



REAL ESTATE AUCTION



No Hidden Reserves or Starting Bids!

4,833± Acre Twin Peaks Forest Portfolio
30 Minute Drive to Bellevue, Washington
26+ Million Board Feet
300± Acres Zoned for Ten Acre Homesites
Potential Significant Conservation Value from Extinguishment of Development Rights



- Opportunity for large-scale sustainable forest investment in Seattle Metro area
- Industrial grade timberland with both near-term cash flow and long-term asset growth
- Available in both its entirety, or in four parcels of 287± to 3,745± acres

Broker Cooperation Invited

SEALED BIDS DUE AUGUST 5, 2026

Catalog #2602 and Bid Package #100 available by contacting:

info@rmnrw-auctions.com

1-800-845-3524



Auction Conducted By:

Realty Marketing/Northwest

1155 SW Morrison St., Portland, Oregon 97205



*4,833± Acre Twin Peaks Forest is the largest block of private land
Located on ridgetop overlooking Snoqualmie Valley with 300+ miles of
Option for new owner to obtain added value through a conservation*



Parcel D
316± Acres

Parcel A
3,745± Acres



*and available for purchase within thirty minutes of Bellevue
acres zoned R-10 by King County
ervation easement from extinguishment of development rights*



30 Minutes
to Bellevue

North Bend

Snoqualmie

Parcel C
287± Acres

Lake Marie

356th Dr. SE

Snoqualmie River

Outparcel

Fall City

Parcel B
485± Acres

The Opportunity



4,833± Twin Peaks Forest is the largest block of private land available for purchase within a thirty minute drive of City of Bellevue, Washington. It is located on a large ridgetop overlooking the Snoqualmie River Valley by Fall City, with excellent access to I-90 at North Bend. Salish Lodge and Spa - a Pacific Northwest resort getaway at Snoqualmie Falls owned by the Snoqualmie Indian Tribe - is ten minutes from Twin Peaks Forest.

The property has a rare combination of timber, conservation, and development values.

Three hundred acres along the southern boundary of Twin Peaks Forest is zoned RA-10 by King County. This allows up to 30 ten-acre residential parcels with option to cluster homesites to create a planned rural estate with common managed forest to benefit owners, similar to Forest Reserve Community developments created by Weyerhaeuser Real Estate over twenty years ago within the state of Washington. An additional three homesites may also be allowed within this portion of the property.

There is an adjoining residential neighborhood with homes on 2.5- to 10-acre parcels, developed over the last 30 to 40 years, with access from Highway 202 at 356th Drive SE. Additional residences are along the southeast boundary of Twin Peaks Forest along with King County's Tokul Creek Forest.

RA-10 zoning allows a new owner the option to obtain conservation values through a Working Forest Conservation Easement from extinguishment of all development rights for potentially up to thirty-three homesites.

Snoqualmie Trail, a popular hiking and mountain biking trail, is along the southern boundary of the Auction Property. It provides access to Twin Peaks Forest through a recreation permit program.

Balance of Twin Peaks Forest provides a significant *GreenGold* timberland investment with both near-term cash flow from 26± million board feet of primarily Douglas-fir with flexibility to harvest based on market conditions, and significant long-term asset growth due to a highly productive growing site. 100% of the property is Douglas-fir Site Classes I and II.

