

REAL ESTATE AUCTION

GreenGold Timberland

Washington and Oregon

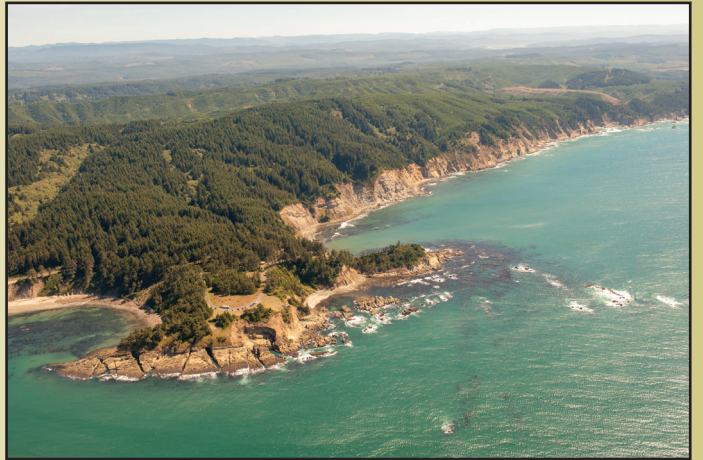
www.rmnw-auctions.com



Southwest Washington



Olympic Peninsula



Southern Oregon Coast

- Tracts from 19± to 641± acres
- Well-stocked reproduction and mature timber
- Some tracts have recreation, conservation, or homesite potential
- Proximity to both domestic and export log markets
- Prices start at less than \$1,920 per acre!

SEALED BIDS DUE SEPTEMBER 12, 2019





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

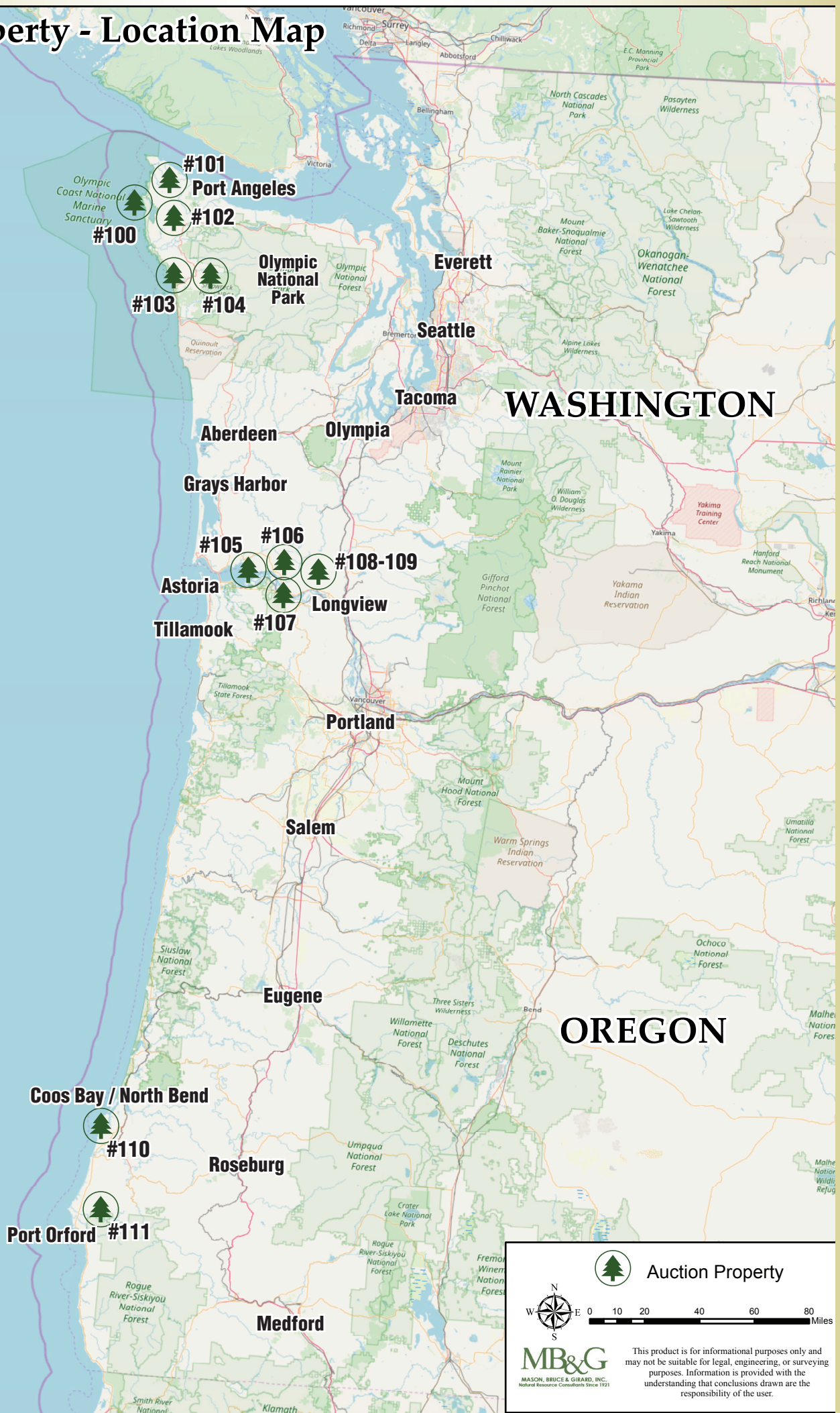
105	164± acre Altoona Road Columbia River Timber Tract	Wahkiakum County, WA	\$345,000 / \$2,103
106	105± acre Skamokawa River Valley Timber Tract	Wahkiakum County, WA	\$277,500 (Bulk) / \$2,642
	A – 70± acre North		Parcel A - \$200,000 / \$2,857*
	B – 35± acre South		Parcel B - \$77,500 / \$2,214*
107	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

Auction Property - Location Map



TIMBER PORTFOLIO SUMMARY

All the auction properties have been inspected and have recent inventories provided by Campbell Global. Mason, Bruce and Girard, Inc. has been retained to prepare growth projections for individual tracts, and for assistance in preparing timber inventory for the datasite.

Property	Size (Acres±)	Location	RMZ*	NT**	Reprod by Acres± and Age Class (net)									Est MBF
					1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	Over 41	
Olympic Peninsula														
100. Willoughby Clallam County, WA	641	31N, 15W, Sections 5, 6, 7	53	22		167		24		234		142		3,491
101. Thirty Cent Creek Clallam County, WA	324	32N, 15W, Sections 23, 26	57	23	12	180		51						
102. Big River Clallam County, WA	243	31N, 15W, Section 35	117	6			1	120						—
103. Anderson Creek Jefferson County, WA	141	26N, 13W, Section 1	48	5					26	3	13	33	13	1,716
104. Clearwater Jefferson County, WA	151	26N, 12W, Section 1	37	4	47				61				2	463
Southwest Washington														
105. Altoona Road Columbia River Wahkiakum County, WA	164	9N, 8W, Sections 14, 15	44	42		74							4	77
106. Skamokawa River Valley Wahkiakum County, WA	105	9N, 6W, Sections 8, 9	3	37	14	35			3			5	14	401
107. Lower Elochoman Valley Wahkiakum County, WA	60	9N, 6W, Section 36	8	15		11		26						53
108. Elochoman River Wahkiakum County, WA	101	9N, 5W, Sections 31, 32	7	28		30	32						3	98
109. Elochoman Valley Road Wahkiakum County, WA	140	9N, 5W, Section 31	3	18			92	22					4	123
Southern Oregon Coast														
110. Seven Devils Coos County, OR	161	26S, 14W, Sections 28, 29	2	12				3	76	68				940
111. Wilson Prairie Coos County, OR	245	31S, 14W, Section 26	6	11	82		111						34	388
GRAND TOTAL:	2,476		385	223	155	497	236	246	166	305	13	180	74	7,750

*Riparian management area

**Non-timber – roads, rock pits and Leave Tree areas



Timber portfolio has a combination of mature timber, and well-stocked reproduction

DATASITE AND SUPPLEMENTAL INFORMATION PACKAGES

A Confidentiality Agreement (the "CA") must be executed prior to receiving access to the datasite, or to receiving the supplemental information packages that have been prepared for the individual tracts. The supplemental information packages, with bid documents, are available by contacting the auction information office and can be either emailed or mailed.

The following information is included in the supplemental information package:

- Mapping data including ownership stands, stream layers, roads and other physical layers
- Complete stand level inventory data
- Site and age class summary reports
- Site and age class maps
- RMAP status
- KMZ files
- Reciprocal road use agreements
- Oblique aerials
- Zoning
- Adjoining ownership maps
- Preliminary title report with exception documents
- Access permit
- Northwest Farm Credit Services contact information
- Bid information: bid instructions and bid form, purchase and sale agreement and related documents, agency disclosure pamphlet, broker cooperation pamphlet
- Auction terms and conditions

PROPERTY ACCESS

All auction properties have locked gates and an access permit is required prior to entering upon any of the Properties.

MINERALS

Any mineral rights that may be owned by the Sellers will be conveyed.

CONSERVATION EASEMENTS

No conservation easements encumber any of the auction Properties.

ROAD MAINTENANCE AND ABANDONMENT PLANS (RMAP)

There are no RMAP obligations on Auction Properties #101- #109. Auction Property #100 has two small culvert projects which will be the obligation of the new owner to complete.

LEASES

There are no leases on any of the auction Properties.

FOREST PRACTICE APPLICATIONS

There is one Forest Practice Application ("FPA") on Auction Property #103 which will be assigned to the new owner.

REFOREST OBLIGATIONS

There are nominal reforestation obligations on Auction Properties #101 and #111.

TAXES

All auction Properties are classified as Forestland.

FINANCING

None - All Cash

Auction Property #109



Preferred lender

Prospective buyers should contact:

(Washington properties)

Justin Becker - 360-767-1117

justin.becker@northwestfcs.com

(Oregon properties)

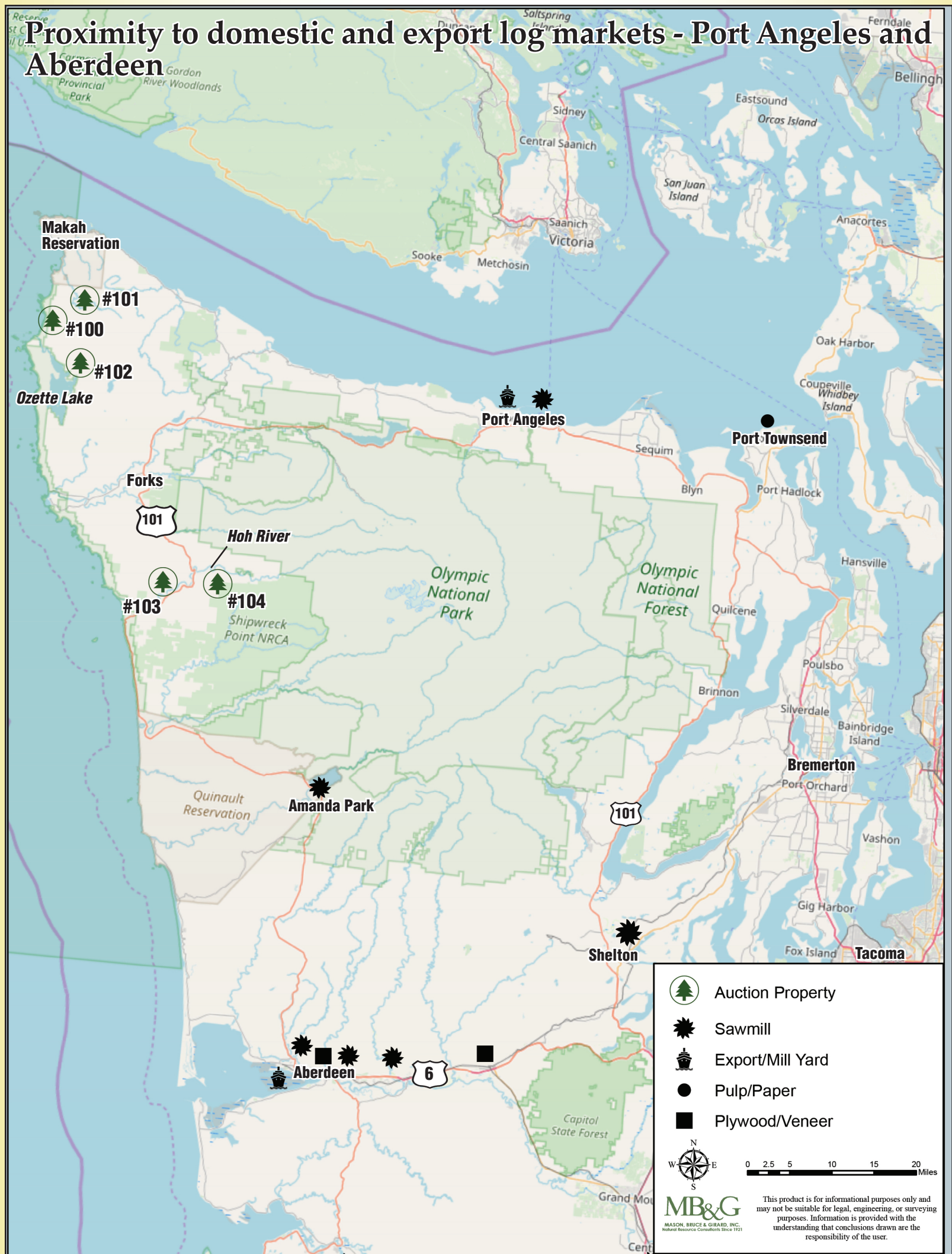
Mickey Hatley - 503-373-3000

mickey.hatley@northwestfcs.com



Auction Property #108

Proximity to domestic and export log markets - Port Angeles and Aberdeen



OLYMPIC PENINSULA CLALLAM AND JEFFERSON COUNTIES

Five tracts totaling 1,500± acres reside within the northwest and western sections of the Olympic Peninsula, and range in size from 141± to 641± acres. Auction Properties #100, #103, and #104 have well-stocked stands of 20 to 40 year old timber, projected to increase to 13,200± MBF within fifteen years. An estimated 3.5 million board feet of primarily 39 year-old western hemlock and Douglas-fir are located on Auction Property #100 (Willoughby), which is located between Lake Ozette and the Makah Indian Reservation, and also adjoins the coastal ownership of Olympic National Park.

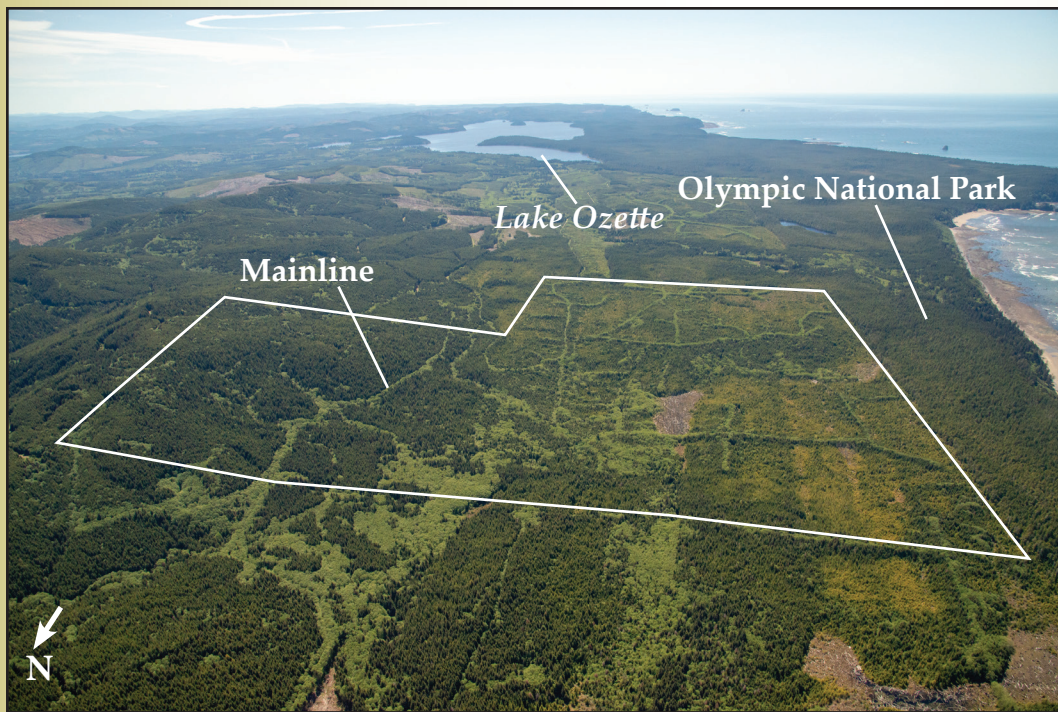
There is an FPA approved to harvest 402 MBF on Auction Property #103 (Anderson Creek), which will be assigned to the new owner, and a nominal reforest obligation on Auction Property #101 (Thirty Cent Creek).

There is good access to domestic and export log markets north to Port Angeles, as well as south to Aberdeen and Hoquiam.

Prices for the Olympic Peninsula Tracts start at \$1,913 per acre.



