



REAL ESTATE AUCTION

No Hidden Reserves or Starting Bids!



GreenGold Timberland

1,516± Acre Cascade Foothill Industrial-Grade Timberland Portfolio with 10.8 Million Board Feet



409± acre Courtney Creek – Linn County



836± acre Lookout Point Lake – Lane County



271± acre Junetta Creek – Lane County

- Strategic location to Willamette Valley competitive log markets
- Over 950 acres of well-stocked 20 to 35 year-old Douglas-fir
- Prices start at less than \$7,000 per acre

Broker Cooperation Invited

SEALED BIDS DUE JUNE 10, 2026

Catalog #2602 and Bid Packages #117, #118, and #119 available by contacting:

info@rmnrw-auctions.com

1-800-845-3524



Auction Conducted By:

Realty Marketing/Northwest

1155 SW Morrison St., Portland, Oregon 97205

The Opportunity



Three industrial grade Cascade Foothill Timber Tracts from 271 to 836± acres, located in Linn and Lane Counties, with estimated 10.8 million board feet of Douglas-fir and 666± acres of 20 to 25 year-old pre-merch, provide an exceptional **GreenGold** investment opportunity. The properties have a location strategic to western Oregon's largest concentration of wood product facilities, providing a competitive log market.

Over fifteen facilities operated by Weyerhaeuser, Sierra Pacific Industries, Roseburg Forest Products, Swanson Group, Rosboro, Zip-O-Log, Starfire Lumber Company, Hampton Lumber, Freres Engineered Wood, Frank Lumber, RSG Forest Products and Hull-Oakes Lumber are located less than ninety minutes from these timber tracts, which have excellent access via I-5.

Sierra Pacific Industries and Roseburg are making significant investments to their mills in Eugene and Dillard.

Auction Property #117 – 409± acre Courtney Creek Drive Tract – is in Linn County, within 20 minutes of I-5, Exit 216, and contains 357± acres of well-stocked 22 to 32 year-old Douglas-fir estimated at 2.7 million board feet.

Published Reserve is \$3,775,000 or \$9,229 per acre

Auction Property #118 – 836± acre Lookout Point Lake Timber Tract, largest of the Cascade Foothill properties – is 3 miles east of Lowell and within 30 minutes of Eugene and Cottage Grove, and one hour from Roseburg, providing a large base for marketing logs.

There is an estimated 6.9 million board feet of Douglas-fir on 300 acres of well-stocked stands of 20 to 35 year-old Douglas-fir. **Published Reserve is \$7,895,000 or \$9,443 per acre**

Auction Property #119 – 271± acre Junetta Creek Tract – is an inholding within Umpqua National Forest 8 miles northwest of Culp Creek, and has excellent access to Cottage Grove at I-5. There are 205± acres of well-stocked 22 and 25 year-old Douglas-fir on productive growing site II, estimated at 1.4 million board feet, and projected to have over 4 million board feet in fifteen years. **Published Reserve is \$1,920,000 or \$7,085 per acre**

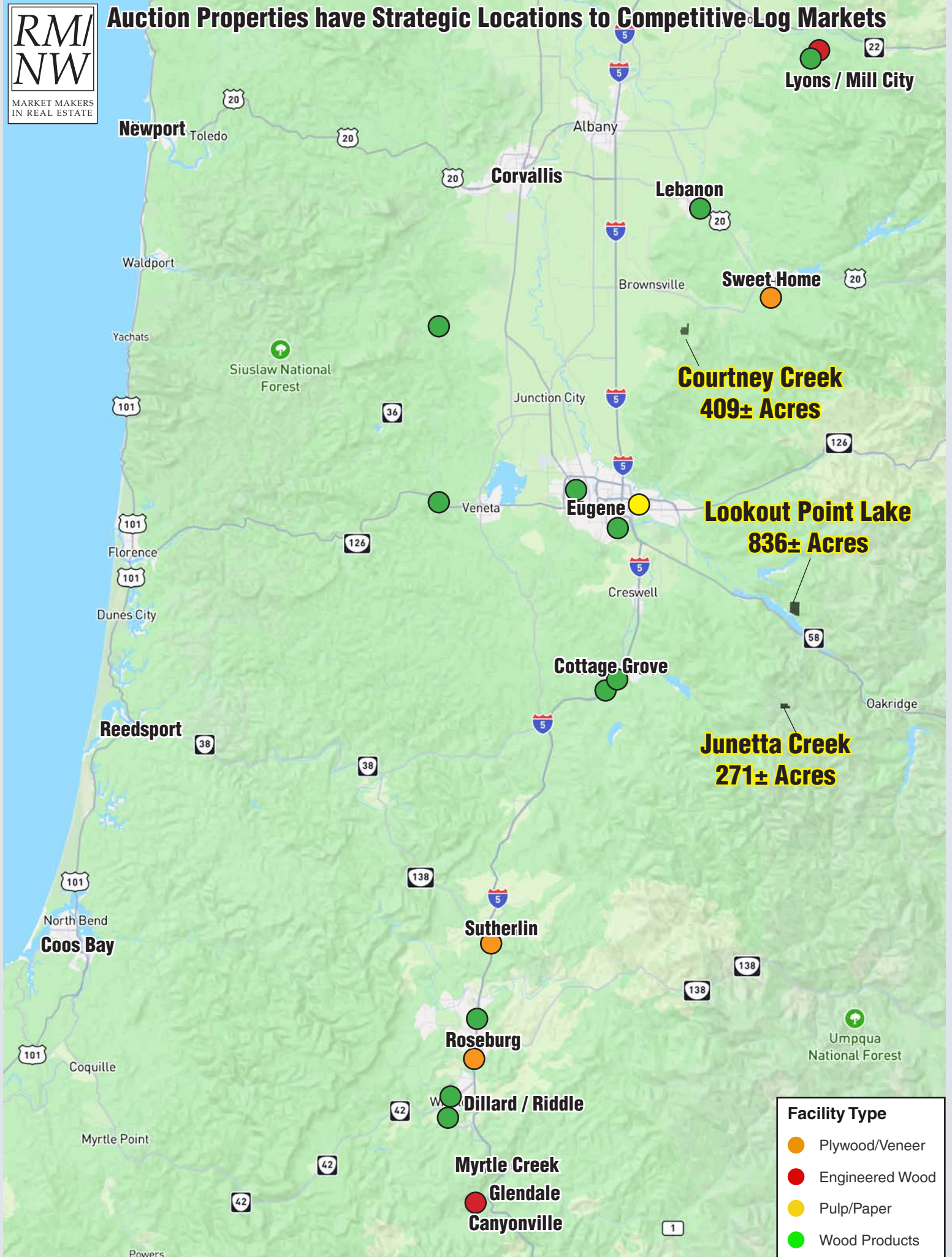
Overall, these three Cascade Foothill Timber Tracts, with total of 1,516± acres, provide a timberland portfolio opportunity in either its entirety, individually, or in combination of tracts, with both near-term cash flow and asset growth, in proximity to stable, competitive log markets at **prices that start at less than \$7,000 per acre**

AgWest is the preferred lender.