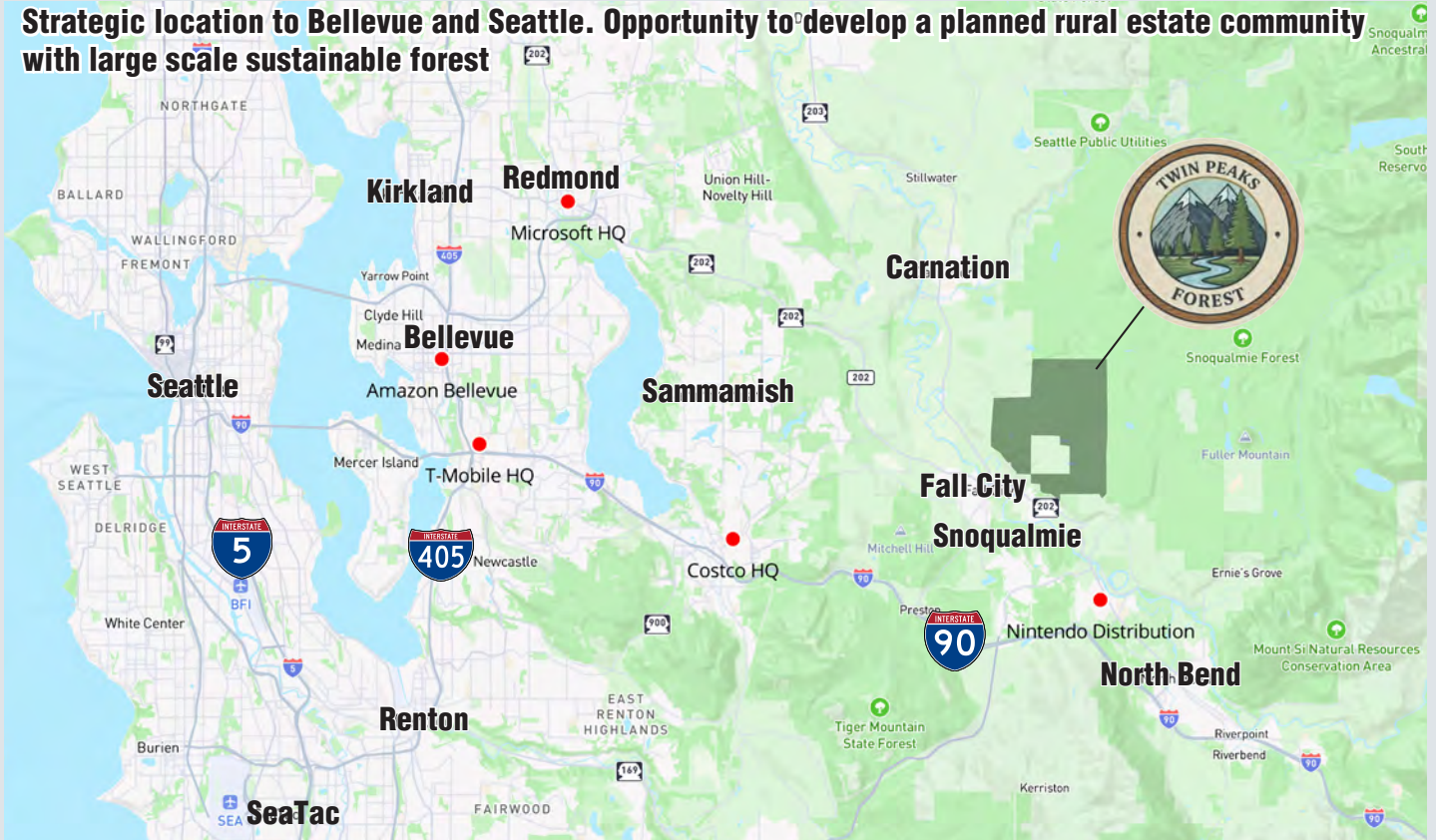
It is projected that, within 20 to 25 years, an additional 30 million board feet will be available to harvest from the 1,200 acres of well-stocked 11 to 15 year-old Douglas-fir reproduction.

This 4,833± acres being offered in the Sealed Bid Auction is in the southern section of a 65,000 acre property managed by Portland-based Campbell Global. Easements will be provided from the main line logging road gate at Tokul Road.

Additional access may be available from adjoining residential areas to the southeast to Parcel A and southwest to Parcel B by development of public platted rights-of-way that have not yet been vacated. Parcel B has residential zoning with a ridgetop suitable for development that would be served by a new access road.

Twin Peaks Forest is being offered with options to submit bids on the Portfolio in its entirety, or individually in four parcels from 287± to 3,745± acres. This allows for a large scale *GreenGold* sustainable forest investment in the greater Seattle area, and also allows individuals to acquire three smaller tracts to be managed as a family tree farm, or for a builder to construct up to thirty planned estate homesites on Parcel B.

Portfolio Published Reserve and parcel pricing available by June 1, 2026. Contact Auction Information Office at 800-845-5324 or info@rmnw-auctions.com.