Auction Property #100 - Willoughby Tract - 641± Acres



**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

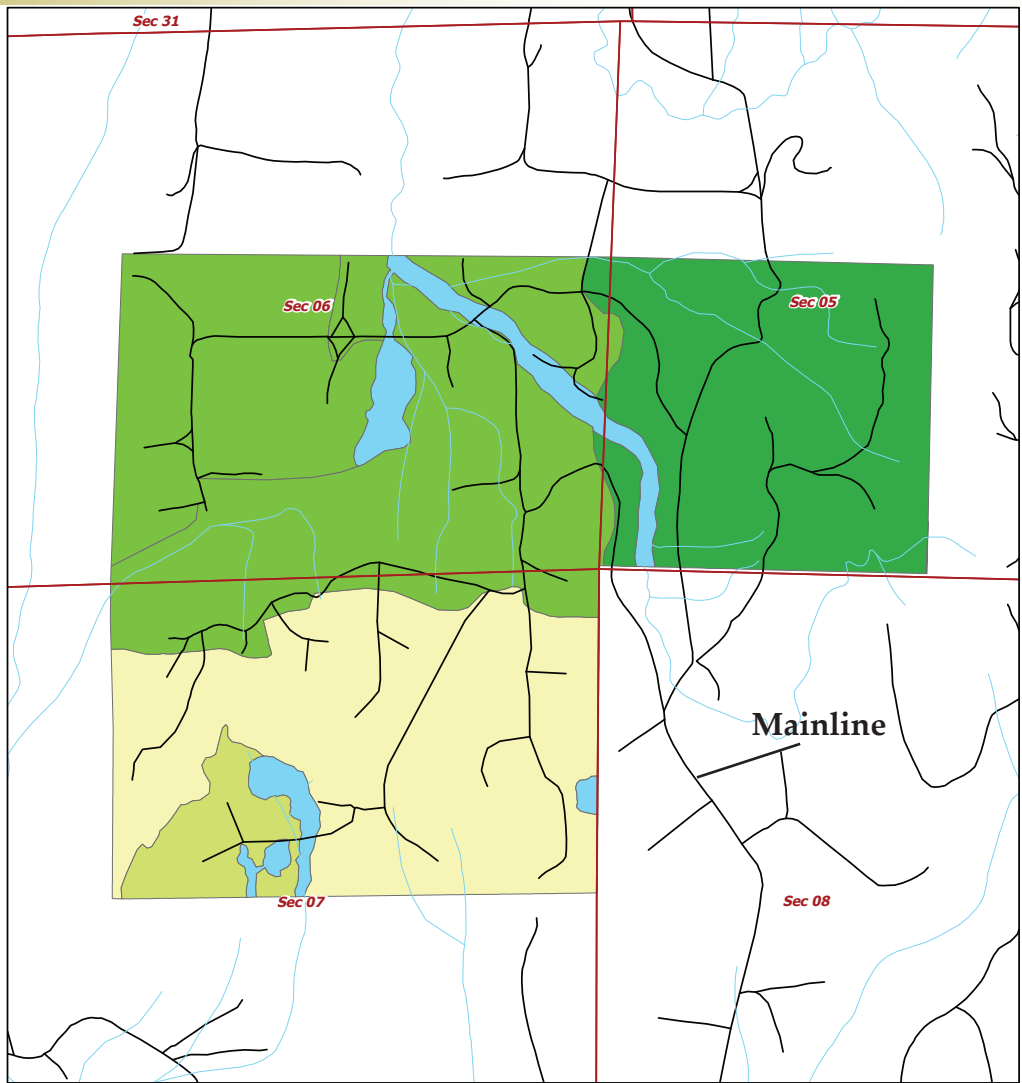
FINANCING: None – All Cash

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

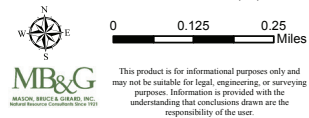
SEALED BIDS DUE SEPTEMBER 12, 2019



Willoughby

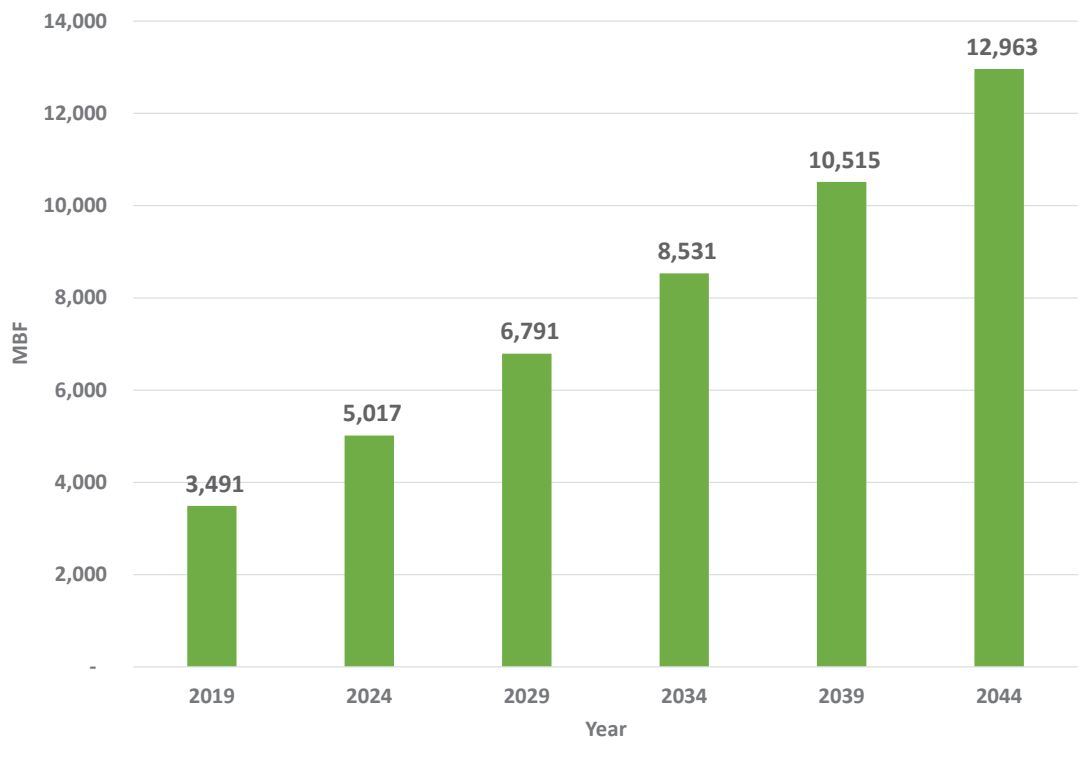
- Section
 - ~~~~~ Stream
 - Road
- | | | |
|--|---|---|
| Age Class | | Clearcut |
| 1-10 | Non Forest | RMZ |
| 11-20 | Leave Area | |
| 21-35 | | |
| 36-40 | | |
| 41+ | | |

Clallam County
T31N R15W Sec 5,6,7



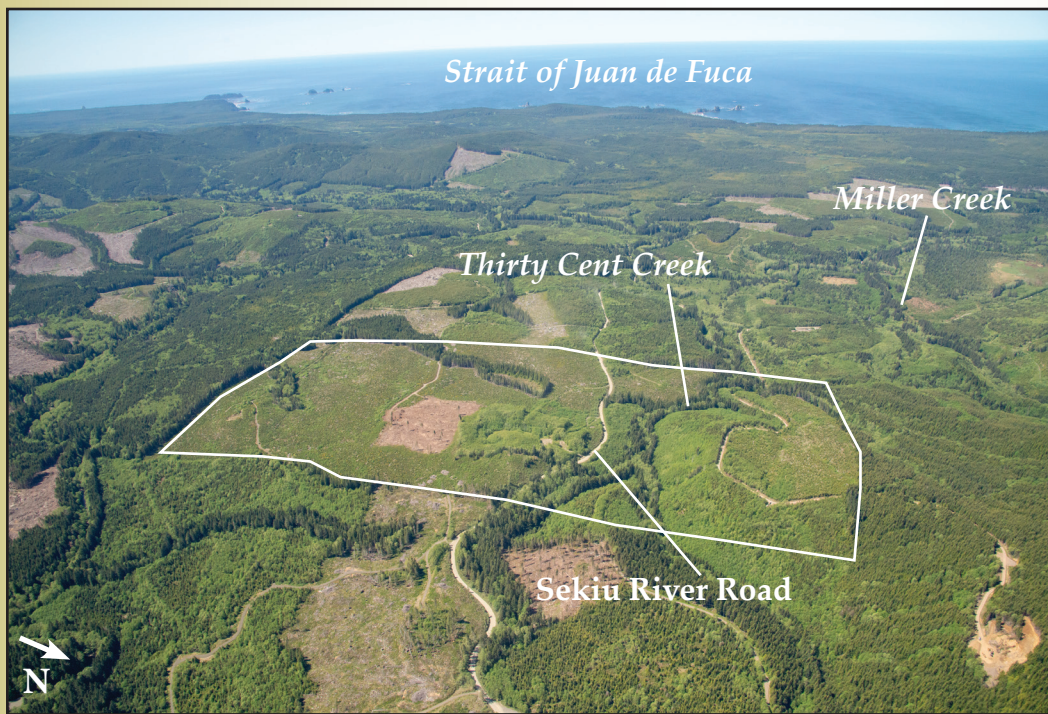
376± acres within the 26- to 40-year age class provide near-term cash flow

Projected 25 Year Growth*



Timber volume projected to increase to 8,531± MBF within fifteen years

*Source: MB&G



**101 - Thirty Cent Creek Timber Tract near Sooes River
Clallam County, Washington**

PUBLISHED RESERVE: \$625,000 / \$1,929 per Acre
LAST ASKING: First Time Offered
SIZE: 324± Acres
ELEVATION: 350 to 500± Feet
ZONING: Commercial Forest (CF)

PROPERTY INSPECTION: Access Permit Required and CB radio highly recommended. 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 324± acre Thirty Cent Creek Timber Tract is in the northwest section of the Olympic Peninsula, three-quarters of a mile south of the Makah Indian Reservation, and a quarter mile north of the Sooes River. The tract has access from 1000 Sekiu Mainline Road to the east from Highway 112 near Clallam Bay through a reciprocal road use easement with adjoining owners.

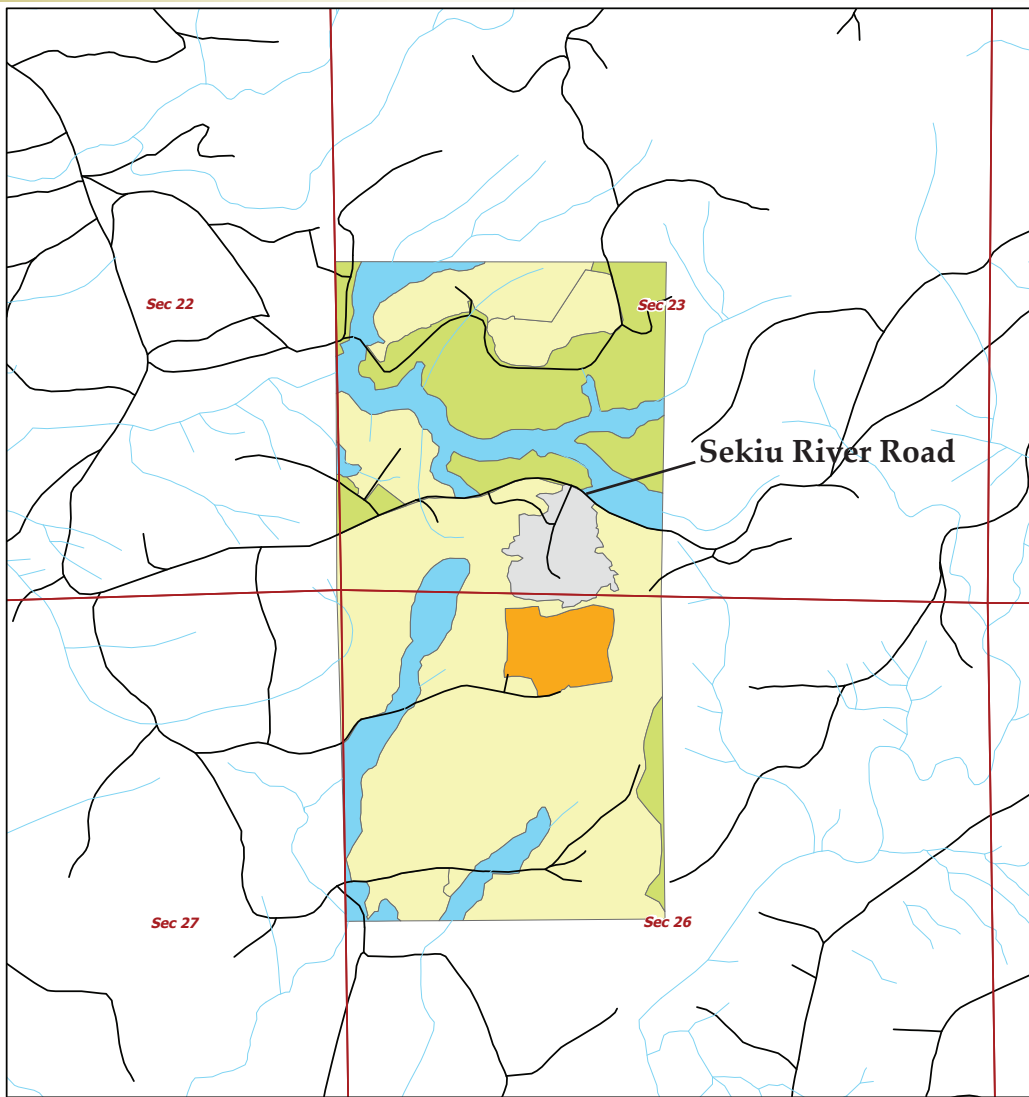
The tract has 192± acres of young hemlock reproduction, with the majority in 6 to 10 year-old age class. Twelve acres were recently harvested. Reforestation obligations will be the responsibility of the new owner. There are 51± acres of 16 to 20± year old mix of western hemlock, some western red cedar, and red alder, located primarily in the northern portion of the tract, north of Thirty Cent Creek.

The property is primarily western hemlock Site Class III, with the remaining 6% Site Class II.

It is projected that within twenty-five years, this site will have a total volume of 2,490± MBF. The existing system of logging roads is rocked, and there are no RMAP obligations. Ground-based harvesting can be used on 100% of the ownership.

LOCATION: Township 32 North, Range 15 West, Sections 23, 26
 Tax Account 153223300000, 153226200000, and 153226400000

SEALED BIDS DUE SEPTEMBER 12, 2019



Thirty Cent Creek

- Section
- Stream
- Road

Age Class

- 1-10
- Clearcut
- Non Forest
- Leave Area
- 11-20
- 21-35
- RMZ
- 36-40
- 41+

Clallam County

T32N R15W Sec 23, 26



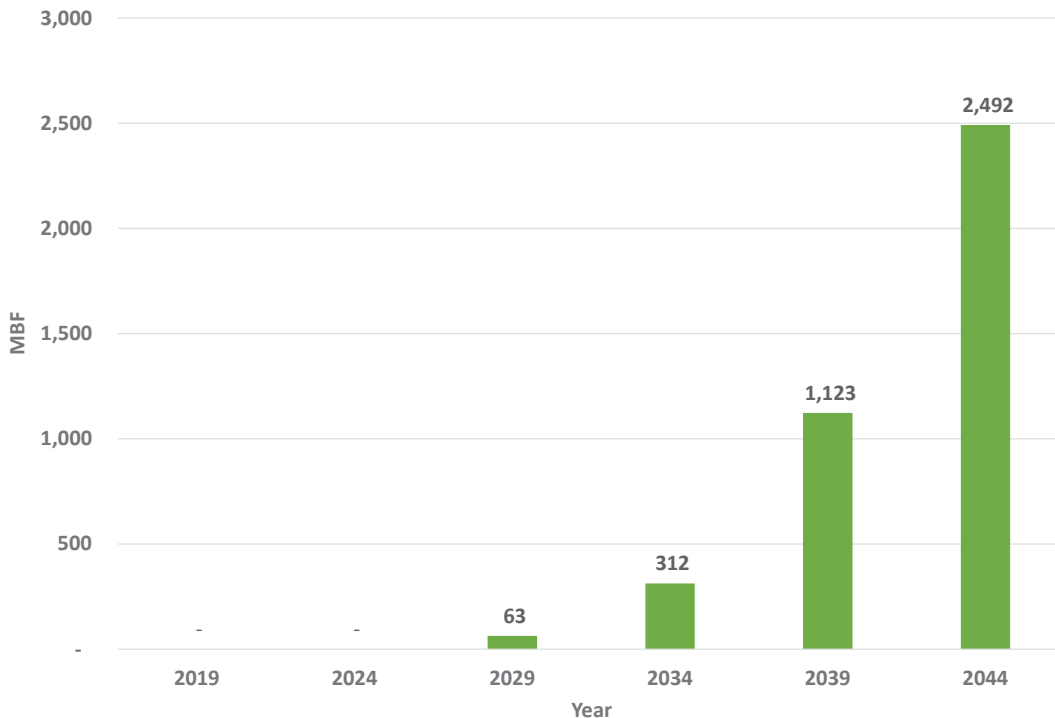
0 0.125 0.25 Miles



This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

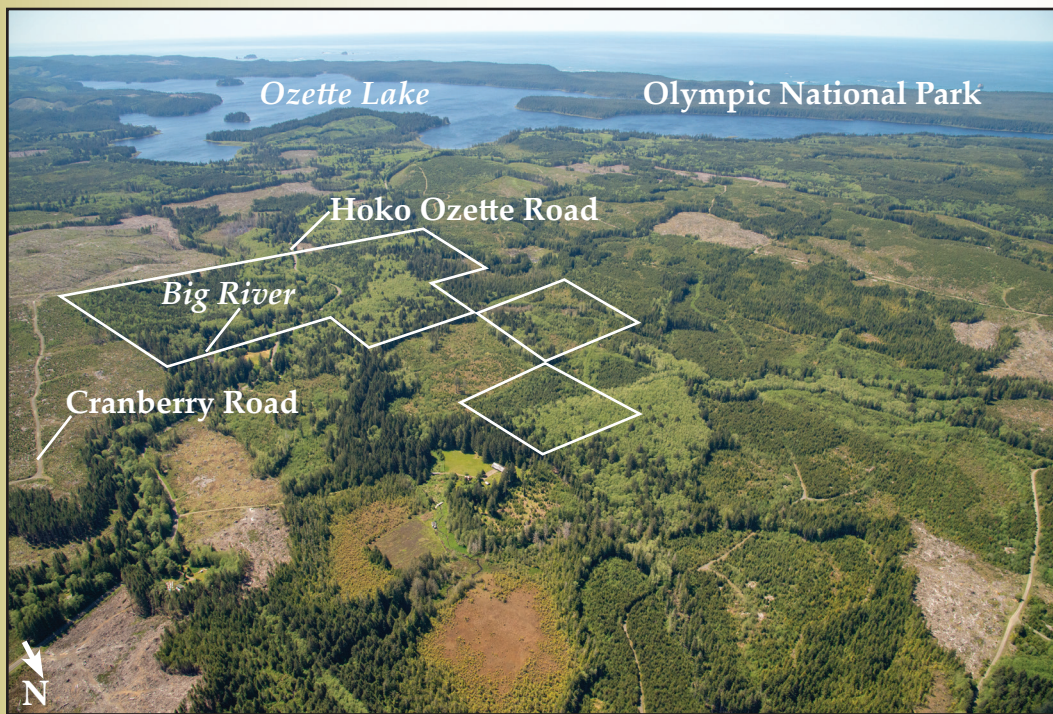
Majority of property has well-stocked 6 to 10 year-old reproduction

Projected 25 Year Growth*



A total of 2,492± MBF projected within twenty-five years will provide significant asset growth

*Source: MB&G



**102 - Big River Timber and Recreation Tract near Lake Ozette
Clallam County, Washington**

PUBLISHED RESERVE: \$465,000 / \$1,913 per Acre
LAST ASKING: First Time Offered
SIZE: 243± Acres
ELEVATION: 70 to 110± 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

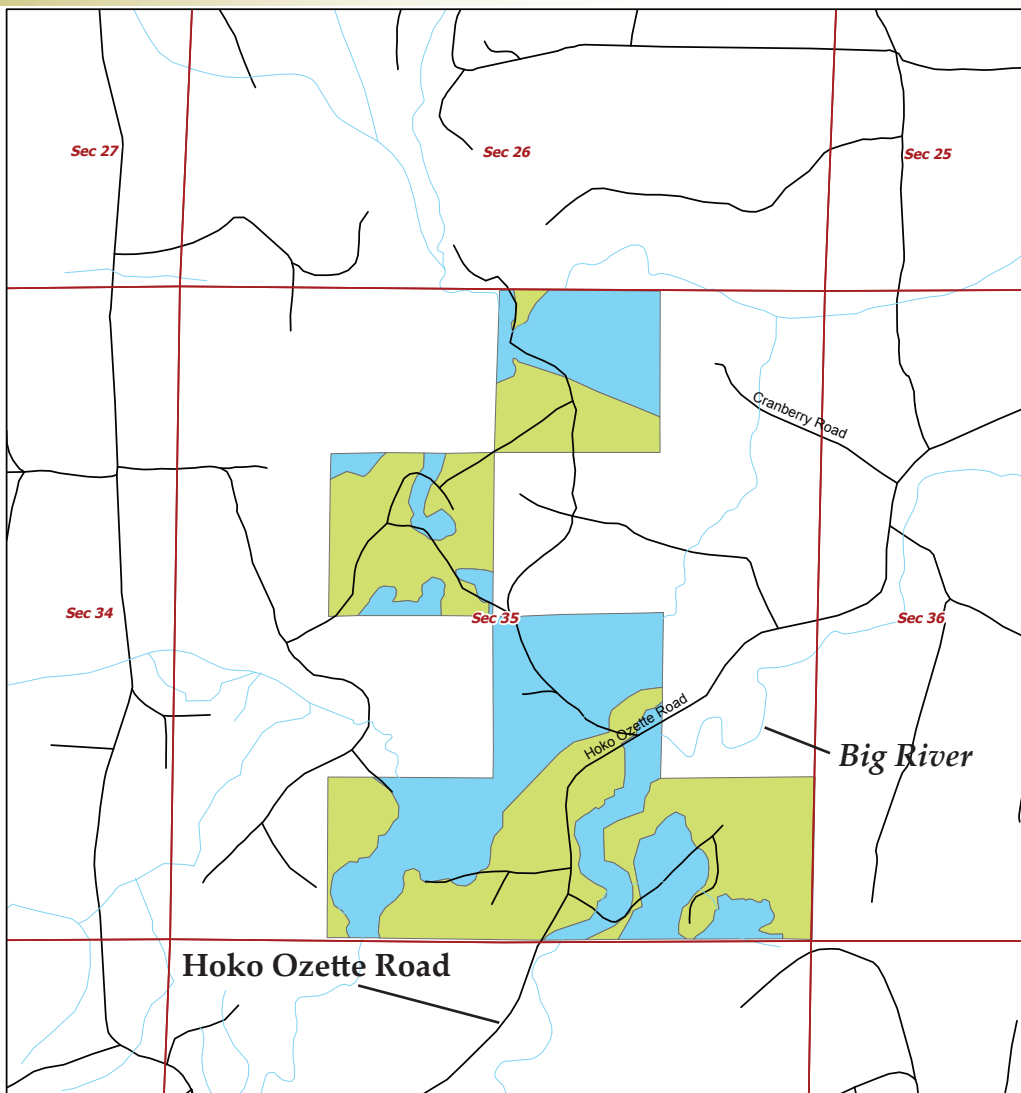
DESCRIPTION: The 243± acre Big River Timber and Recreation Tract is located along the Olympic Peninsula’s remote western rim, three miles northwest of Ozette Lake. It has road frontage along Hoko Ozette Road, which connects north to Highway 112 at Clallam Bay, and Big River and Trout Creek. Both are tributaries to Ozette Lake, Washington’s third largest natural lake.

There are 120± acres of primarily well-stocked 16 to 20± year old western hemlock, which is projected to contain an estimated 2,180 MBF within 20 years, providing significant long-term asset growth. An estimated 50% of the property is mostly RMZ, and unavailable for timber management. There are no RMAP obligations for the Big River Tract. The entirety of the tract, 100%, is western hemlock Site Class III.

The tract has some recreation and conservation potential due to frontage on Big River and Trout Creek, including potential camping or RV sites between Hoko Ozette Road and Big River in the southeast section of the ownership. Clallam County zoning on adjoining lands east of the ownership is R-20. North Olympic Land Trust is an adjacent owner to the east, along with private owners. Green Crow and the Makah Indian Tribe are also adjoining owners.