Auction Properties have Strategic Locations to Competitive Log Markets



Facility Type	
Orange Circle	Plywood/Veneer
Red Circle	Engineered Wood
Yellow Circle	Pulp/Paper
Green Circle	Wood Products

Timberland Portfolio

Property Name	Location	Size (Acres)	Operable (Acres)	Non Operable (Acres)	Site Class by Acres				Age Class by Acres					Est Volume* (Net MBF)
					I	II	III	IV	6-10	11-15	20-25	30-35	40+	
Courtney Creek Drive Timber Tract	Linn County T14S, R2W Sections 28, 27	409	368	41	6	198	210	-	-	15	202	155	-	2,700 MBF
Lookout Point Lake Timber Tract	Lane County T19S, R10E Sections 22, 27	836	813	23	219	292	282	42	217	33	259	136	167	6,900 MBF
Junetta Creek Timber Tract	Lane County T27S, R1E Section 16	271	235	36	200	71	-	-	-	30	205	-	-	1,370 MBF
TOTAL:		1,516	1,416	100	425	561	492	42	217	78	666	291	167	10,790 MBF

* Source: Seller

These properties are part of the Franklin-Clarkston Timberland ownership, managed by Campbell Global, with 77% of the operable lands in 20 to 40 year-old age class.

Auction Property #118 – Lookout Point Lake Timber Tract – contains 64% of all merchantable timber for the entire Portfolio.

Property Access / Inspection

Entry permit required. Please contact Auction Information Office at info@RMNW-Auctions.com or 1.800.845-3524 for gate combination, locks, and entry permit

Leases

There is a Recreation Lease on Auction Property #118 which will be terminated

Conservation Easements

There are no conservation easements on any properties

Minerals

Any minerals owned by Seller will be conveyed

Harvests

There are no FPAs on any of the auction properties

Reforestation Obligations

None

Taxes

All properties are classified as forestland for tax purposes

Financing

None – All Cash

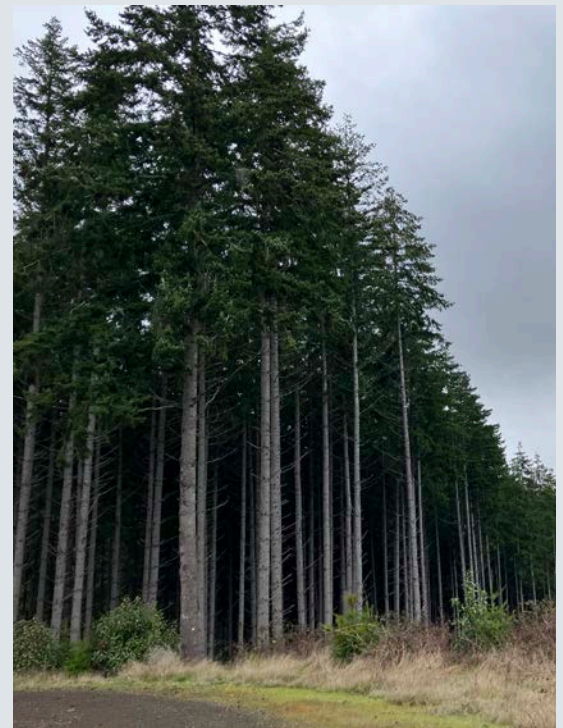
AgWest Farm Credit is preferred lender, and financing may be available. Please contact Nikki Miles at 509.340.5389 or cell: 509.770.0796

Datasite

Access to datasite will require signing of a non-disclosure agreement (NDA) obtained by contacting Auction Information Office at info@RMNW-Auctions.com or 1.800.845.3524

Information available on datasite:

- Access map with gate locations
- Mapping data including ownership stands, stream layers, roads and other physical layers
- Stand level inventory
- Site and age class maps
- Adjoining ownership maps
- KMZ files
- Linn and Lane County zoning
- Preliminary title reports with exception documents
- AgWest Farm Credit contact
- Link to drone videos



Auction Property #118

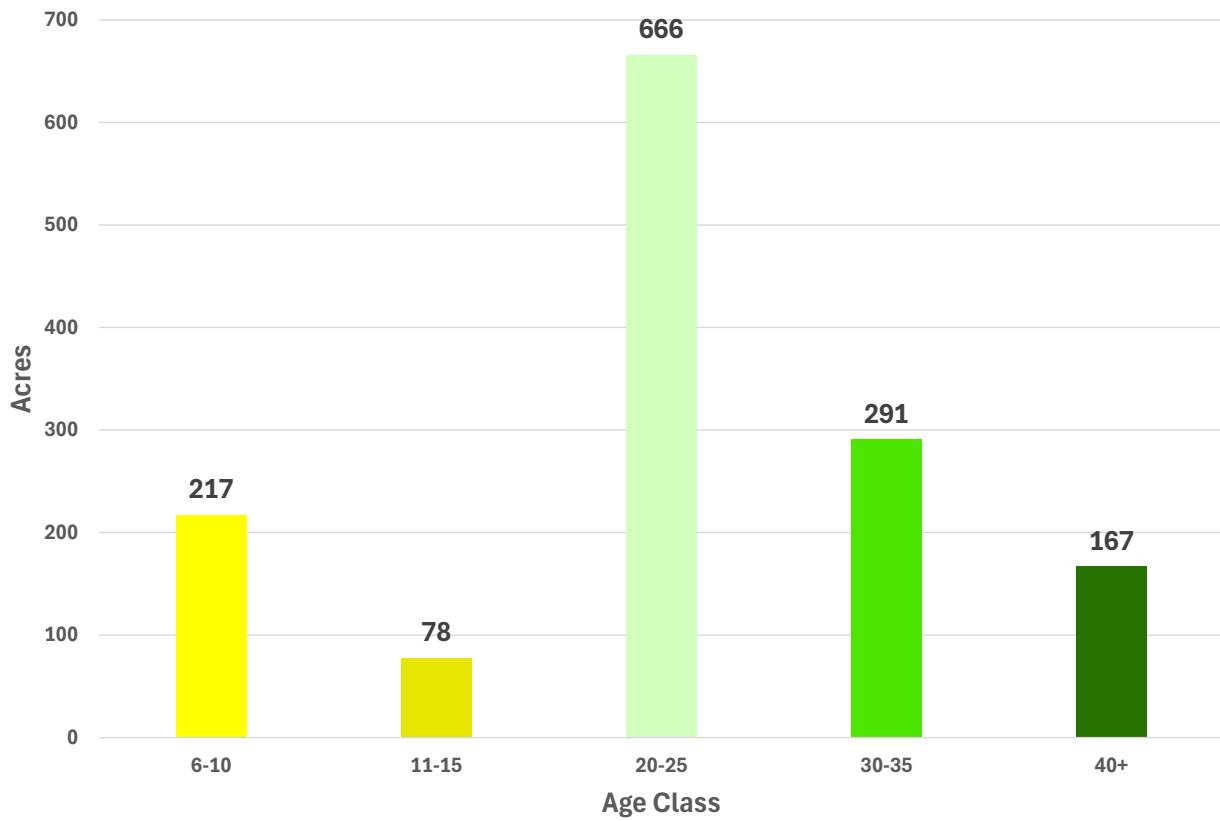


Auction Property #117

Bid information:

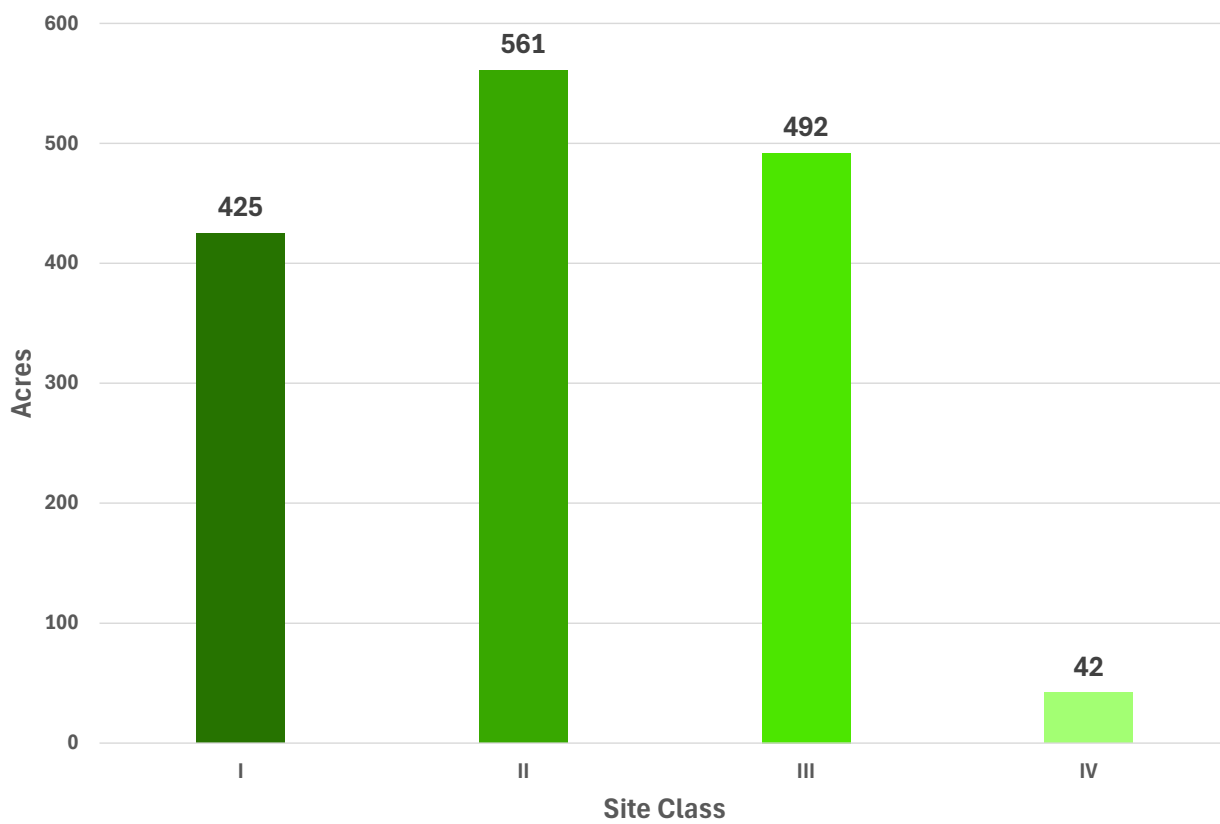
- Bid instructions and bid form
- Purchase and sale agreement and related contract documents
- Real estate agency disclosure
- Auction terms and conditions

Age Class by Acres* (Operable 1,416± Acres)



77% of Portfolio in 20 to 40+ age class

Site Class by Acres*



65% of Portfolio are Sites I and II

**Source: Seller*

409± Acre Courtney Creek Drive Timber Tract is projected to have to competitive log markets



Brownsville



4.4 million board feet within ten years, excellent access to I-5, and



Courtney Creek Drive



PUBLISHED RESERVE: \$3,775,000 / \$9,229 per acre

LAST ASKING: First time Offered

SIZE: 409± Acres

ELEVATION: 600 to 1,200± Feet

ZONING: F/F Farm Forest

PROPERTY INSPECTION: Locked gate. Please contact Auction Information Office at 1.800.845.3524

FINANCING: None – all cash. AgWest Farm Credit is preferred lender, and financing may be available. Please contact Nikki Miles at 509.340.5389 or cell: 509.770.0796

DESCRIPTION: The 409± acre Courtney Creek Drive Timber Tract is located in the southwest section of Linn County, three miles south of Brownsville, with excellent access to Highway 238 and I-5. Little Valley Lane provides access to the northwest of the tract.

Ninety percent of the property, or 368± acres, is operable, with 202± acres of 22 to 25 year-old Douglas-fir, and 155± acres of 31 and 32 year-old pre-merch Douglas-fir. The majority of the property is Douglas-fir site classes II and III, with mostly north-facing slopes.

There are an estimated 2.7 million board feet projected to have 4.4 million board feet within ten years.

There are 13± acres of 14 year-old Douglas-fir reproduction in the northern portion of the Tract.

Two bridges owned by Seller will need to be replaced prior to logging. One is over Courtney Creek, and one is over a small tributary.

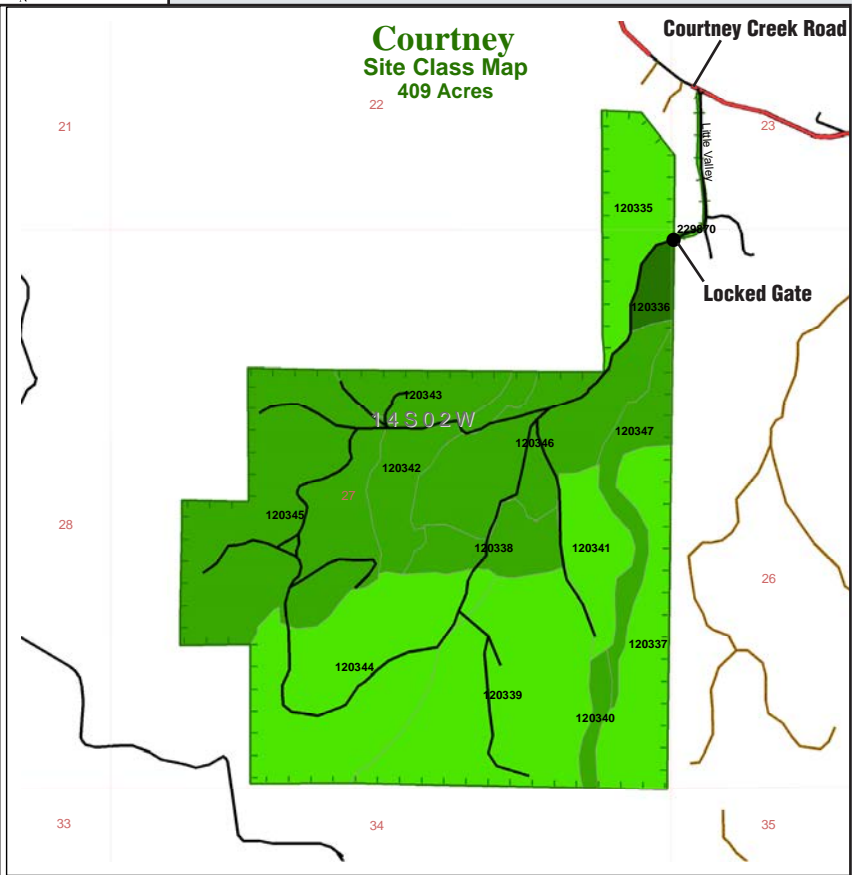
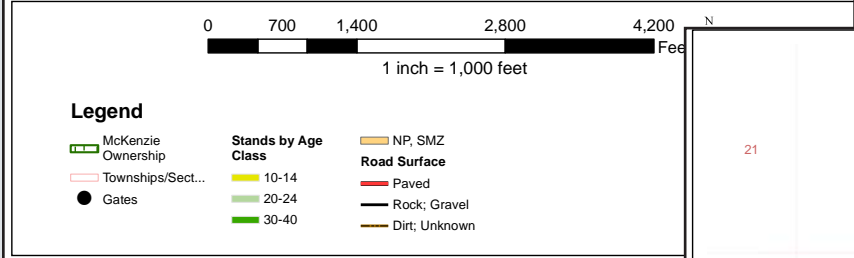
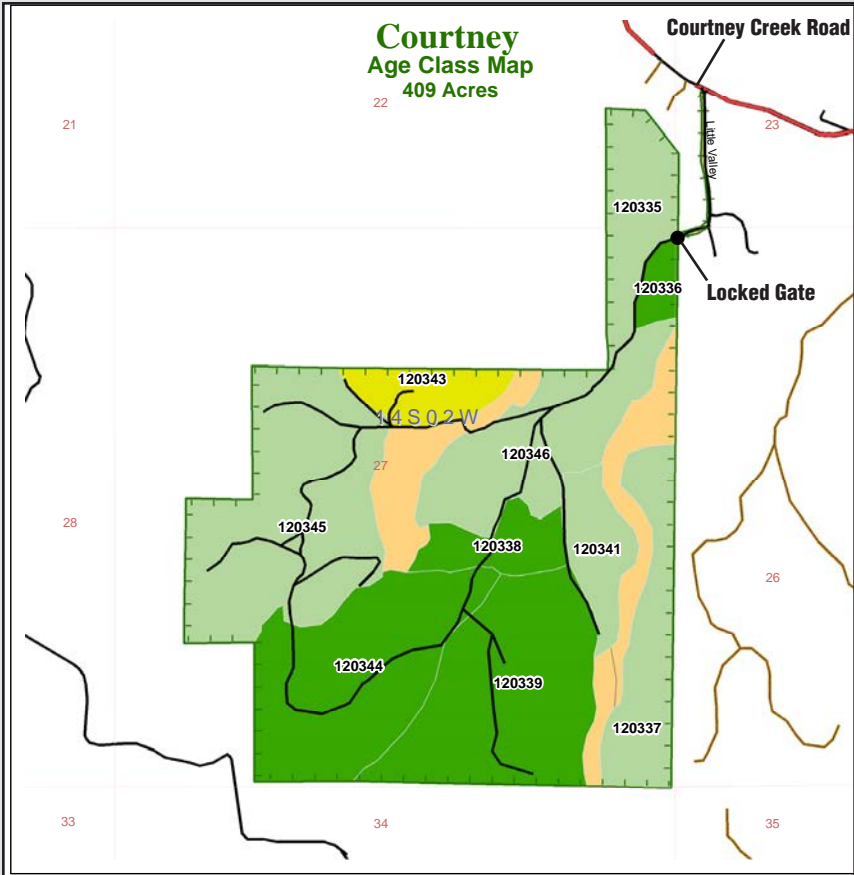
It is estimated that less than 50% of the property will require cable logging. There is a good system of rockered roads.