485± acre Parcel B could accommodate 27 to 30 estate homesites, with some having view of Snoqualmie River Valley



Twin Peaks Forest Timberland Portfolio*

Parcel	Size (Gross)	Operable (Net Conifer)	Site Class by Acres			Age Class by Acres									MBF (total NBFP)
			I	II	III	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41+	
A	3745	3033	749	2284	0	525	556	951	11	0	10	84	502	393	23,900
B	485	232	70	162	0	44	53	105	0	0	0	8	0	22	969
C	287	155	31	118	6	0	31	71	0	0	0	37	7	9	827
D	316	233	62	157	14	121	7	78	0	0	14	0	12	0	303
TOTAL	4,833	3,653	912	2721	20	690	647	1205	11	0	24	129	521	424	25,999**

* Source: Campbell Global ** Estimated 20,000± MBF Douglas-fir

Campbell Global has updated timber inventory for Twin Peaks Forest both in its entirety, and by parcel. Datasite has been established with access available by signing of a Non-Disclosure Agreement (NDA.)

Twin Peaks Forest has a total of 3,653± acres of operable and highly-productive timberland. 25% or 912± acres is Douglas-fir Site Class I, and the 2,700± acre balance is Site Class II.

The 2,542± acres of well-stocked young Douglas-fir reproduction has 1,205± acres of 15 year-old timber, providing significant asset growth within 25 years.

PROPERTY ACCESS

Locked gate – Access Permit required. Please contact Auction Information Office at 1.800.845.3524 or info@rmntw-auctions.com for Access Permit.

MINERALS

Any mineral rights owned by Seller will be conveyed.

CONSERVATION EASEMENTS

There were two types of conservation easements obtained from the sale of development rights to King County by Weyerhaeuser in 2003. The conservation easements cover 94% of the ownership, or 4,533± acres. These conservation easements do not impact forest management of the property.

275± acres of Parcel B and 30± acres of Parcel C are excluded from the easements, and are zoned RA-10 by King County. Additional detail, and copies of easements, are on datasite.

ROAD MAINTENANCE AND ABANDONMENT PLANS (RMAP)

There are no RMAP obligations.

LEASES

Recreation permits have been provided to individuals for use of Twin Peaks Forest for mountain biking and other recreational activities due to access to Snoqualmie Trail System along southern boundary of Auction Property.

FOREST PRACTICE APPLICATIONS

There are no pending FPAs.

RE-FORESTATION OBLIGATIONS

There are no re-forestation obligations. All recent harvest areas have been replanted, with a stocking level of 360 trees per acre.

FINANCING

None – all cash.

AgWest Farm Credit is preferred lender, and financing may be available. Please contact Nikki Miles, Vice President, at Nikki.Miles@agwestfc.com or 509.340.5389 (office) or 509.770.0796 (cell) for more information.

DATASITE

Access to Datasite will require signing a Non-Disclosure Agreement (NDA), obtained by contacting Auction Information Office at info@rmnw-auctions.com or 800.845.3524

Information available on Datasite:

- Mapping data including ownership stands, stream layers, roads, and physical layers
- Stand level inventory data
- Site and age class maps
- KMZ files
- Oblique aerial photos and link to drone video
- Zoning and land use information
- Adjoining ownership maps
- Preliminary title reports from First American Title, by parcel, with exception documents
- Access Permit
- AgWest Farm Credit contact

Bid information:

- Bid instructions and bid forms
- Purchase and sale agreements and related documents
- Agency disclosure and broker cooperation
- Auction terms and conditions