LOCATION: Township 31 North, Range 15 West, Section 35
 Tax Account 153135120000

SEALED BIDS DUE SEPTEMBER 12, 2019



Big River

Section	1-10	Clearcut
Stream	11-20	Non Forest
Road	21-35	Leave Area
	36-40	RMZ
	41+	

Clallam County
T31N R15W Sec 35

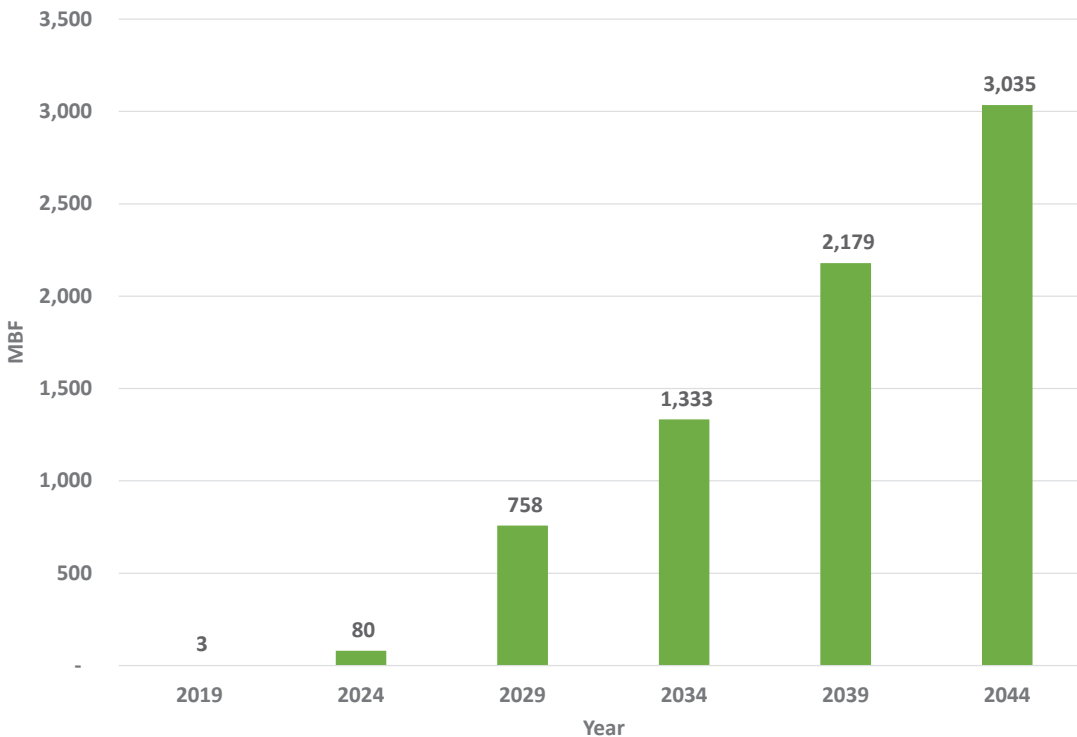
0 0.125 0.25 Miles

MB&G
MB&G, MB&G & COMPANY, INC.
10000 100TH AVE SE SUITE 100
BELLEVUE, WA 98003

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

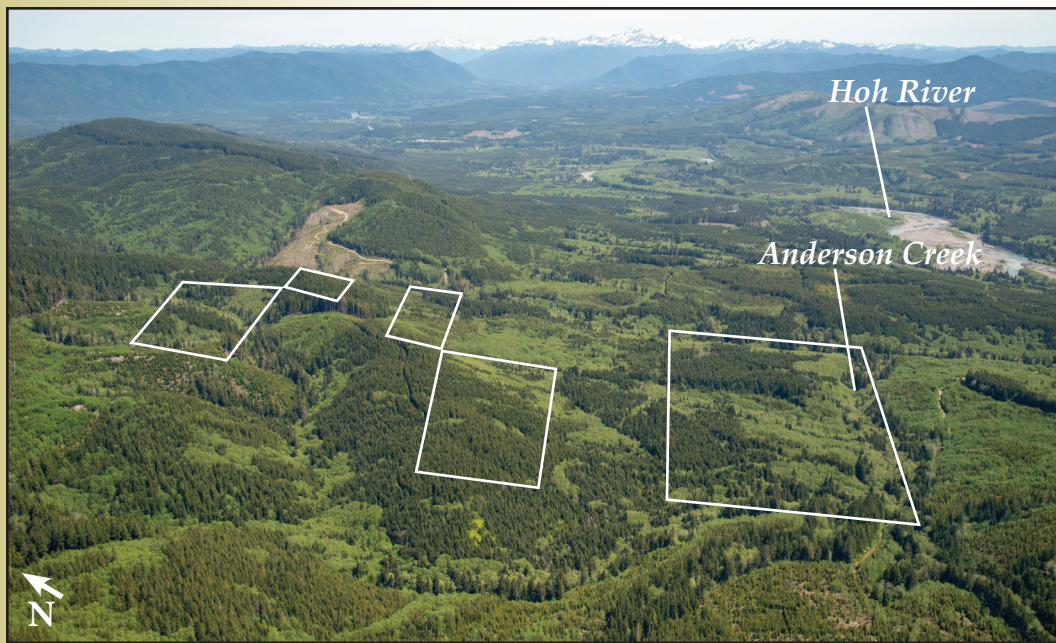
Well-stocked 16 to 20 year-old hemlock provides long-term asset growth

Projected 25 Year Growth*



A total of 2,179± MBF is projected within twenty years

*Source: MB&G



**103 - Anderson Creek Timber Tract near Hoh River and Conservation Area
Jefferson County, Washington**

PUBLISHED RESERVE: \$765,000 / \$5,425 per Acre
LAST ASKING: First Time Offered
SIZE: 141± Acres
ELEVATION: 400 to 800± Feet
ZONING: Commercial Forest (CF-80), Rural Residential 10 (RR-10)

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

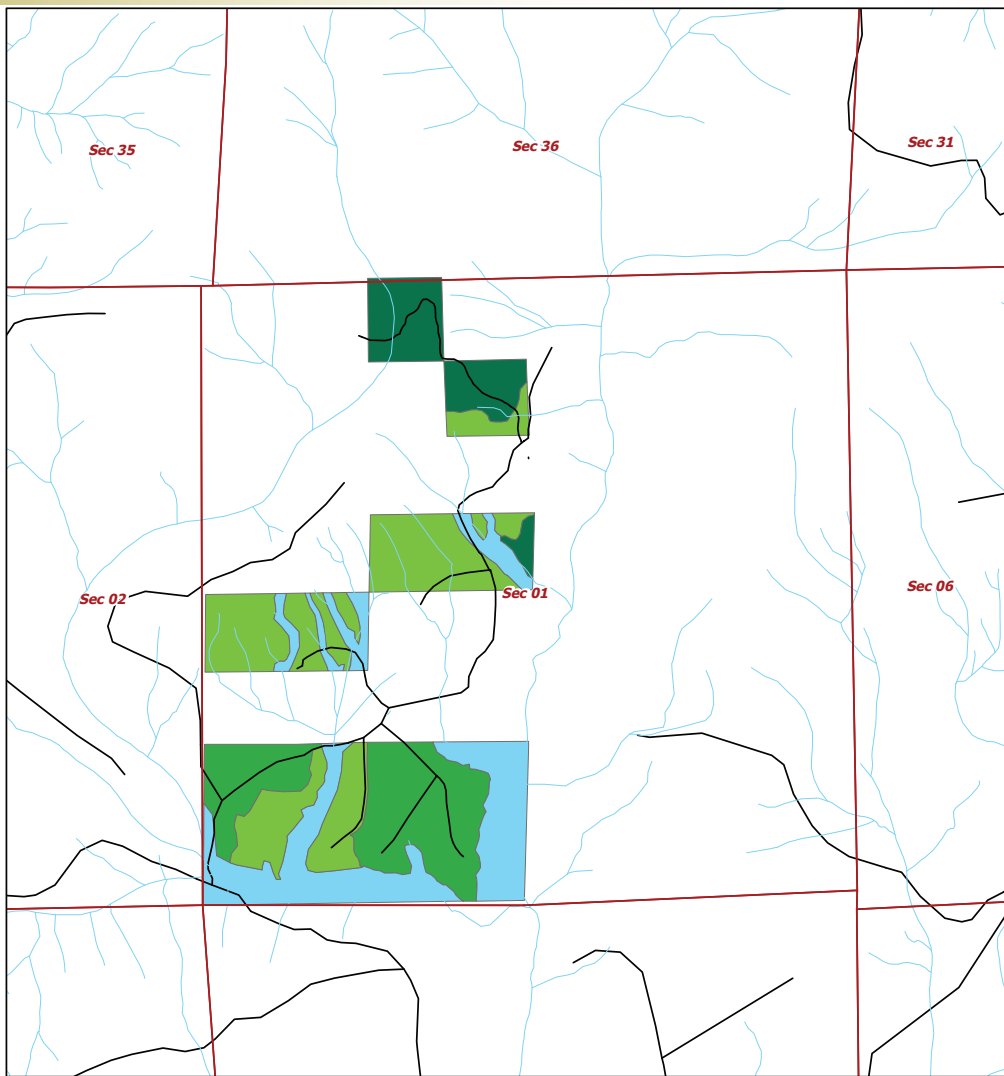
DESCRIPTION: The 141± acre Anderson Creek Timber Tract is in the southwest section of the Olympic Peninsula, northwest of Hoh River Valley, in Jefferson County, and includes three parcels of 80, 40 and 20± acres. The property is adjacent to The Nature Conservancy's Hoh River Conservation Area, which is part of the 10,000 acre restoration and renewal of vital habitat in the Hoh River Valley. The property has well-stocked stands of primarily 21 to 41± year old western hemlock. There is an estimated 1,716 MBF of primarily western hemlock in the 31 to 41± year old age class. The ten-year growth projection for the entire property estimates a total increase of 2,590± MBF, providing both near-term cash flow and long-term asset growth.

There is one unharvested active FPA, located in the northern section of ownership, which has an estimated 402 MBF of western hemlock, Sitka spruce, and red alder. There are no RMAP obligations for the property. The Seller, within the last several years, has invested over \$50,000 in road improvements to the main line road system including replacement of the bridge, and permitting for the FPA. Please see the supplemental information package for additional details. Two non-contiguous parcels of 40 and 20 acres have access via an easement which runs through the 80 acres tracts. Some road clearing will be required to improve access.

Eighty-two percent (82%) of the tract is western hemlock Site Class II, and the balance is Site Class III. An estimated 52 acres is RMZ due to frontage along Anderson Creek and its tributaries. The 20 and 40± acres are zoned Rural Residential 10. The 80± acre parcel is zoned Commercial Forest 80. Adjoining owners are The Nature Conservancy, Fruit Growers, Washington Department of Natural Resources, and private parties.

LOCATION: Township 26 North, Range 13 West, Section 1
Tax Account 612011001

SEALED BIDS DUE SEPTEMBER 12, 2019



Anderson Creek

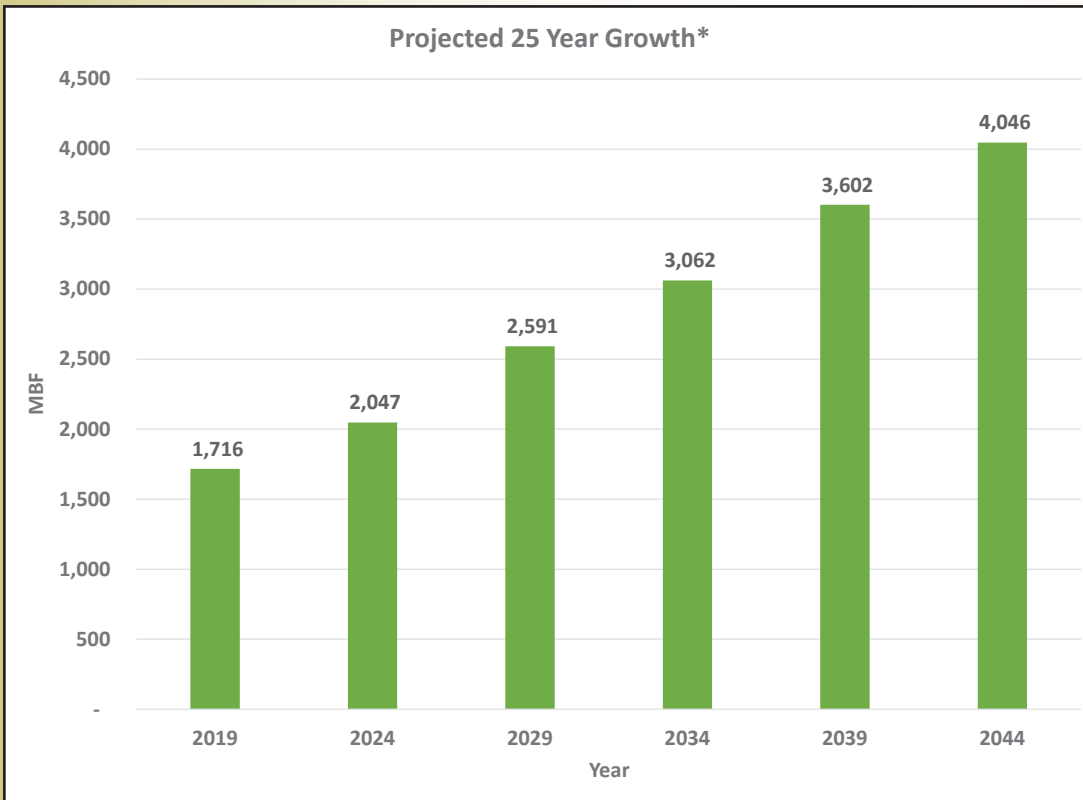
<ul style="list-style-type: none"> Section Stream Road 	<p>Age Class</p> <ul style="list-style-type: none"> 1-10 11-20 21-35 36-40 41+ 	<ul style="list-style-type: none"> Clearcut Non Forest Leave Area RMZ
---	---	--

Jefferson County
T26N R13W Sec 1

MB&G
MASON, BRICE & GRAED, INC.
MEMBER NATIONAL COLLEGE OF FOREST APPRAISERS

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

Fifty percent of reprod is in the 21 to 35 year age class, and balance is over 36 years, providing significant near-term asset growth



A total of 3,062± MBF is projected within fifteen years

*Source: MB&G



**104 - Clearwater Timber Tract Northwest of Hoh Clearwater State Forest
Jefferson County, Washington**

PUBLISHED RESERVE: \$300,000 / \$1,984 per Acre
LAST ASKING: First Time Offered
SIZE: 151± Acres
ELEVATION: 500 Feet
ZONING: Commercial Forest (CF-80)

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

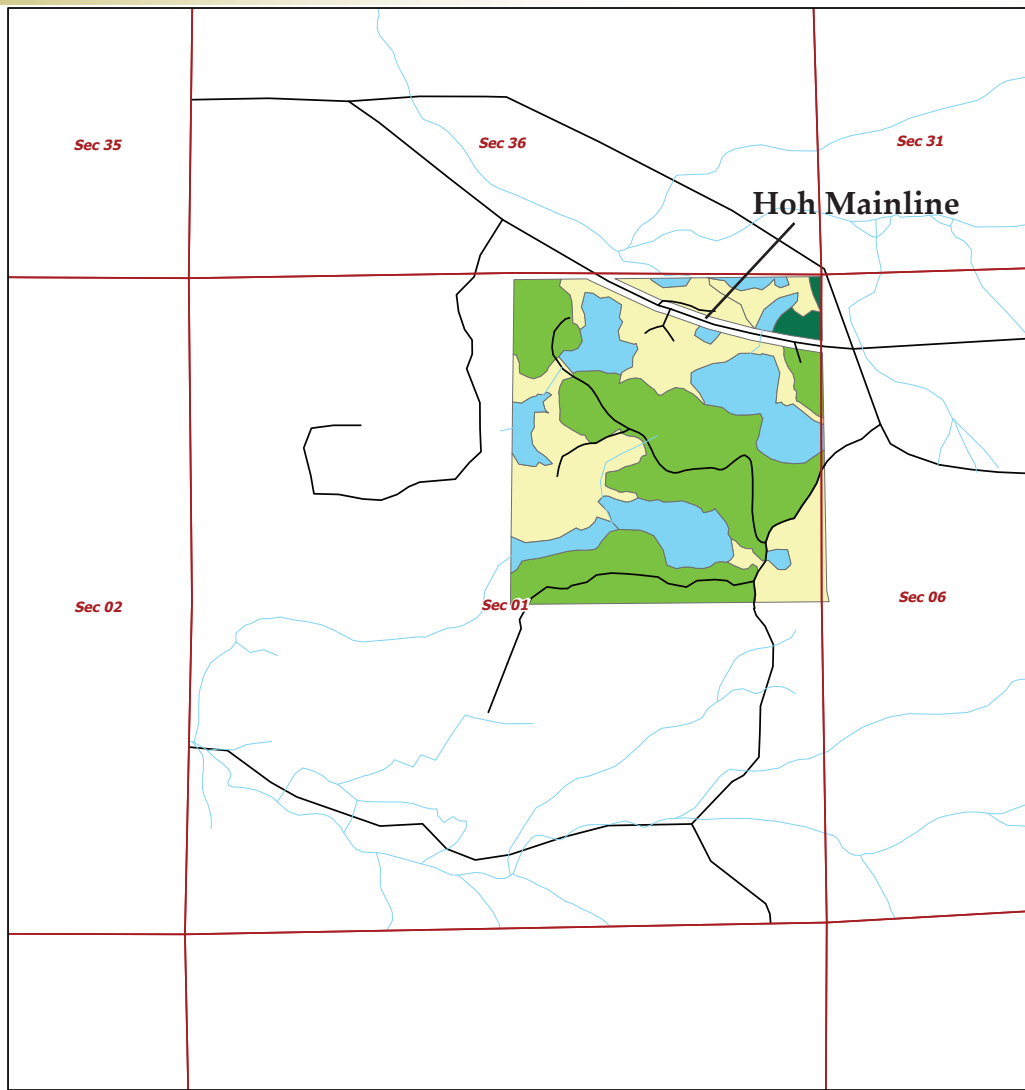
DESCRIPTION: The 151± acre Clearwater Timber Tract is located five miles east of auction property #103, and 2.5 miles east of Highway 101, northwest of the Hoh Clearwater State Forest. There is access from Hoh Clearwater Road, which is paved, in the northern portion of the property.