Adjoining owner to the southeast is Timber Service Co., Inc. managed by Sweet Home-based Cascade Timber Consulting. BLM is to the south and west. Multiple owners adjoin the north and northeast boundaries.

Acquisition of Courtney Creek Drive Timber Tract provides access to nearby log markets in Lebanon, Lyons, Monroe, Willamina, Estacada, Molalla and south to Eugene/Springfield and Cottage Grove.

LOCATION: Township 14 South, Range 2 West, Tax Lot 3000, Parcel 305587, Linn County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY JUNE 10, 2026



View northwest of 14 year-old reprod



View south to BLM ownership



Date: 3/19/202

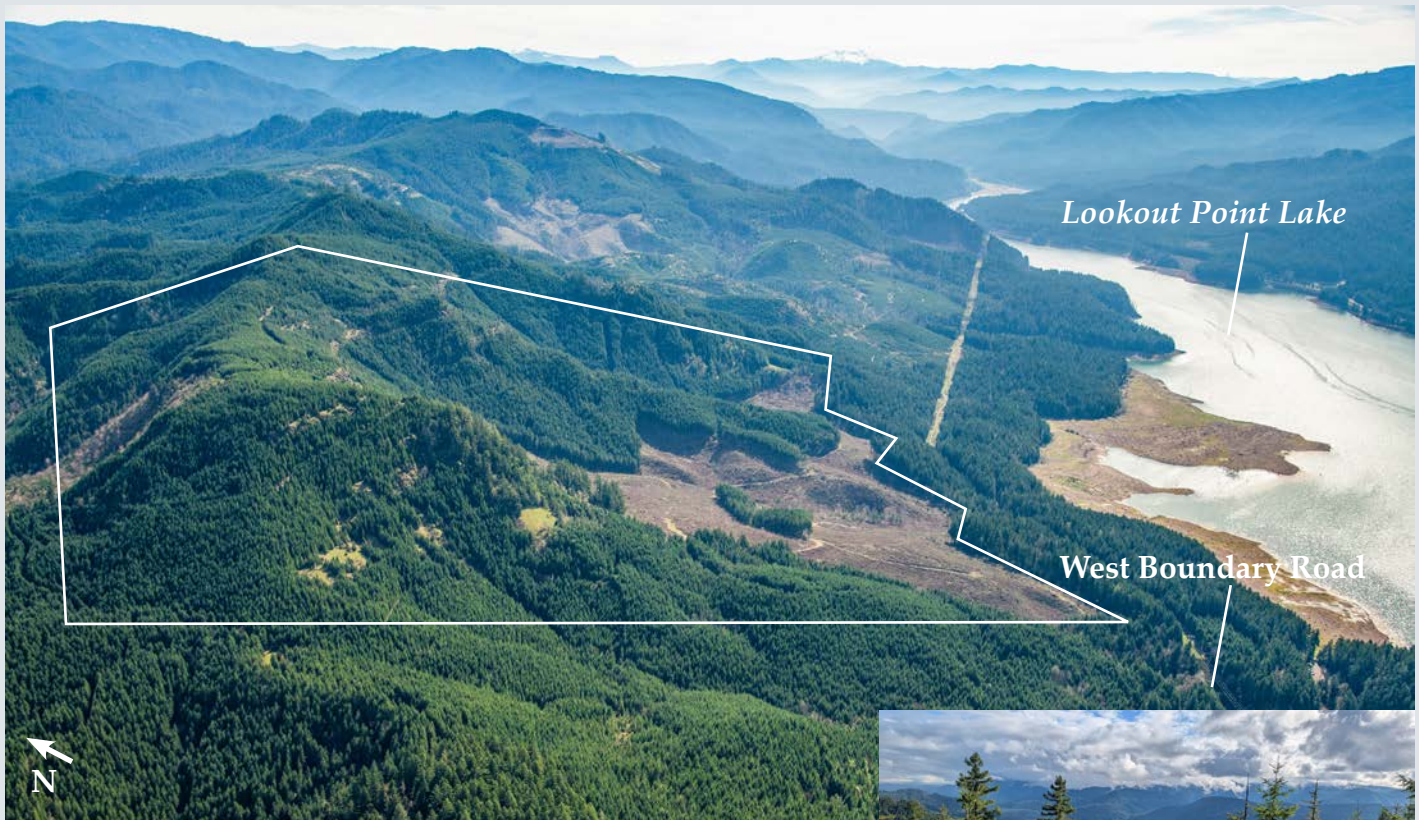
836± Acre Lookout Point Lake Tract is largest property in the Cascade including 422 acres of well-stocked 20 to 34 year-old pre-merch providing competitive log markets in nearby Eugene / Springfield, Cottage Grove



Lookout Point Lake

*the Foothills Portfolio with 6.9 million board feet of Douglas-fir,
providing significant near-term asset growth. Excellent access to I-5 and
Medford and Roseburg*





PUBLISHED RESERVE: \$7,895,000 / \$9,444 per Acre

LAST ASKING: First Time Offered

SIZE: 836± Acres

ELEVATION: 1,200 to 2,200± Feet

ZONING: F1 – Non-Impacted Forest Land

PROPERTY INSPECTION: Locked Gate. Please contact Auction Information Office at 1.800.845.3524

FINANCING: None – all cash. AgWest Farm Credit is preferred lender, and financing may be available. Please contact Nikki Miles at 509.340.5389 or Cell: 509.770.0796

DESCRIPTION: 836± acre Lookout Point Lake Timber Tract is the largest Cascade Foothills property being offered in the Spring Auction. It is located along the north shore of Lookout Point Lake – a US Army Corp Reservoir 3 miles east of Lowell, with entry off USFS Road 5821 (West Boundary Road.)