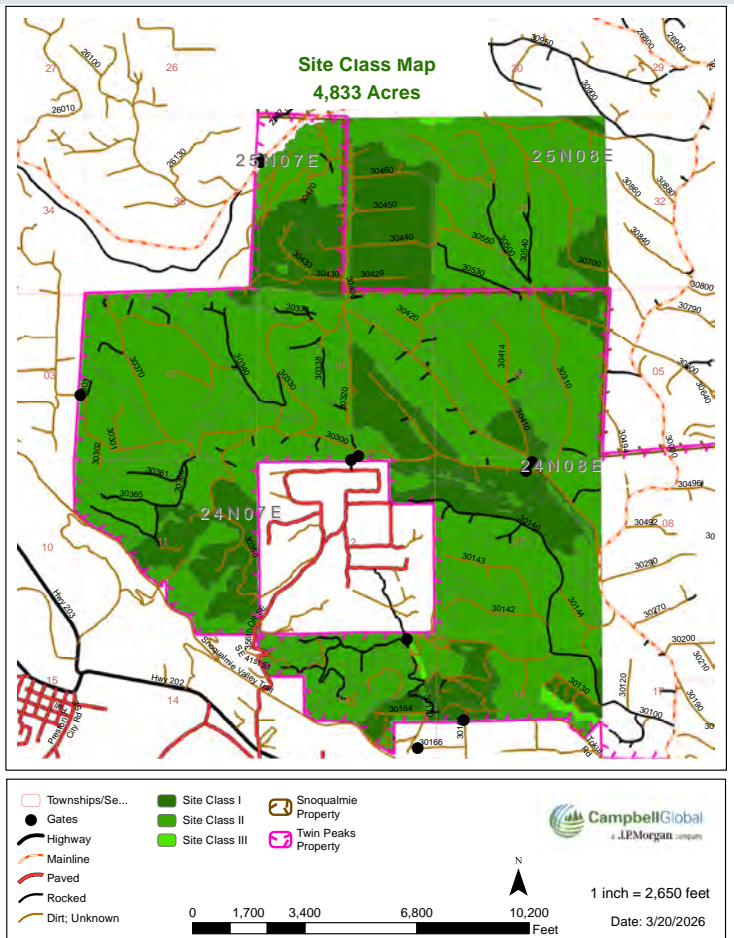
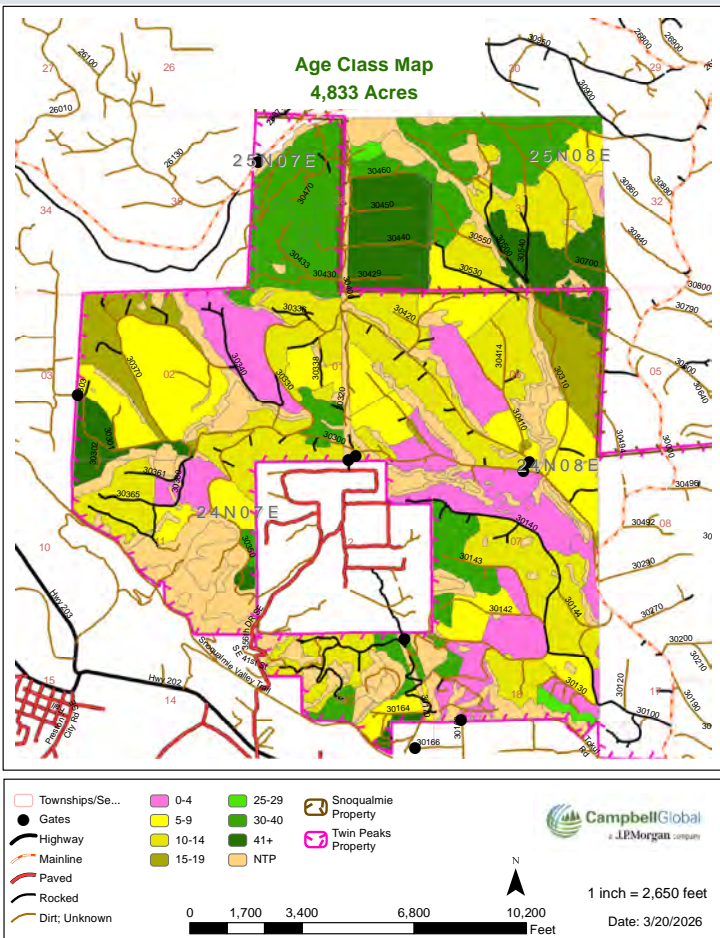
4,833± acre Twin Peaks Forest Portfolio Available in Bulk or Four Parcels of 287± to 3,745± Acres - King County, Washington

	Bulk	Parcel A	Parcel B	Parcel C	Parcel D
PUBLISHED RESERVE:	Portfolio Published Reserve and parcel pricing available by June 1, 2026. Contact Auction Information Office at 800-845-5324 or info@rmnw-auctions.com.				
LAST ASKING:	First Time Offered				
SIZE:	4,833± acres	3,745± acres	485± acres	287± acres	316± acres
ZONING:		F	RA 10	RA-10	F
ELEVATION:	350 to 900± Feet				

Sealed bids on individual Parcels A, B, C, and D are subject to total bids to equal, or exceed, the Portfolio Published Reserve available June 1