There are 47± acres of a 1 to 5± year old western red cedar and western hemlock mix, and 61± acres of primarily 21 year old Douglas-fir and western hemlock. It is projected that within 20 years there will be an estimated 1,962± MBF. There are 41± acres of RMZ along tributaries to Elk Creek to the north, and Winfield Creek to the south. All are tributary to the Hoh River.

The property is 65% western hemlock Site Class III with the remainder Site Class IV. The Nature Conservancy is the adjoining owner to the west, Washington Department of Natural Resources to the north and east, and Fruit Growers to the south, and at the northeast corner.

LOCATION: Township 26 North, Range 12 West, Section 1
 Tax Account 613012004

SEALED BIDS DUE SEPTEMBER 12, 2019



Clearwater

Section	1-10	Clearcut
Stream	11-20	Non Forest
Road	21-35	Leave Area
	36-40	RMZ
	41+	

Jefferson County
T26N R12W Sec 1

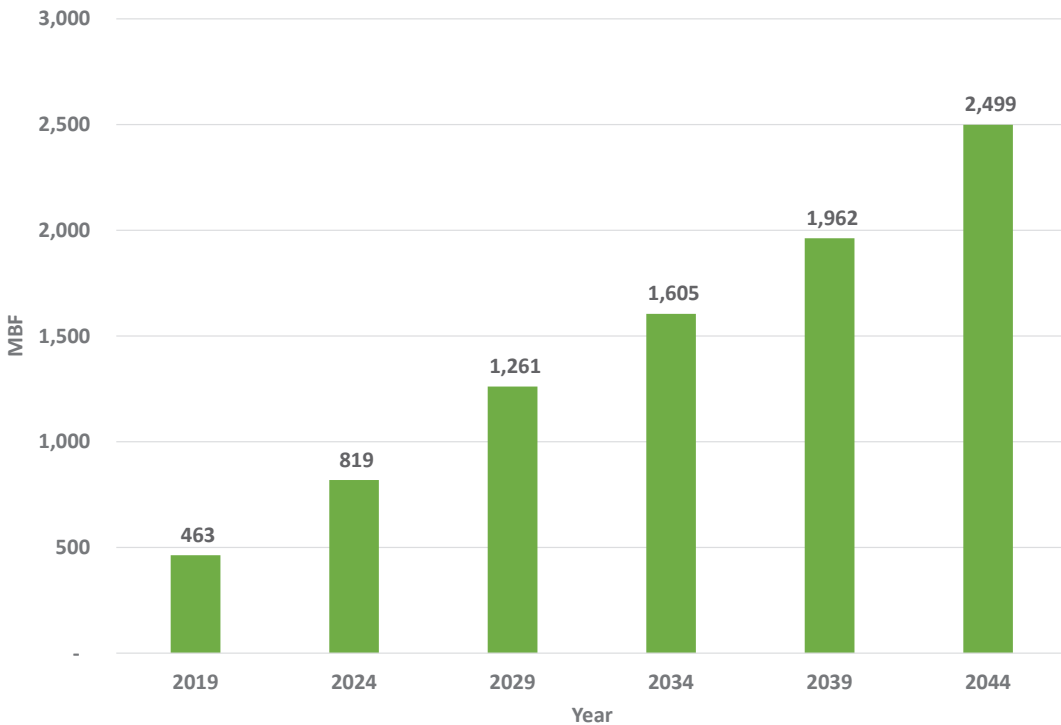
0 0.125 0.25 Miles

MB&G
MASON, BRUCE & GILBERT, INC.
Wildland Resource Consultants Since 1971

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

61± well-stocked acres of 21 to 25 year-old hemlock reproduction provides near-term growth

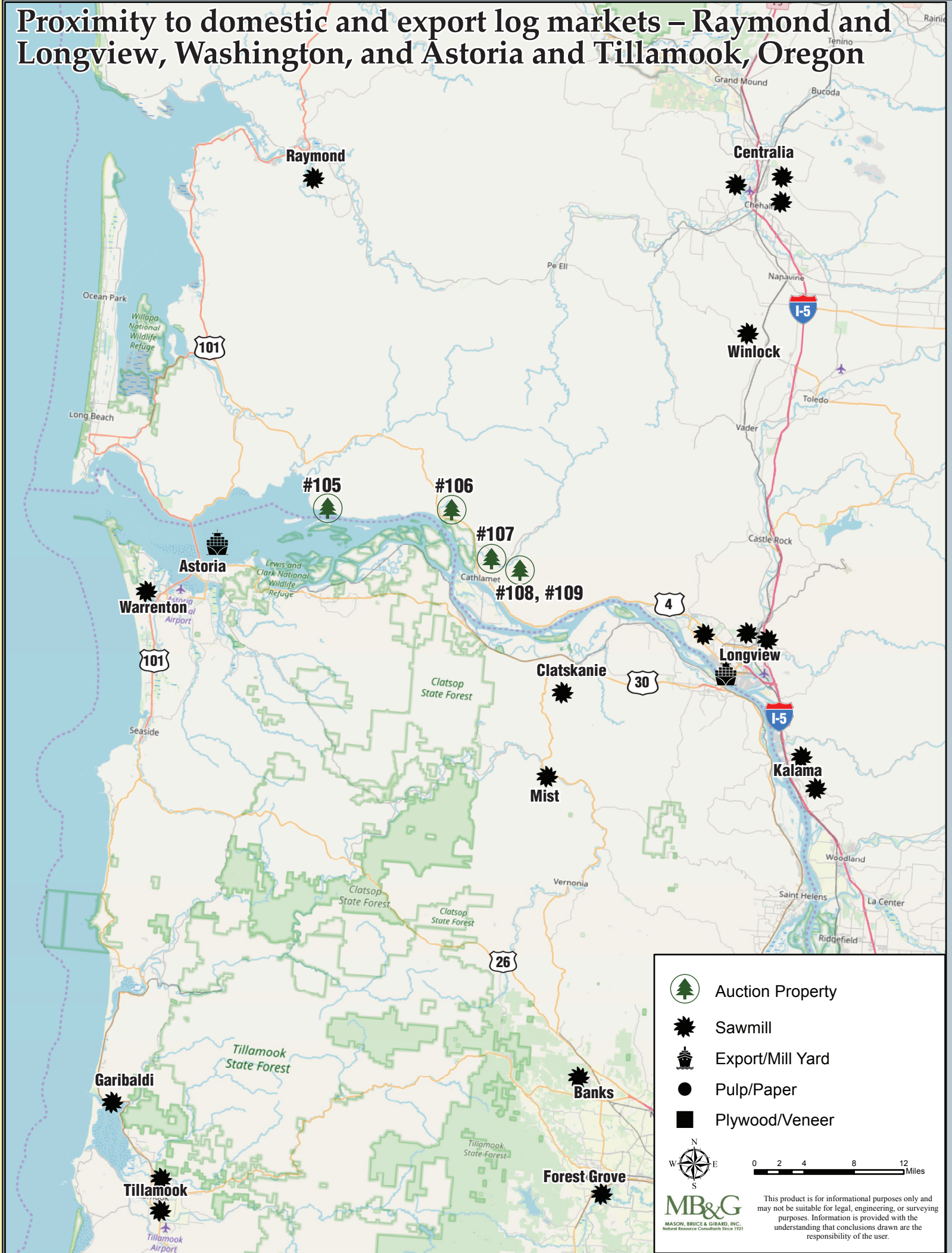
Projected 25 Year Growth*



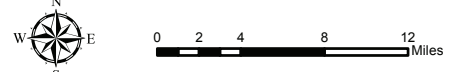
Twenty year projected growth is 1,962± MBF

*Source: MB&G

Proximity to domestic and export log markets – Raymond and Longview, Washington, and Astoria and Tillamook, Oregon



-  Auction Property
-  Sawmill
-  Export/Mill Yard
-  Pulp/Paper
-  Plywood/Veneer



MB&G
MASON, BRUCE & GIBARD, INC.
 National Resource Consultants Since 1921

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

SOUTHWEST WASHINGTON **WAHKIAKUM COUNTY**

Seven tracts, ranging from 19 to 164± acres, are located in Wahkiakum County along the Columbia River, near the city of Cathlamet and the small community of Altoona (seven miles northwest of Astoria, Oregon). These tracts have primarily well-stocked stands of 6 to 20 year-old western hemlock and Douglas-fir, and are projected to have significant asset growth within 25 years, due in part to the highly productive growing Douglas-fir site classes I and II.

There is excellent access to one of the region's most competitive domestic and export log markets in Astoria, Tillamook and Mist in Northwest Oregon, and Longview, Kalama and Centralia, in Southwest Washington.

There is no zoning in Wahkiakum County, which provides additional value from potential home, or cabin sites. Auction Property #105 has Columbia River frontage, with spectacular views toward the mouth of the Columbia River. Auction Properties #107 and #109 have excellent access to Highway 4 and to the city of Cathlamet. In addition, there is over one-half mile of Elochoman River frontage on Auction Property #108, providing opportunity for RV, camping, or a cabin site.

Prices for the Southwest Washington tracts start at \$2,103 per acre.



Historic riverfront town of Skamokawa near Auction Property #106



Auction Properties #107 - #109 are within ten minute drive of Cathlamet





105 - Altoona Road Timber Tract with Columbia River Frontage and View Home Site Potential Wahkiakum County, Washington

PUBLISHED RESERVE: \$345,000 / \$2,103 per Acre
LAST ASKING: First Time Offered
SIZE: 164± Acres
ELEVATION: 100 to 660± 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

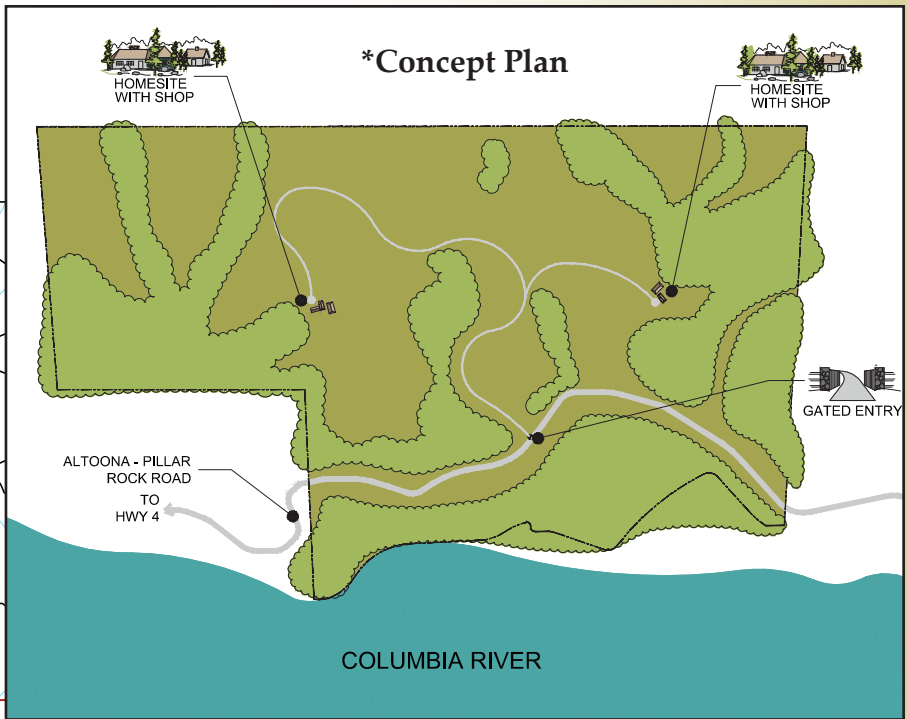
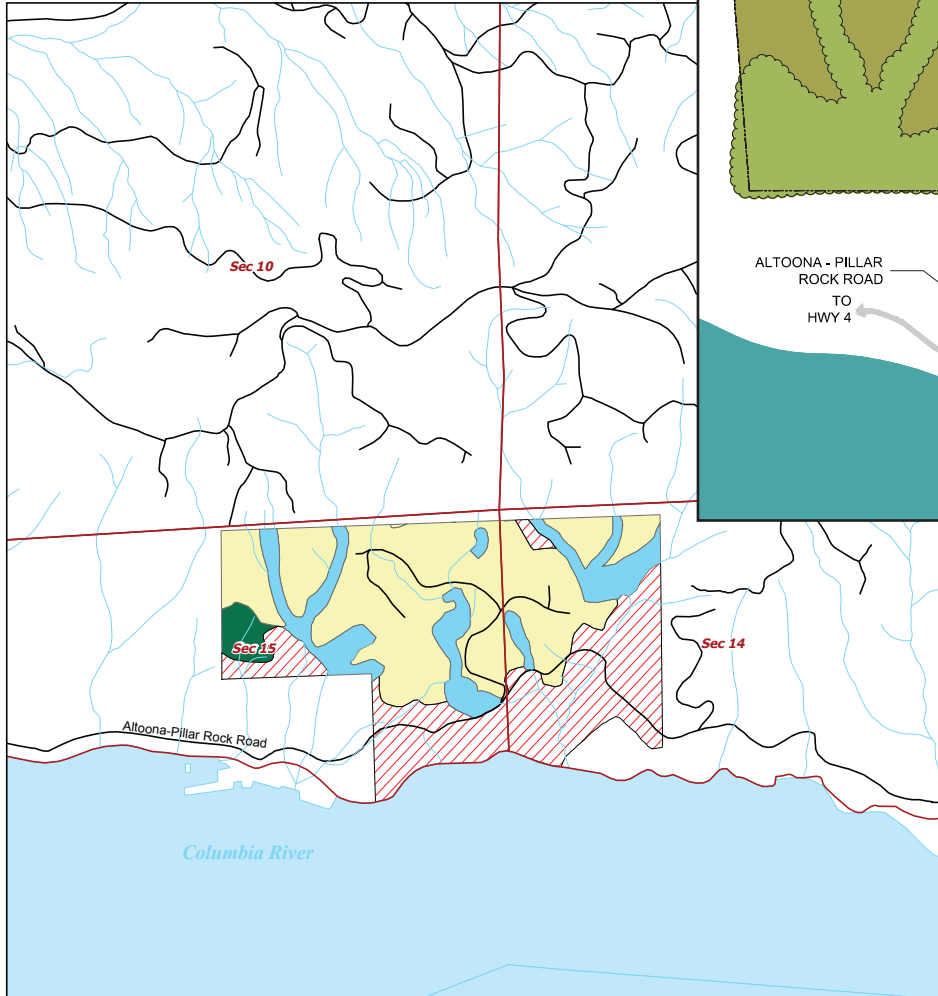
DESCRIPTION: The 164± acre Altoona Road Timber Tract is located along the Columbia River, about six miles northeast of Astoria, in Wahkiakum County, Washington. The tract is near the small historic riverfront community of Altoona which, in the early 1900s, had the fourth largest salmon cannery within the Columbia River area. The cannery ceased operation in 1947.

Altoona-Pillar Rock Road provides access through the property from Highway 4 at the community of Rosburg. There is 1,200± feet of Columbia River frontage. Longview and I-5 are a one-hour drive from the property, and Astoria is forty-five minutes. The property is a Douglas-fir site class II, with 74± acres of a well-stocked mix of 6 to 7 year old Douglas-fir and western hemlock which is projected within 25 years that it will contain 1,200± MBF. The balance of the property has steep slopes and contains RMZ along the year-round creek, which bisects the eastern section of the tract. There is a good rocky road system from Altoona-Pillar Rock Road, with several landings providing spectacular potential view home or cabin sites toward Astoria, or east to Skamokawa and Cathlamet. Based on existing Wahkiakum land use regulations, the tract could be divided into multiple home sites. There is power along Altoona-Pillar Rock Road.