The property has 6.9 million board feet of Douglas-fir, with 146± acres having 20 to 24 MBF per acre.

There is excellent access to Highway 58 west to I-5, and proximity to log markets in Eugene and Springfield, and south to Cottage Grove, Roseburg, and Dillard.

Lookout Point Lake Timber Tract has 167± acres of 40 to 44 year-old Douglas-fir in the southeast section that can provide immediate cash flow, with an additional 136± acres of 30 to 34 year-old Douglas-fir in the western section available to harvest within ten years.

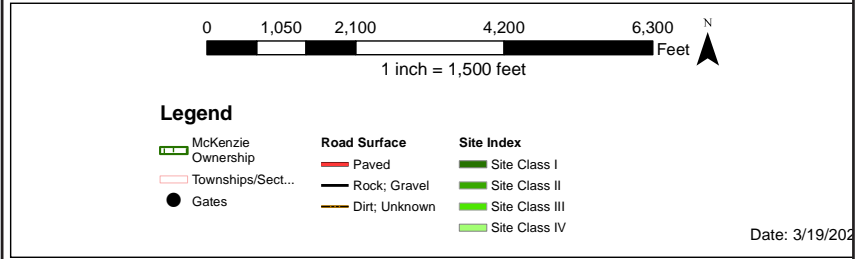
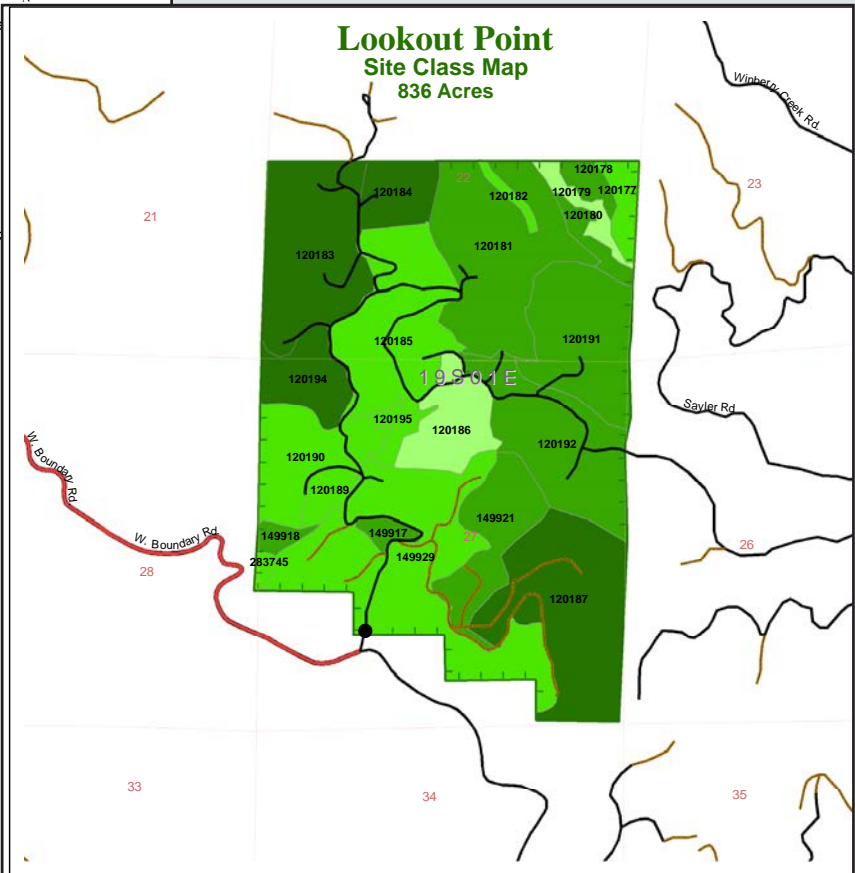
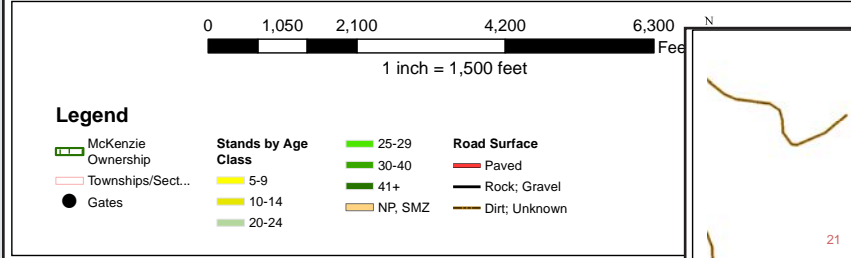
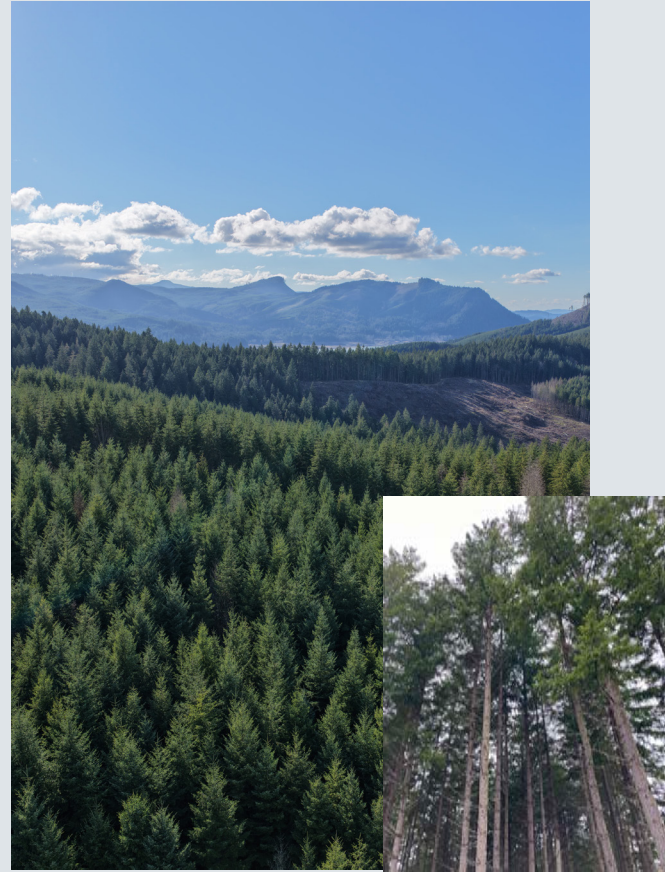
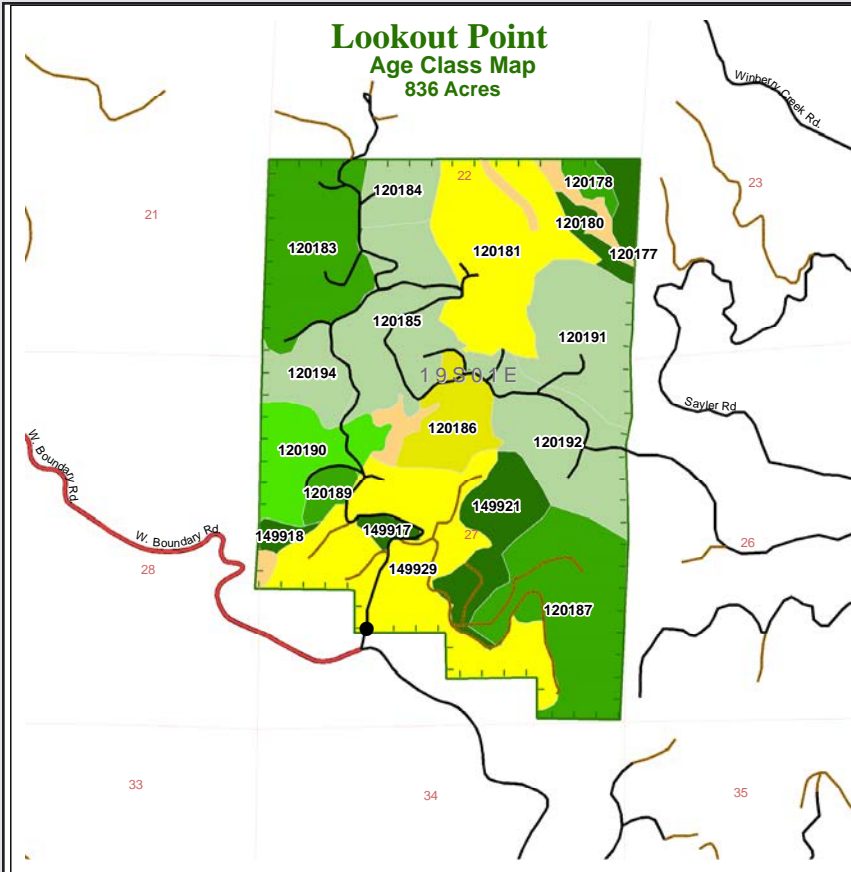
Balance of the property has 259± acres of 20 to 25 year-old advanced reproduction, 240± acres of 6 to 9 year-old young reproduction, and 33± acres in the 14 year-old age class.

