Account #080906410001
Parcel B Tax Account #09090622001

SEALED BIDS DUE SEPTEMBER 12, 2019