There are 77± MBF of 41± year old Douglas-fir, red alder and other hardwoods located on 4± acres in the southwest section. A timber fund managed by Hancock Timber Resource is the adjacent owner to the north. Multiple private owners are to the west and east.

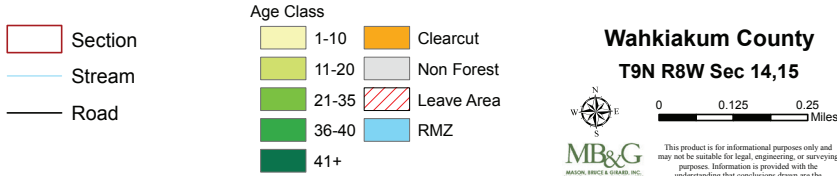
LOCATION: Township 9 North, Range 8 West, Sections 14, 15
Tax Account #150908110001, 140908220001, 140908230001,

SEALED BIDS DUE SEPTEMBER 12, 2019



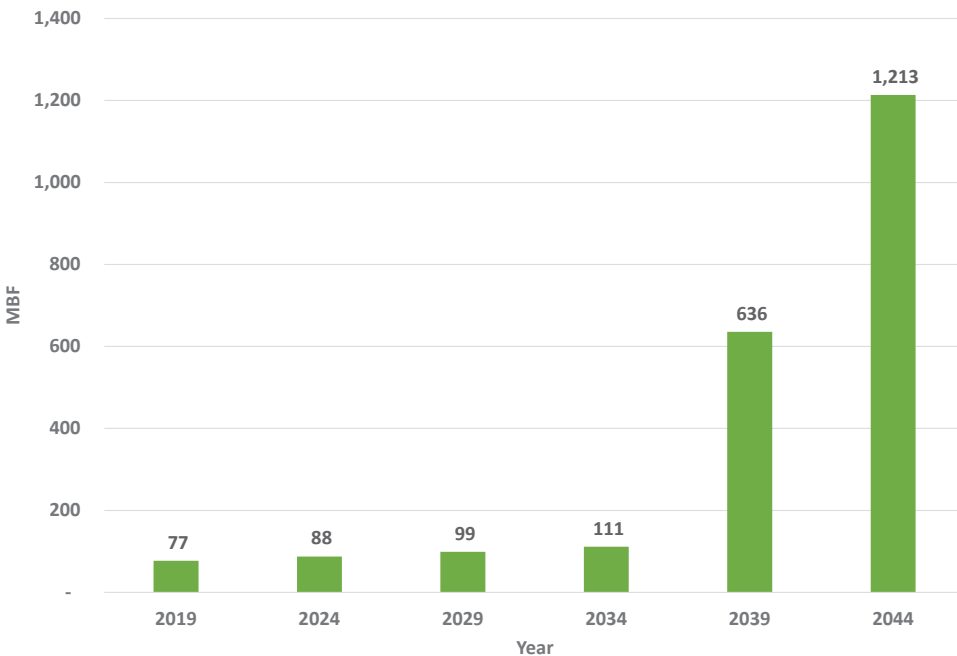
**Please Note: Sketch plan is conceptual only. Neither Seller, nor its agents, have submitted plan or made application to a public agency*

Altoona Road Columbia River



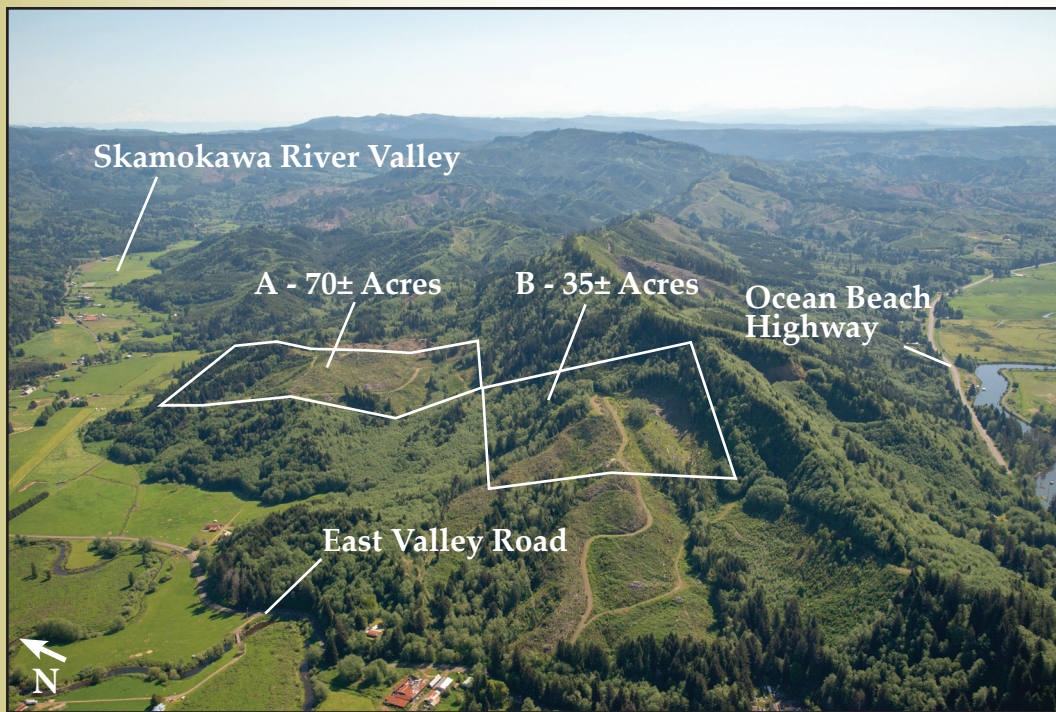
Well-stocked 6 to 7 year-old Douglas-fir

Projected 25 Year Growth*



A total of 1,213± MBF projected within twenty-five years will provide significant asset growth

*Source: MB&G



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

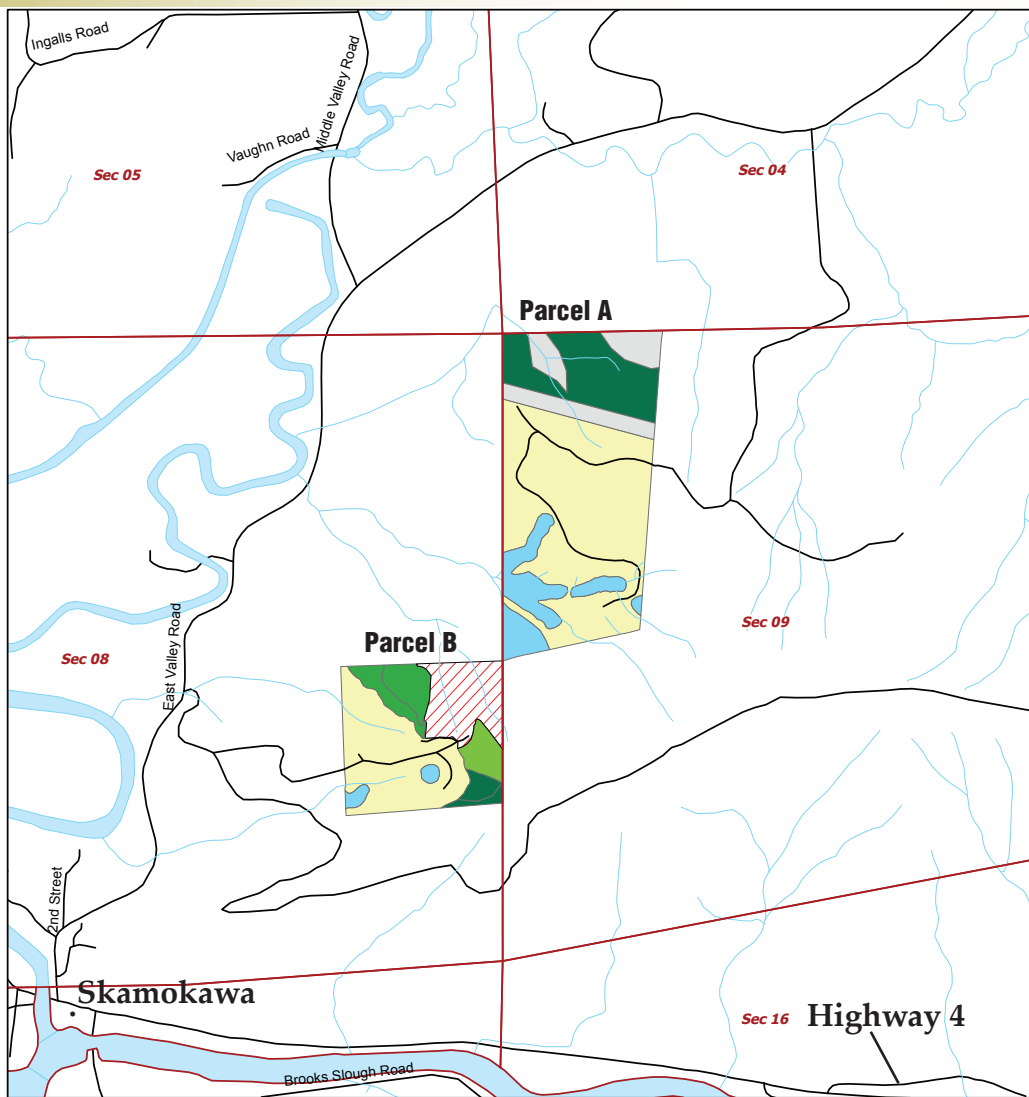
FINANCING: None – All Cash

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



Skamokawa River Valley

Section	1-10	Clearcut
Stream	11-20	Non Forest
Road	21-35	Leave Area
	36-40	RMZ
	41+	

Wahkiakum County
T9N R6W Sec 8,9

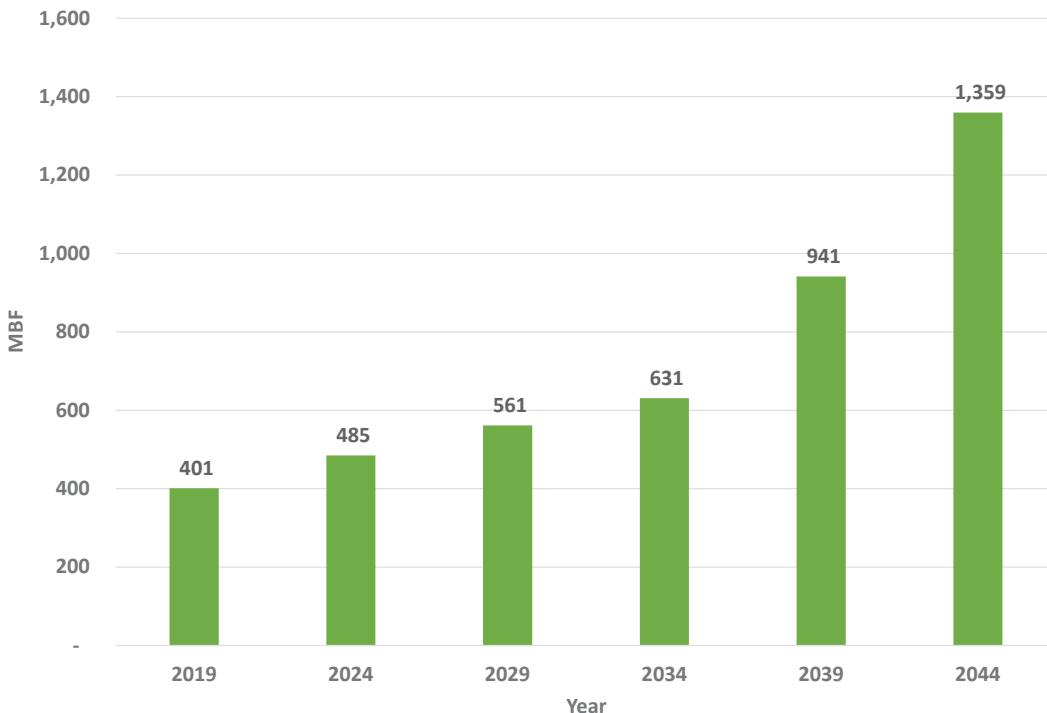
0 0.125 0.25 Miles

MB&G
MAISON, BRUCE & GIBSON, INC.
Forest Resource Consultants Ltd.

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

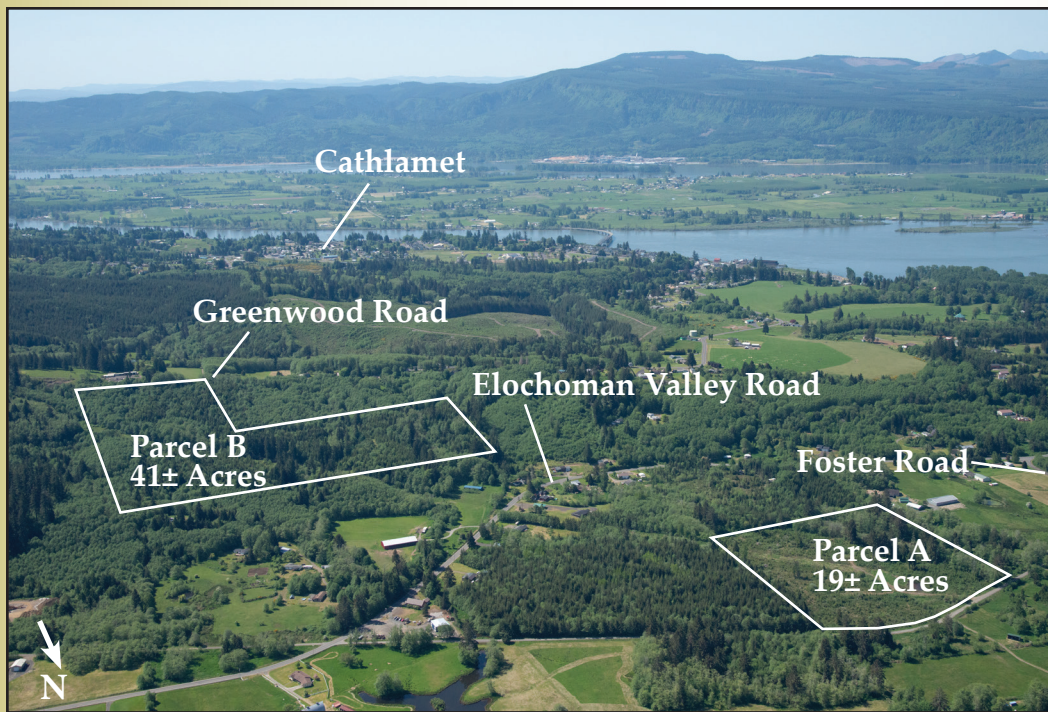
Majority of property is well-stocked 1 to 10 year-old Douglas-fir

Projected 25 Year Growth*



Significant asset growth within twenty-five years

*Source: MB&G



Parcel A - 19± Acres



Parcel B - 41± Acres

**107 - Lower Elochoman Valley Timber Tracts with Home Site Potential
Wahkiakum County, Washington**

	<u>Bulk</u>	<u>Parcel A*</u>	<u>Parcel B*</u>
PUBLISHED RESERVE:	\$200,000 / \$3,333 per acre	\$50,000 / \$2,631 per acre	\$150,000 / \$3,658 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 of \$200,000*

LAST ASKING: First Time Offered

	<u>Bulk</u>	<u>Parcel A</u>	<u>Parcel B</u>
SIZE:	60± Acres	19± Acres	41± Acres

ELEVATION: 25 to 300± 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

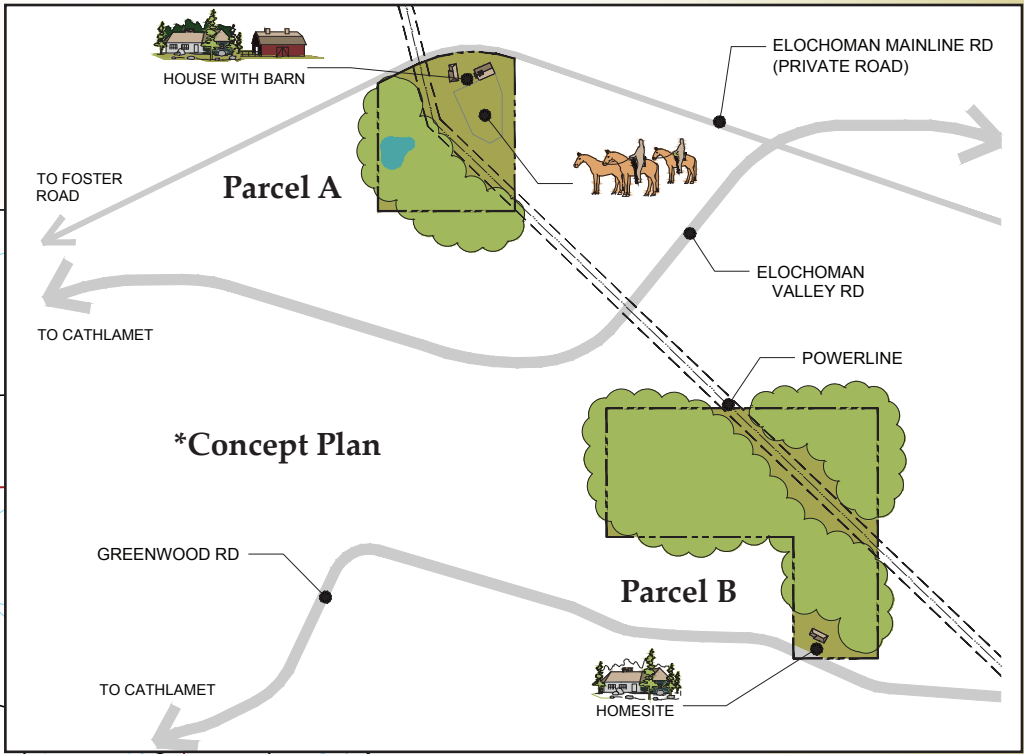
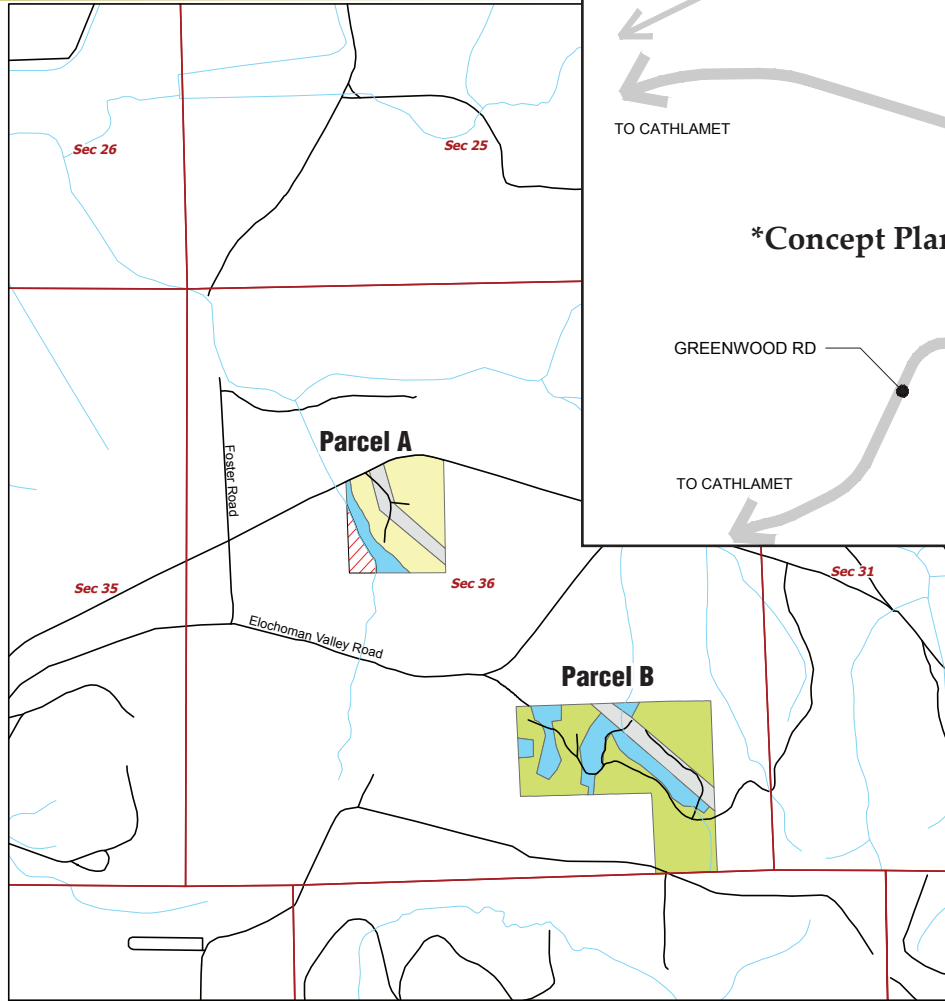
DESCRIPTION: These two non-contiguous tracts of 19± and 41± acres are located north of the city of Cathlamet, along the Lower Elochoman Valley, west of Auction Properties #108 and #109. The Douglas-fir site index is primarily a Site Class II. The tracts can be purchased individually, or together. Both have potential home sites due to road frontage, proximity to Cathlamet, and Wahkiakum County land use regulations. There are multiple owners who adjoin both tracts.

Parcel A is 19± acres and has access from Foster Road to the west, and the Elochoman Mainline - a private gravel road. There are 12.8± acres of primarily 9 year-old Douglas-fir and western hemlock, with the balance having a small pond, riparian area, and power R.O.W. The property is level, and could easily accommodate a home site. There is power along Elochoman Mainline Road.

Parcel B is 41± acres, and is located on the north-facing slopes of a ridge overlooking the Lower Elochoman Valley. The parcel has an easement from Elochoman Valley Road to the northwest corner. There is frontage along Greenwood Road at the southeast corner. The Seller has used an existing logging road from the Elochoman Mainline to the eastern boundary with permission from the adjoining owners. The 41± acres have 26± acres of well-stocked western hemlock, and 19 year old reproduction. There was pre-commercial thinning in 2015 which will add significant productivity to the tract during the next 15 to 20 years. It is projected that Parcel B will contain over 900± MBF within 20 years. The balance of this tract contains 8.4± acres of Leave Trees, and 4.4± acres of power R.O.W. in the northeast section. There could be a potential view home site along Greenwood Road, which has power, and excellent access to the city of Cathlamet.

LOCATION: Township 9 North, Range 6 West, Section 36
Parcel A Tax Account 360906440001. Parcel B Tax Account 360906240001, 360906140001

SEALED BIDS DUE SEPTEMBER 12, 2019



**Please Note: Sketch plan is conceptual only. Neither Seller, nor its agents, have submitted plan or made application to a public agency*

Lower Elochoman Valley

Section	1-10	Clearcut