Topography is primarily moderate to steep north- and south-facing slopes, with a good system of rocked roads. There is a rock source in the northwest section of the Tract.

It is estimated that fifty percent of the property will require cable logging.

Sixty-one percent of the property is Douglas-fir Site Classes I and II.

Adjoining owners to the west are Giustina Land & Timber., Oregon Department of State Lands: Common School Fund, Pangaea Pacific Timberlands, LLC managed by Mason, Bruce & Girard, and Giustina Land & Timber to the east.



836± acre Lookout Point Lake Timber Tract age class distribution provides both immediate cash flow and additional near-term cash flow from 395± acres of 22 to 34 year-old timber, providing a new owner with significant *GreenGold* investment at \$7,895,000 or less than \$9,445 per acre.

LOCATION: Township 19 South, Range 15 West, Section 22, Tax Lots 201, 300, and 2400, Parcels 0875854, 0875862, and 0874253, Lane County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY JUNE 10, 2026

Date: 3/19/2025

271± Acre Junetta Creek Tract has productive growing Site II with 20+ years significant asset growth within 20+ years. Excellent access to I-5 at 0



Sawtooth Ridge

USFS Rd 823



*15± acres of well-stocked 21 and 22 year-old Douglas-fir providing
Cottage Grove via USFS paved road 71 and Row River Road*



Junetta Creek

USFS Rd 1751



PUBLISHED RESERVE: \$1,920,000 / \$7,085 per acre

LAST ASKING: First Time Offered

SIZE: 271± Acres

ELEVATION: 1,300 to 2,300± Feet

ZONING: F-1

PROPERTY INSPECTION: Locked Gate – Contact Auction Information Office for Entry Permit

FINANCING: None – all cash. AgWest Farm Credit is preferred lender, and financing may be available. Please contact Nikki Miles at 509.340.5389 or Cell: 509.770.0796

DESCRIPTION: The 271± acre Junetta Creek Timber Tract is an inholding within Umpqua National Forest. It can be entered from USFS Road 71, four miles east of Disston, providing excellent access to I-5 from Cottage Grove to Weyerhaeuser's mill complex, or north to Eugene and south to Roseburg and Dillard.

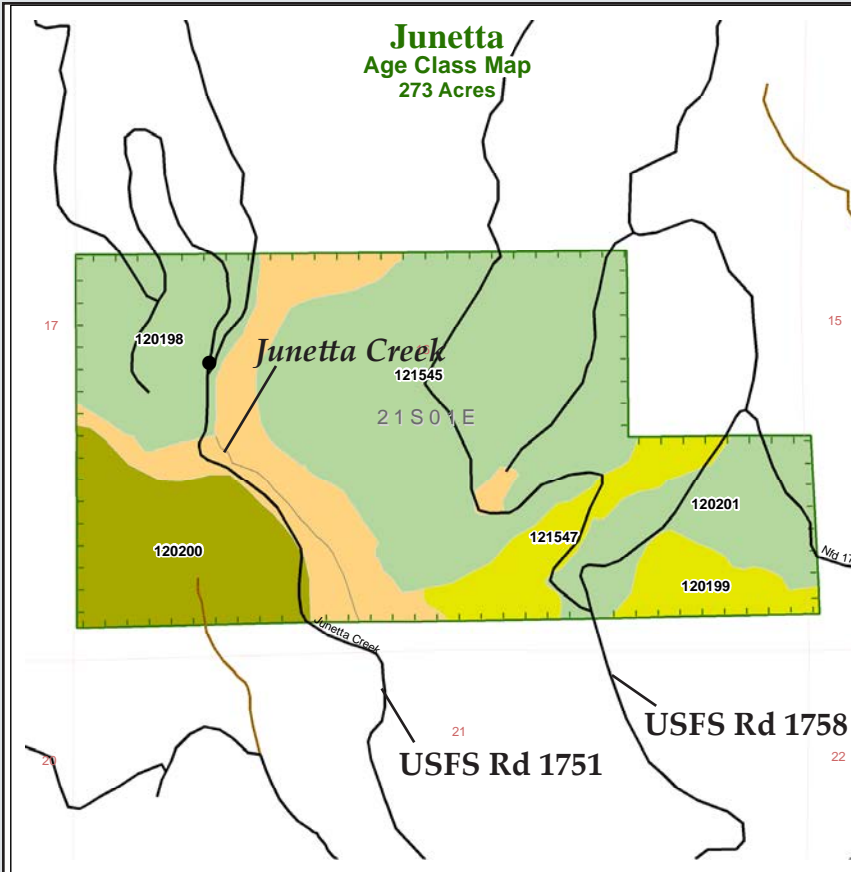
The tract is highly productive growing site with 200 acres of Site 1. There is well-stocked 21 and 22 year-old Douglas-fir on 200 acres with estimated 1,370 MBF. Thirty acres of 13 year-old reproduction are located in the southeast section.