Stream	11-20	Non Forest
Road	21-35	Leave Area
	36-40	RMZ
	41+	

Wahkiakum County
T9N R6W Sec 36

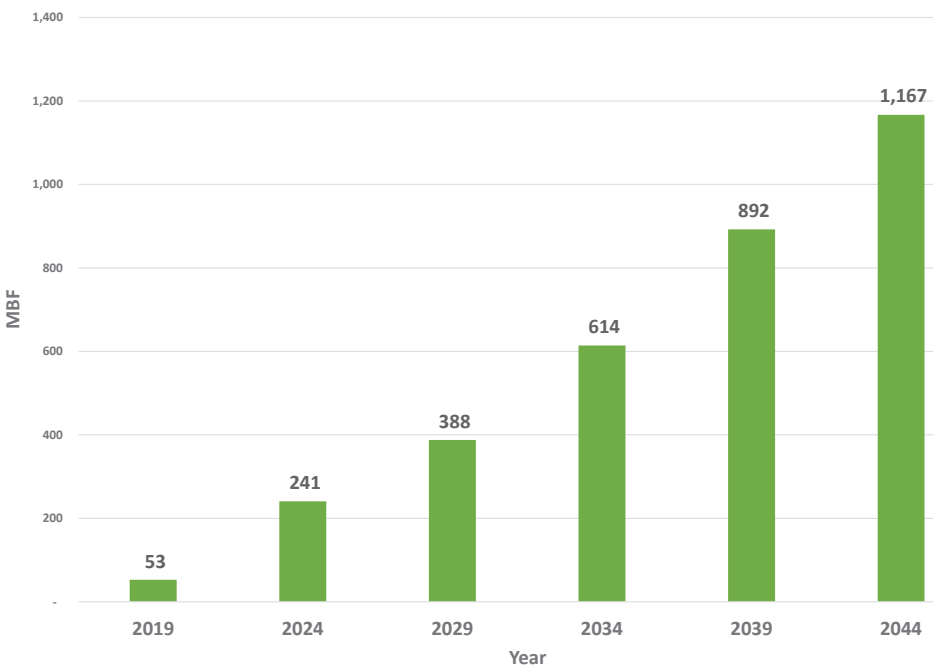
0 0.125 0.25 Miles

MB&G
ANALYSIS, DESIGN & CONSULTING, INC.

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

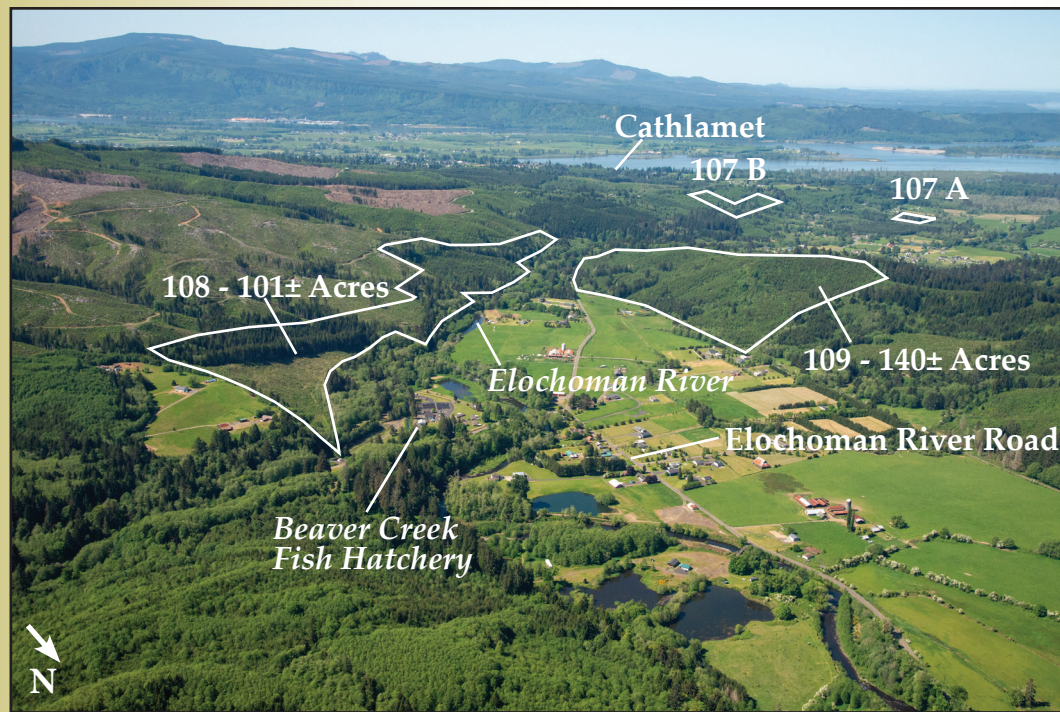
Significant asset growth within near-term from 26± acres in 16 to 20 year age class in Parcel B

Projected 25 Year Growth*



Projected twenty-five year growth for parcels A and B is 1,167± MBF

*Source: MB&G



**108 - Elochoman River Timber and Recreation Tract
Wahkiakum County, Washington**

PUBLISHED RESERVE: \$220,000 / \$2,178 per Acre
LAST ASKING: First Time Offered
SIZE: 101± Acres
ELEVATION: 50 to 320± 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

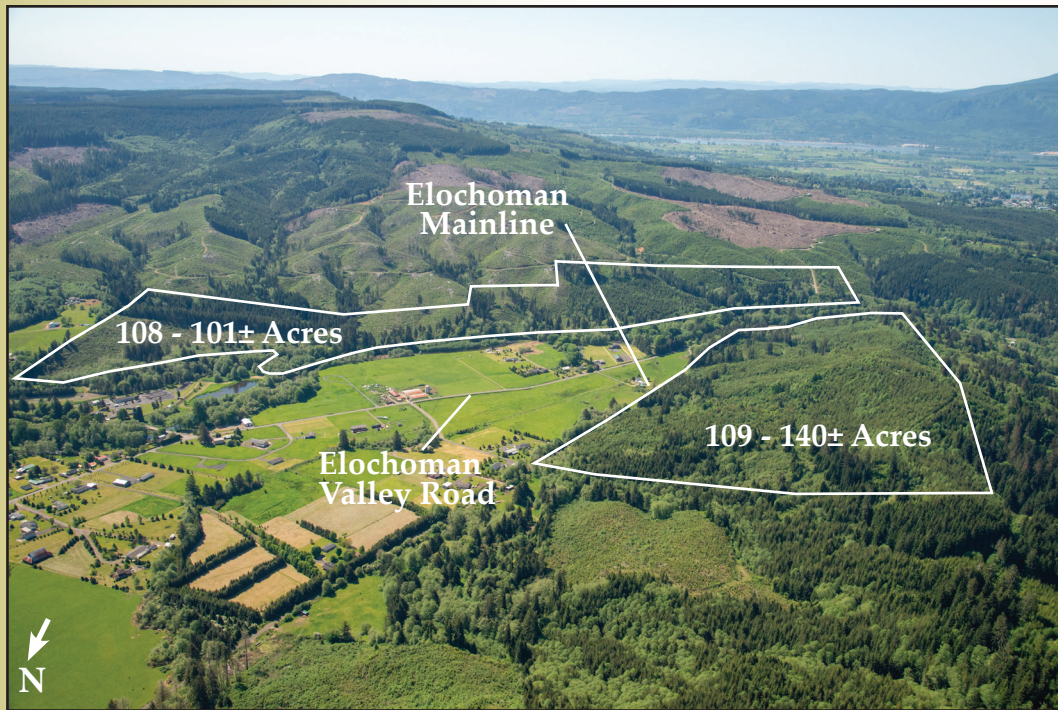
DESCRIPTION: This 101± acre tract has over 3,000 feet of frontage along the southern bank of the Elochoman River, and is within a five-minute drive of Cathlamet and Highway 4. There is access from Elochoman Valley Road to the western corner of the property. This long, irregular-shaped north-facing property extends 1.5 miles to Beaver Creek State Fish Hatchery. It contains 63± acres of 6 to 15-year-old primarily well-stocked Douglas-fir and western hemlock. There is an estimated 98 MBF of 55± year old Douglas-fir and western hemlock in the southeast corner that resides within an RMZ. The balance of the tract is RMZ located in the eastern portion of the property. The creeks are tributary to the Elochoman River.

The tract has a combination of Douglas-fir site class I and II, and it is projected that within 25 years it will contain over 1.3± million board feet.

Weyerhaeuser is the adjoining owner to the south. The State of Washington Department of Game is along the northeast boundary, which is the Beaver Creek Fish Hatchery, and private owners are to the east, and west. The river frontage could have recreation development potential as cabin or RV sites, due to the logging road access along the bench above the riverfront, or could have conservation value through an easement which restricts potential development that is allowed by Wahkiakum County.

LOCATION: Township 9 North, Range 5 West, Sections 31 and 32
 Tax Account #310905130001, 310905140001, 310905320006, 320905120004, and 320905130001

SEALED BIDS DUE SEPTEMBER 12, 2019



**109 - Elochoman Valley Road Timber Tract
Wahkiakum County, Washington**

PUBLISHED RESERVE: \$475,000 / \$3,393 per Acre
LAST ASKING: First Time Offered
SIZE: 140 Acres
ELEVATION: 50 to 430± 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

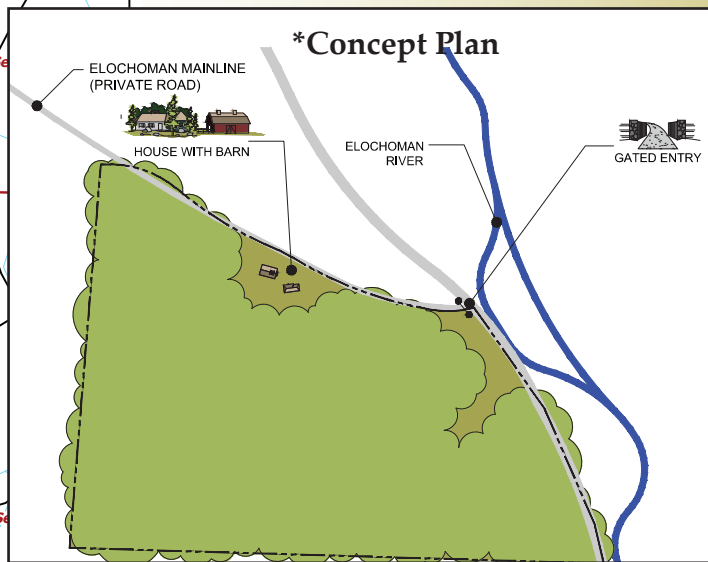
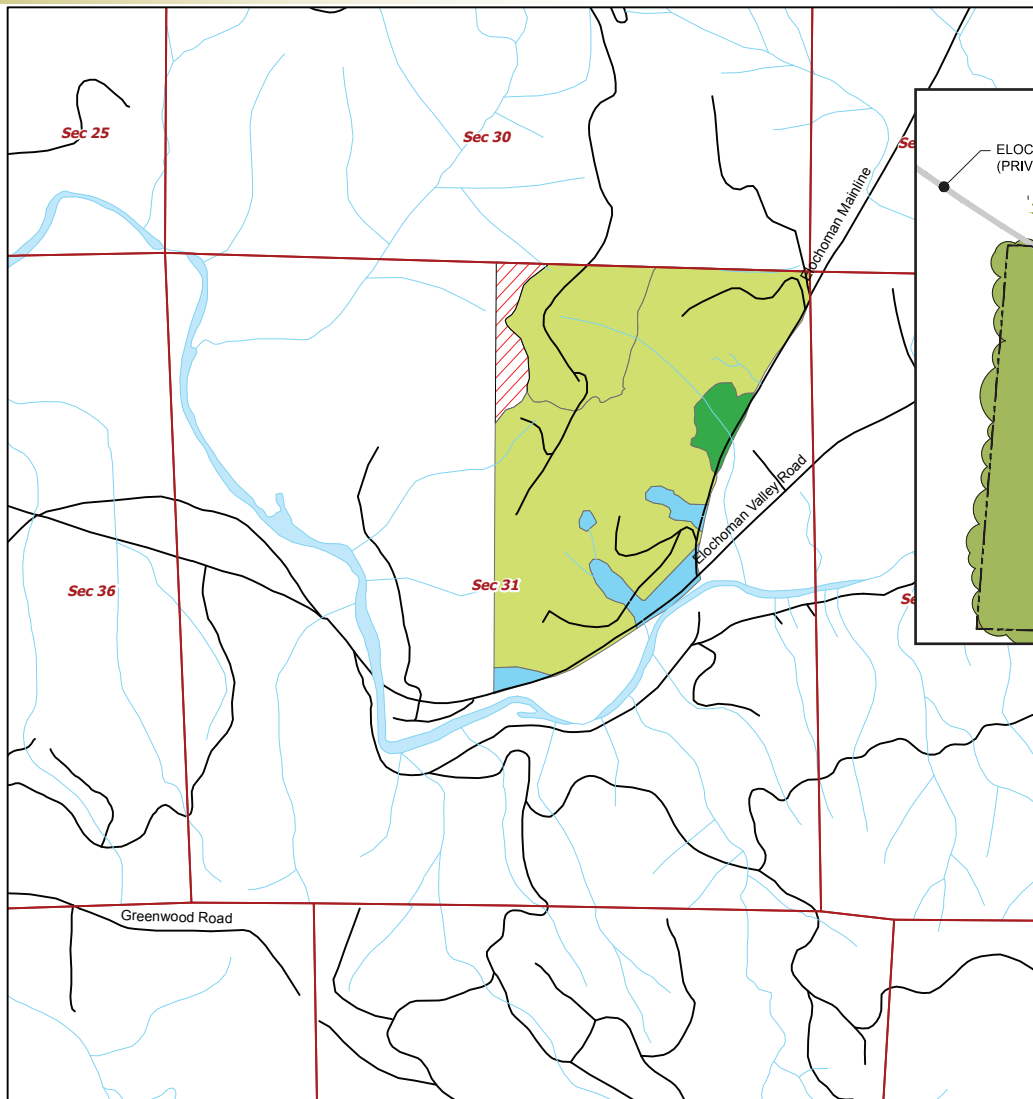
DESCRIPTION: This 140± acre tract is located along Elochoman Valley Road, just north of Auction Property #108, and overlooks the upper Elochoman Valley. It has frontage along the eastern boundary from Elochoman Mainline logging road which is also used by other nearby owners. The tract has 92± acres of primarily well-stocked 13 year old Douglas-fir and 22± acres of 17 old Douglas-fir. There is 122± MBF of a mix of 40 year-old Douglas-fir, western hemlock, and red alder on 4± acres of the eastern boundary along Elochoman Mainline.

Ninety-five percent of the tract is Douglas-fir Site Class II. It is projected that in twenty-five years the property will have over 2,600± MBF, providing significant long-term asset growth. The balance of 12± acres is a combination of RMZ and Leave Trees. There is a rocked logging road system, which has access from the Elochoman Mainline, and access from the north via an easement from Hancock, and Weyerhaeuser. Adjoining owners to the west and east are multiple private parties.

The tract could easily accommodate a home site along the southern or eastern sections, with access from Elochoman Valley Road, and Elochoman Mainline. There is power along Elochoman Valley Road.

LOCATION: Township 9 North, Range 5 West, Section 31
 Tax Account #310905130001, 310905140001, and 310905320006

SEALED BIDS DUE SEPTEMBER 12, 2019



**Please Note: Sketch plan is conceptual only. Neither Seller, nor its agents, have submitted plan or made application to a public agency*

Elochoman Valley Road

Section	1-10	Clearcut
Stream	11-20	Non Forest
Road	21-35	Leave Area
	36-40	RMZ
	41+	

Wahkiakum County
T9N R5W Sec 31

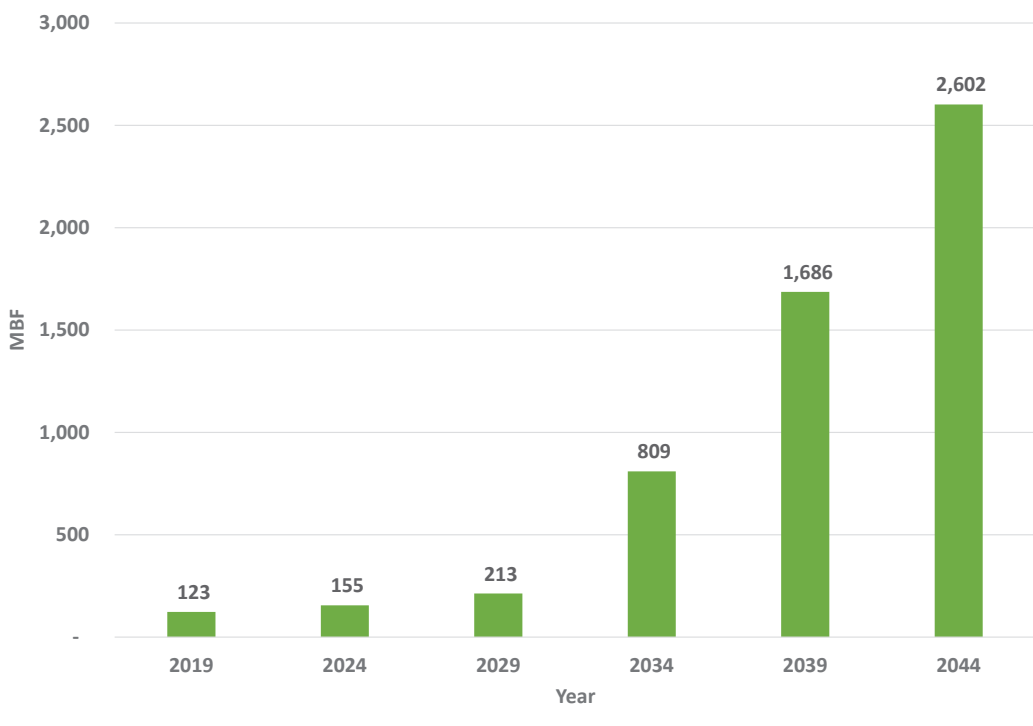
0 0.125 0.25 Miles

MB&G
MASON, BRUCE & GRIMS, INC.
WAPATSI COUNTY, OREGON (SINCE 1971)

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

114± well-stocked acres of 11 to 20 year-old Douglas-fir reproduction

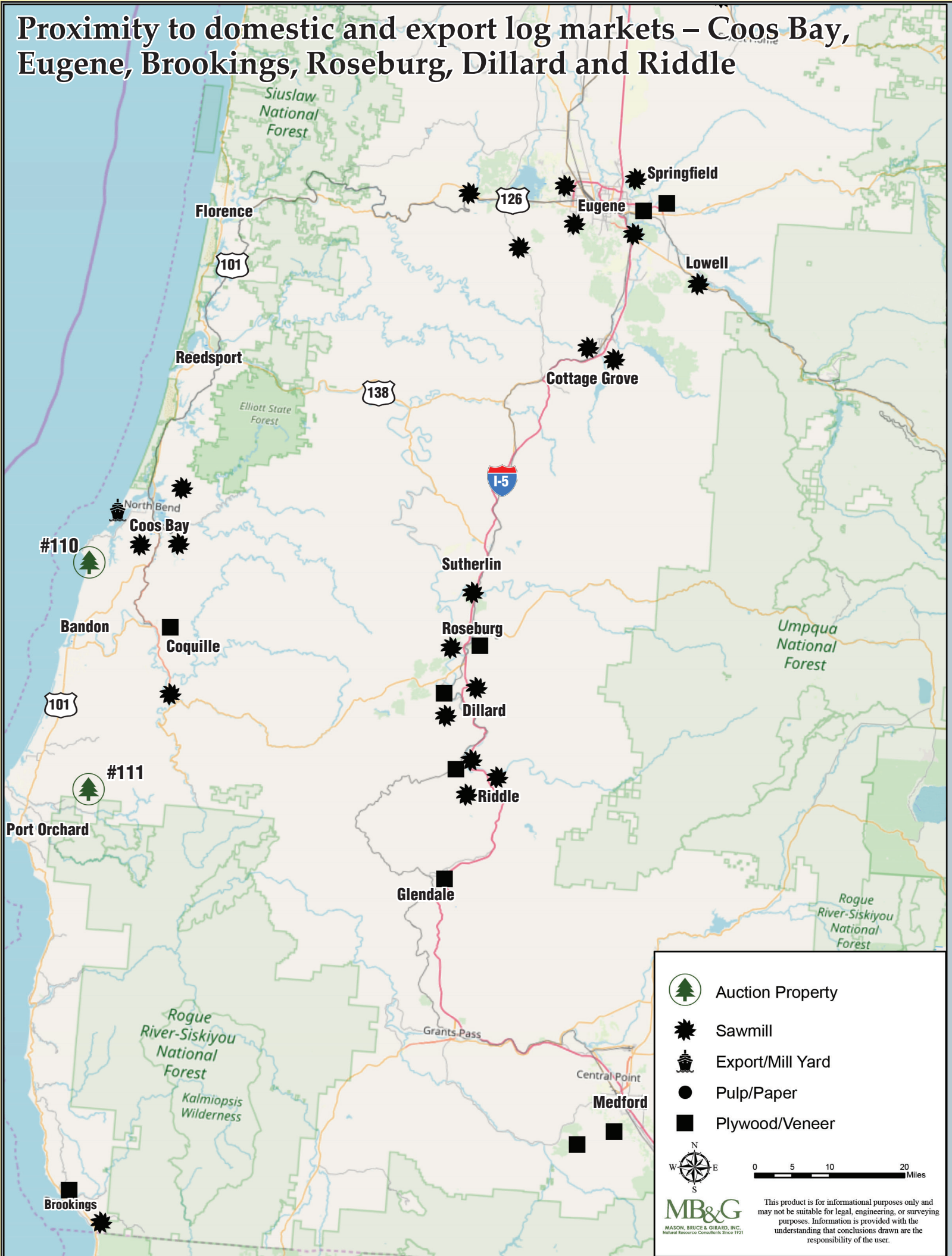
Projected 25 Year Growth*



Significant asset growth to 2,602± MBF within 25 years

*Source: MB&G

Proximity to domestic and export log markets – Coos Bay, Eugene, Brookings, Roseburg, Dillard and Riddle



 Auction Property
 Sawmill
 Export/Mill Yard
 Pulp/Paper
 Plywood/Veneer




MB&G
MASON, BRUCE & GIBARD, INC.
 Natural Resource Consultants Since 1921

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

SOUTHERN OREGON COAST **COOS AND CURRY COUNTIES**

Two of the fourteen total tracts are located in Coos and Curry Counties along Oregon's Southern Coast.

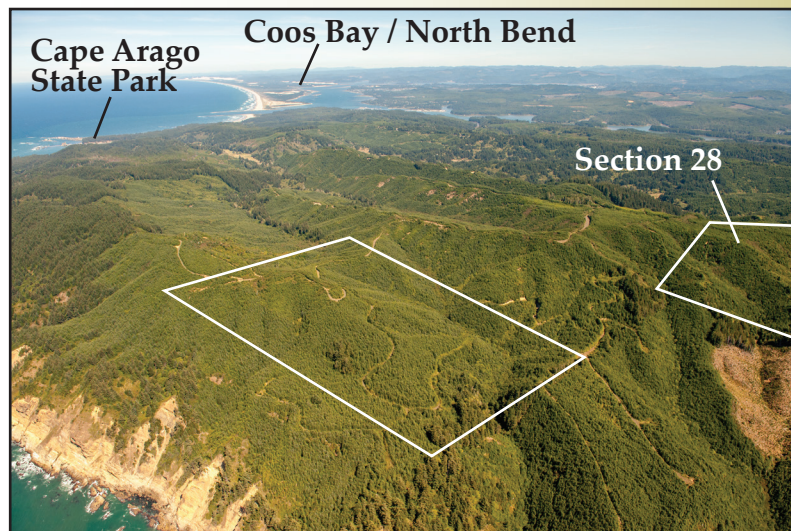
The 161± acre Seven Devils property is comprised of two non-contiguous tracts located in Coos County, between Cape Arago State Park and Bandon Dunes Golf Resort. There is significant asset growth projection from well-stocked stands of 24- to 26-year old Douglas-fir and hemlock. It is projected that the property will have over 3.3 million board feet within the next 15 years.

The 245± acre Wilson Prairie tract in Curry County is located north of Sixes River Valley, and has young 1 to 15 year -old reproduction.

Both properties have good access to domestic and export log markets north to Coos Bay, south to Brookings, and east to Roseburg and the I-5 corridor.

Prices are \$3,416 per acre for Auction Property #110, and \$2,305 per acre for Auction Property #111.





110 - Seven Devils Timber Tracts near Cape Arago State Park Coos County, Oregon

PUBLISHED RESERVE: \$550,000 / \$3,416 per Acre
LAST ASKING: First Time Offered
SIZE: 161± Acres
ELEVATION: 400 to 550 Feet
ZONING: Forest (F)

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 Seven Devils Timber Tracts total 161± acres. They are located along Oregon's south coast less than three-quarters mile south of Cape Arago State Park, and ten miles south of North Bend and Coos Bay. There is access via a reciprocal road use easement from Seven Devils Road, east of both tracts.

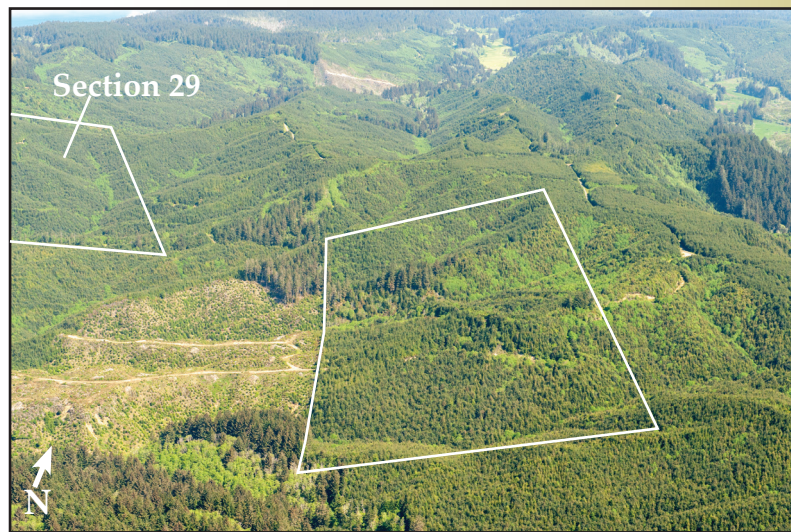
The northwestern-most property is located in Section 29, and contains primarily well stocked 24-year old Douglas-fir. There is also a 3± acre stand of 18-year-old reproduction in the northwest section of the tract.

The tract is mostly a Douglas-fir Site III, with the northern section a Site II. Access from the easement is to the northwest corner. An internal logging road running south along a ridge provides access to the balance of the property.

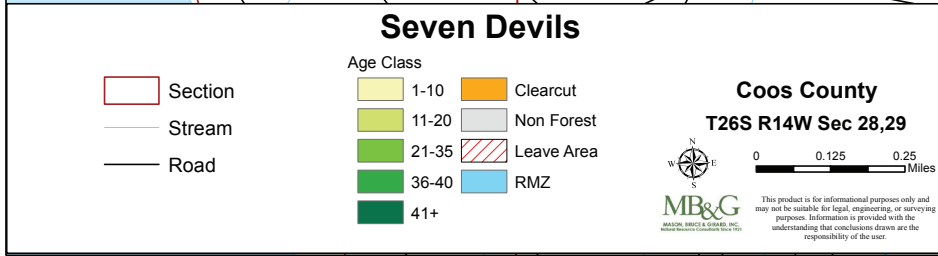
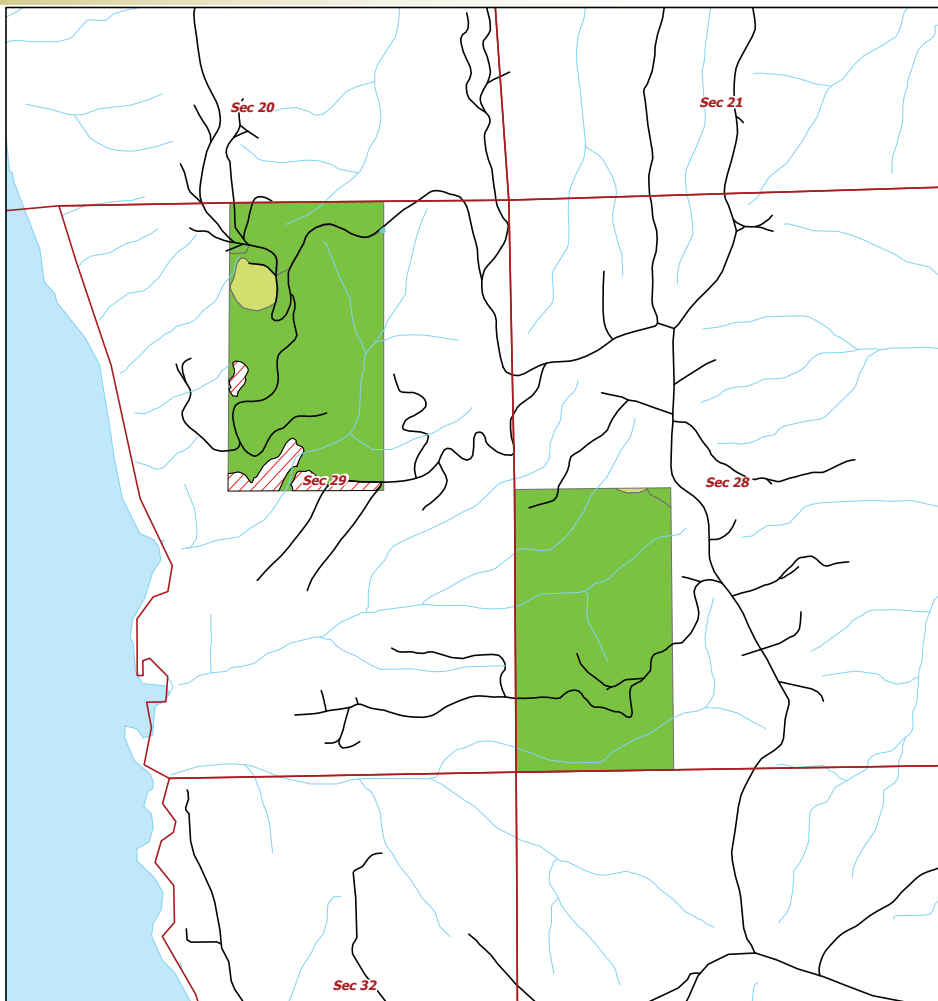
There are ocean views from the ridge. There is a small creek in the southwest corner of the tract. The other tract is located in Section 28. It is well stocked 26-year-old primarily western hemlock and spruce. There is access to the southeast section from the easement road. Weyerhaeuser is the adjoining owner of both tracts. There is a reciprocal road use agreement.

Acquisition of the 161± acres of Seven Devils Timber Tracts provides a new owner with significant asset growth potential, projected to increase volume from 940± MBF of pre-merch to 4.9 million board feet within twenty five years.

LOCATION: Township 26 South, Range 41 West, Sections 28, 29
 Tax account 26-14W-28-01000, 26-14W-29-00100



SEALED BIDS DUE SEPTEMBER 12, 2019



144± acres well-stocked 24 to 26 year-old Douglas-fir reproduction



Section 29



Section 29

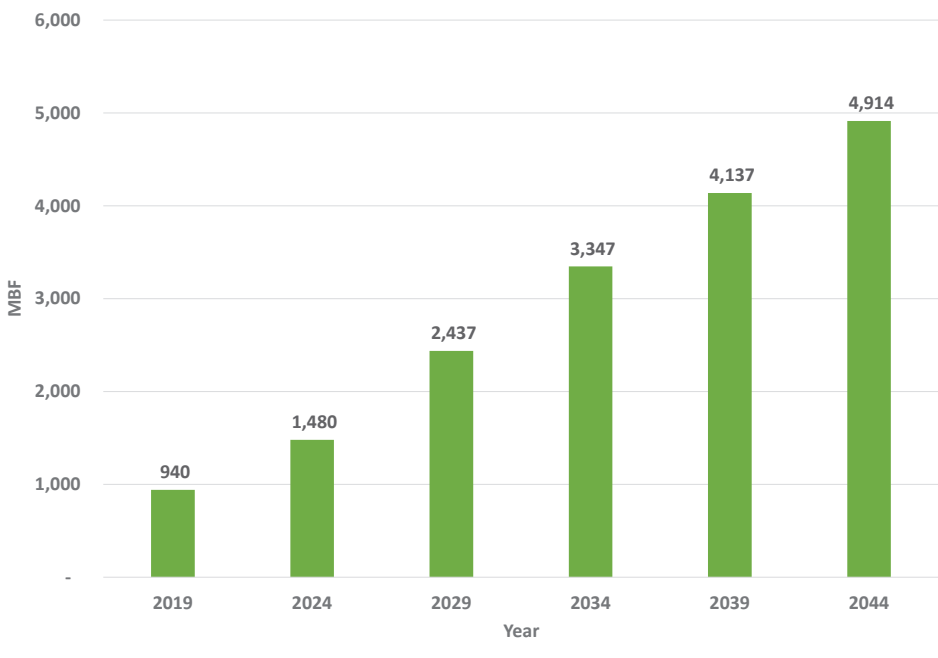


Section 28



Section 28

Projected 25 Year Growth*



Significant near-term asset growth to 3,347± MBF within fifteen years

*Source: MB&G



**111 - Wilson Prairie Timber Tract
Curry County, Oregon**

PUBLISHED RESERVE: \$565,000 / \$2,305 per Acre
LAST ASKING: First Time Offered
SIZE: 245± Acres
ELEVATION: 1,300 to 2,200± Feet
ZONING: Forest Grazing (FG)

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

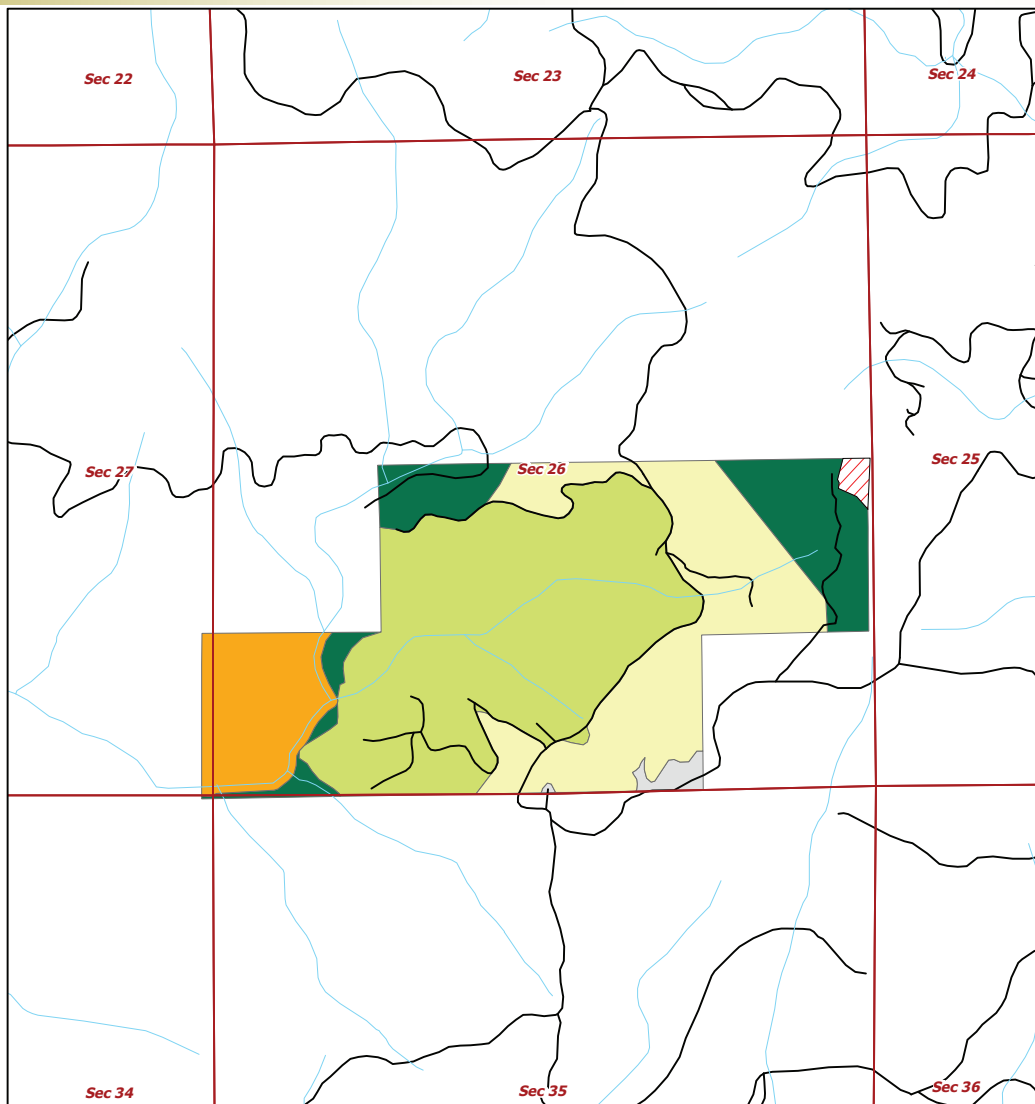
DESCRIPTION: This 245± acre Wilson Prairie Timber Tract is located eight miles northeast of the community of Sixes, along the coastal Highway 101. It is four miles north of Sixes River Road along west-facing slopes of Wilson Prairie. There is good road access from the Moore Mill Haul Road under a road use agreement with private, Bandon-based Moore Mill and Lumber Company.