Junetta Creek bisects the western section of the Tract. An estimated 37 acres is RMZ, or not operable. The Tract has moderate to steep east and west-facing slopes with a system of logging roads east and west of Junetta Creek drainage. An estimated 50% will require cable logging.

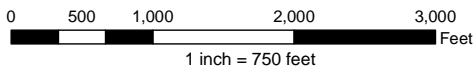
Acquisition of Junetta Creek Tract will provide significant asset growth from the 205 acres of 21 and 22 year-old Douglas-fir in less than 20 years.

LOCATION: Township South, Range 15 West, Tax Lot 400, Parcels 0945004, Lane County, Oregon

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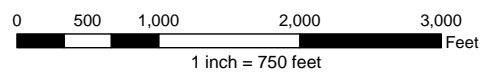
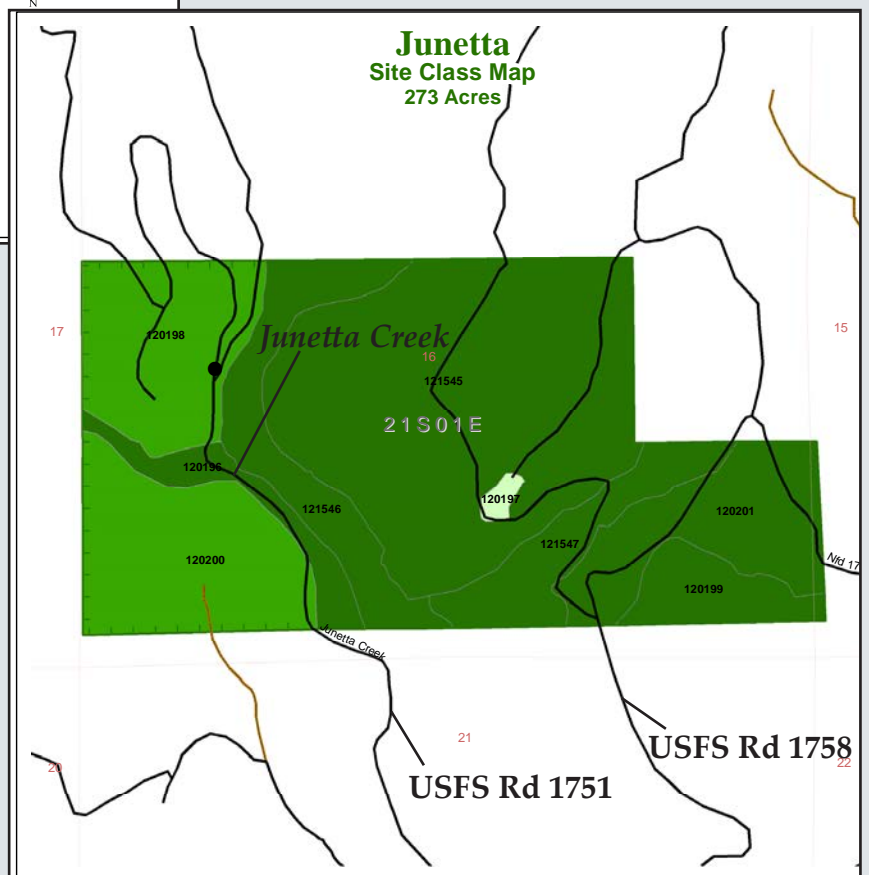


Excellent access from USFS Road 71



Legend

- | | | |
|--------------------|----------------------------|---------------|
| McKenzie Ownership | Stands by Age Class | NP, SMZ |
| Townships/Sect... | 10-14 | Rock; Gravel |
| Gates | 15-19 | Dirt; Unknown |
| | 20-24 | |



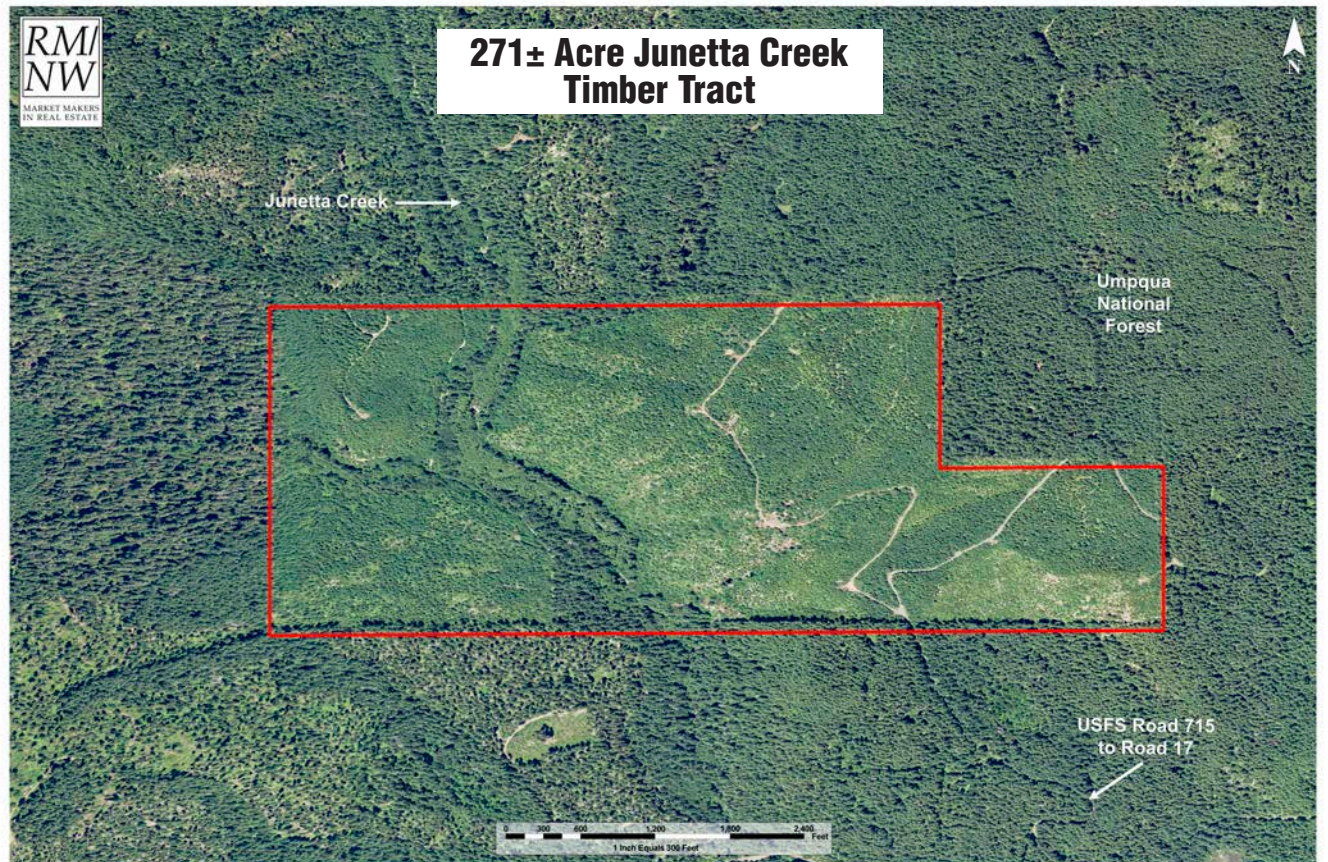
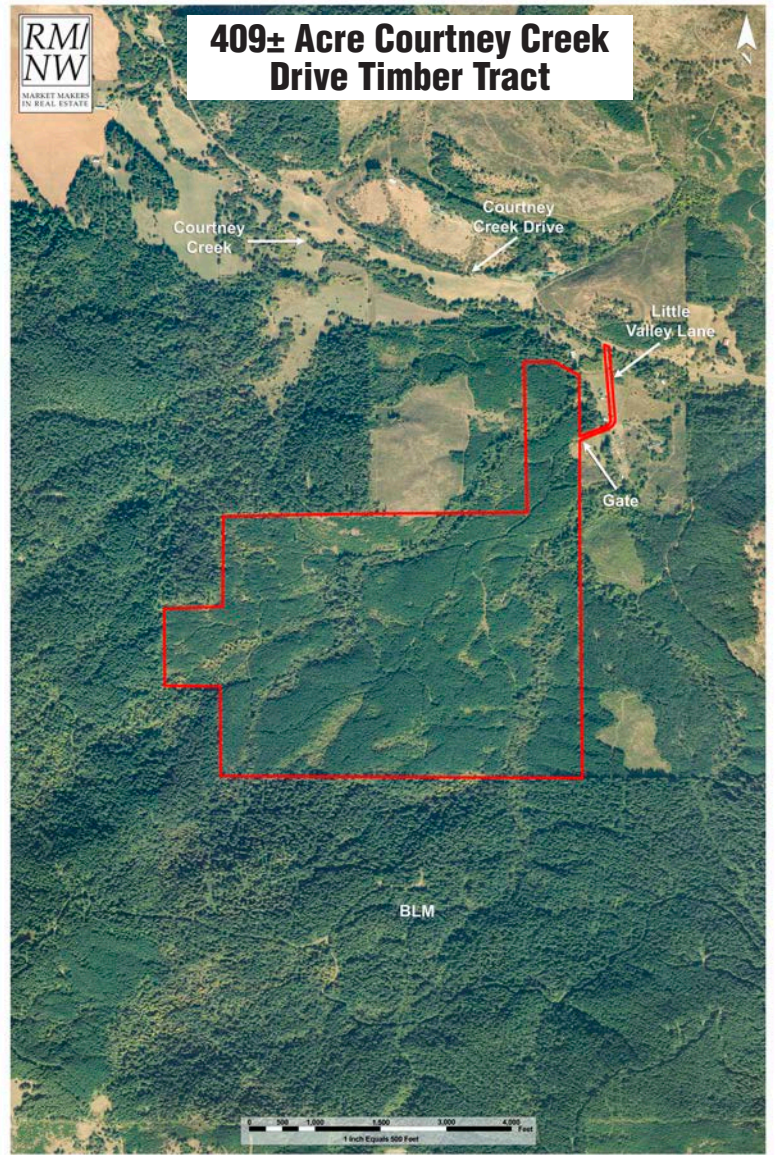
Legend