The bulk of the tract is primarily 1 to 11-year-old Douglas-fir reproduction which totals 193± acres, with 111± acres being 11 years old. An estimated 20 acres in the southwest section of the tract was clear cut in 2018. The new owner is responsible for replanting. There are 34± acres of a total of 380± MBF with 203± MBF Douglas-fir, 48± MBF of white woods, and 118± MBF of red alder. Most of the volume is located in the northeast section of the property. Fifty-four percent of the tract is a Douglas-fir Site Class II, 37% is Douglas-fir Site Class III, and 9% is Douglas-fir Site Class IV. It is projected that within 25 years there will be 2,600± MBF.

There is a good system of rocked logging roads, and a source for that rock located on the property.

LOCATION: Township 31 South, Range 14 West, Section 26
Tax account 3114-00-05502-00

SEALED BIDS DUE SEPTEMBER 12, 2019



Wilson Prairie

- Section
 - Stream
 - Road
- | | | |
|--|---|---|
| Age Class | | Clearcut |
| 1-10 | Non Forest | Leave Area |
| 11-20 | RMZ | |
| 21-35 | | |
| 36-40 | | |
| 41+ | | |

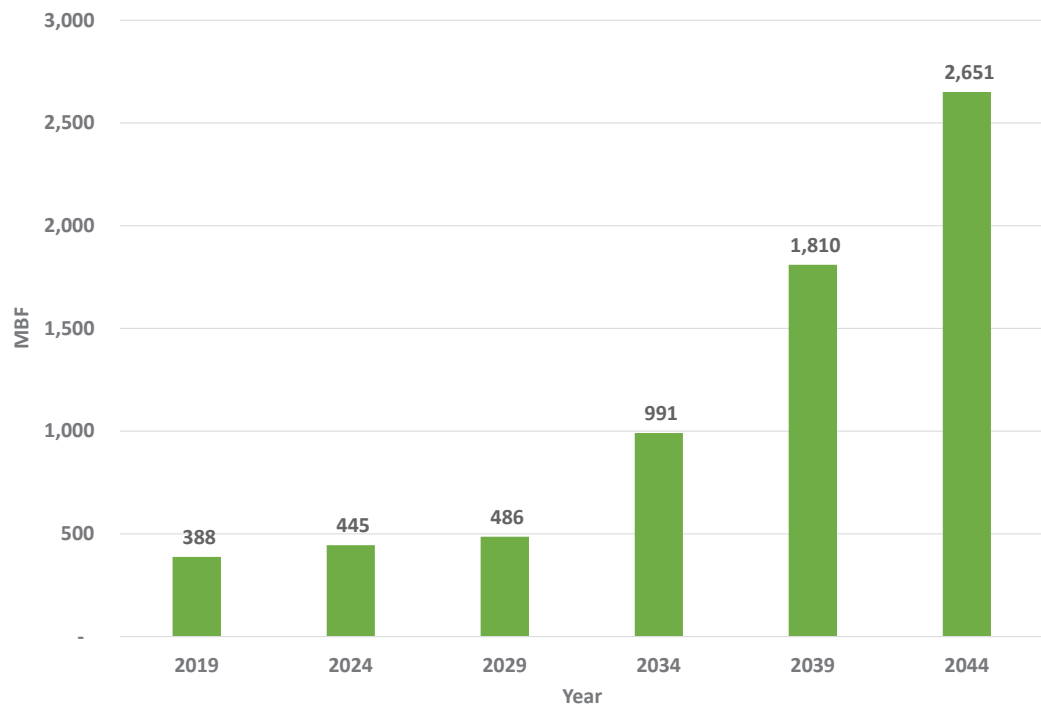
Coos County
T31S R14W Sec 26

MB&G
MASON BRUCE & GARDNER, INC.
Natural Resources Consultants Since 1971

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

**Over 50% is well-stocked
11 to 15 year-old Douglas-fir
reproduction**

Projected 25 Year Growth*



**Significant asset growth
within 20 to 25 years**

*Source: MB&G
info@rmnw-auctions.com or call 1-800-845-3524

Olympic Peninsula



Southwest Washington



Southern Oregon Coast





MARKET MAKERS
IN REAL ESTATE

TERMS AND CONDITIONS OF AUCTION #1905

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:

522 SW Fifth Avenue, Suite 725
Portland, Oregon 97204

Washington Office:

112 West 11th Street, Suite 250
Vancouver, Washington 98660

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 PACKAGES

Additional detailed information is available for each property with a signed confidentiality agreement. Supplemental Information Packages include all pertinent data provided by the Seller and are available on a data site, electronically or hard copy. To obtain the confidentiality agreement and supplemental information, contact the Auction Information Office at 1-800-845-3524, or email at info@rmnw-auctions.com

PUBLISHED RESERVE PRICE

The properties are being offered with a Published Reserve Price. When bidding reaches, or exceeds, the Published Reserve Price, the Sellers are committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve Price, the Sellers reserve 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., Thursday, September 12, 2019. Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid amount as an earnest money deposit, and a signed copy of the Purchase and Sale Agreement. Checks should be made payable to First American Title Insurance Company. Due diligence should be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Unsuccessful bidder earnest money deposit will be returned within three business days after notification. Escrows will close within 45 days of date of bid acceptance.

Earnest money deposits from successful bids will be considered earned, and become non-refundable liquidated damages in the event of buyer default.

FINANCING

Sales are all cash.

CLOSINGS AND COSTS

All sales must close within 45 days of the Auction, unless extended by the Sellers, 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 1% 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 Sellers, 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 for each property may be inspected prior to the auction.

(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 Sellers 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. All sketch plans are conceptual in nature and neither Sellers nor its agents have submitted plans or made application to any public agency.

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

(F) Sellers have 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. Catalog will not be sent to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(H) The information contained here has been gathered from sources deemed reliable; however, neither Realty Marketing/Northwest nor the Sellers make any 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.

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

www.rm-nw-auctions.com



SEALED BIDS DUE SEPTEMBER 12, 2019

Broker Cooperation Invited

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGES**

1-800-845-3524

REALTY MARKETING / NORTHWEST, Broker
522 SW 5th Avenue, Suite 725, Portland, Oregon 97204