- | | | |
|--------------------|---------------------|---------------|
| McKenzie Ownership | Road Surface | Site Class II |
| Townships/Sect... | Rock; Gravel | Site Class V |
| Gates | Dirt; Unknown | |
| | Site Index | |
| | Site Class I | |



Junetta Creek

Date: 3/19/202



1,516± Acre Industrial-Grade Timberland Portfolio with estimated 10.8 million board feet, 318± acres of young Douglas-fir reproduction and 950± acres of 20 to 35 year-old pre-merch



TERMS AND CONDITIONS OF AUCTION - 2602

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:

1155 SW Morrison Street, Suite 200
Portland, Oregon 97205

Washington Office:

18900 NE 38th Court
Ridgefield, Washington 98642

California Office:

1860 Howe Avenue, Suite 210
Sacramento, California 95825

Portland: 503-224-1906

Toll Free: 800-845-3524

Email: info@rmnw-auctions.com

DATASITE / SUPPLEMENTAL INFORMATION PACKAGES

Auction Properties 100, 117-119, 122

Additional property information is available on Datasite. Non-Disclosure Agreement (NDA) must be signed prior to receiving access.

Auction Properties 101, 102-116, 120, 121, 123-127

Supplemental Information Packages are available for each property.

Contact Auction Information Office at info@rmnw-auctions.com or 1.800.845.3524 for access to Datasite or to request Supplemental Information Packages.

NO MINIMUM BID

Auction Properties 124 and 125 are being offered with No Minimum Bid. These properties will be sold to the high bidder, subject to terms and conditions of the Auction. No Minimum Bid means Seller has not established a Minimum, or Published Reserve, Price. Buyer will be required to pay all customary closing costs, including but not limited to title insurance premiums and sales tax thereon (if any), local improvement and irrigation district assessments (if any), full escrow fees, back taxes and penalties (if any), and state excise taxes. Please see Supplemental Information Package for detail.

PUBLISHED RESERVE

All other properties are being offered with a Published Reserve. When bidding reaches, or exceeds, the Published Reserve, Seller is committed to selling the property to the high bidder. Should bidding fail to reach the amount of the Published Reserve, or contain contingencies, Seller reserves right to accept, counter, or reject the high bid no later than five business days following Sealed Bid due date.

SEALED BID

Sealed Bid(s) must be received no later than 5:00 p.m. on the Sealed Bid due date. Please see individual property descriptions for bid due date. Sealed Bid(s) must be accompanied by Certified Fund for ten percent (10%) of bid amount as earnest money deposit, unless otherwise stated in bid instructions. Within three (3) business days of bid acceptance, earnest money deposit must be adjusted to ten percent (10%) of accepted bid amount/purchase price. Checks should be made payable to Realty Marketing/Northwest Client Trust Account unless otherwise stated in bid instructions. Due diligence should be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bid no later than five business days after Sealed Bid due date. Escrows will close within 30-45 days of date of bid acceptance. Escalation clauses are not allowed as part of the bidding process.

FINANCING

The Seller of Auction Properties 106-108 is offering financing, subject to approval of Buyer's credit. See property description for detail.

COOPERATING BROKERS

Broker cooperation is invited. A commission ranging from 0.5% to 2% will be paid to the licensed real estate broker representing a Buyer who successfully closes on an Auction Property. Please see individual property details for the applicable commission to broker. The cooperating broker must be licensed in their state of residence, or a salesperson licensed under such broker. Commissions are payable at the close of escrow, and cooperating brokers will not

share in any payment of liquidated damages.

Buyers must register their real estate broker on the Bid Form at time of submission. No verbal registrations will be accepted.

No broker will be recognized if the Buyer has previously contacted, or been contacted by, the Seller or Realty Marketing/Northwest regarding the Auction Property purchased. No commission will be paid to any broker acting as a principal in the transaction. Commissions are earned and payable only upon the Buyer's full and final closing on conveyance of the property and Seller's receipt of the full purchase price.

CLOSINGS AND COSTS

All sales must close within 30 to 45 days of Sealed Bid due date, unless extended by Seller in writing. Prior to making a bid, refer to Datasite / Supplemental Information Package regarding customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyer 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 property including, but not limited to, a change from open space, agriculture, forest land, or recreation.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment, or rescission based on failure of property to correspond to any expectation or standard, other than as described in 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 standard form Owner's Title Policy. Preliminary Title Report for each property should be read prior to bid submission.

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

(D) Size and square footage set forth for properties are approximations only, based on best information available, but actual size and square footage may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(E) Agency Disclosure. The listing broker, 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 prior to Sealed Bid due date.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state for which this offering is not in compliance with real estate laws or other laws of that state.

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

NEED HELP?

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

www.rmnw-auctions.com

GreenGold Timberland

**1,516± Acre Cascade Foothill Industrial-Grade
Timberland with 10.8 Million Board Feet**

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