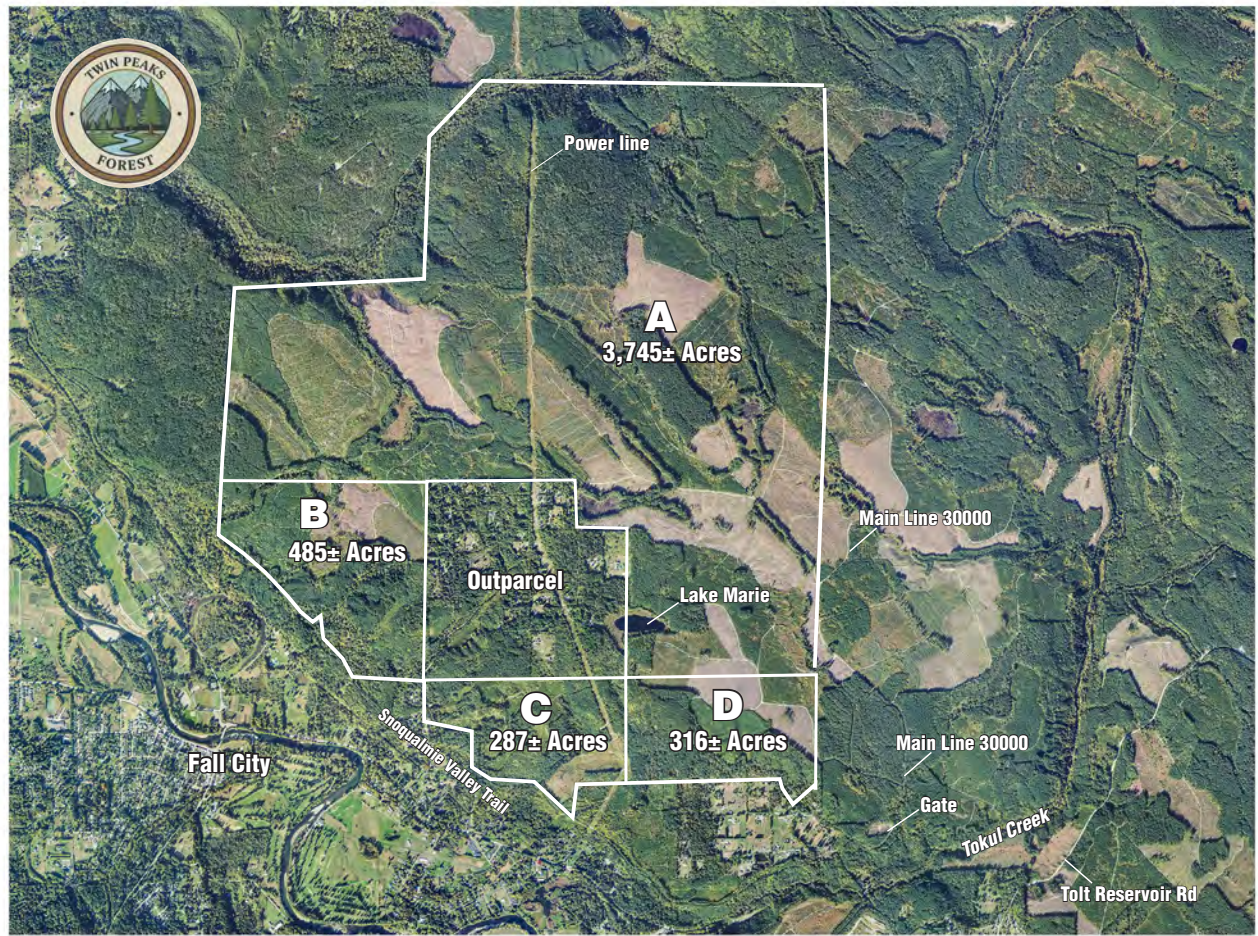
DESCRIPTION:

The entire Twin Peaks Forest Portfolio contains 26 million board feet and has proximity to log markets north and south along, or near, the I-5 corridor to mills operated by Sierra Pacific Industries, Hampton Lumber, Manke Lumber, Rainier Veneer, and Western Wood. This volume provides near-term cash flow, with the balance of the Portfolio containing over 2,550± acres of well-stocked 1 to 15 year-old Douglas-fir reproduction, providing significant long-term asset growth. Nearly 100% of the 3,650± acres of operable timberland are highly productive Site Classes I and II. It is estimated that 95% of Twin Peaks Forest can be harvested using ground-based systems.

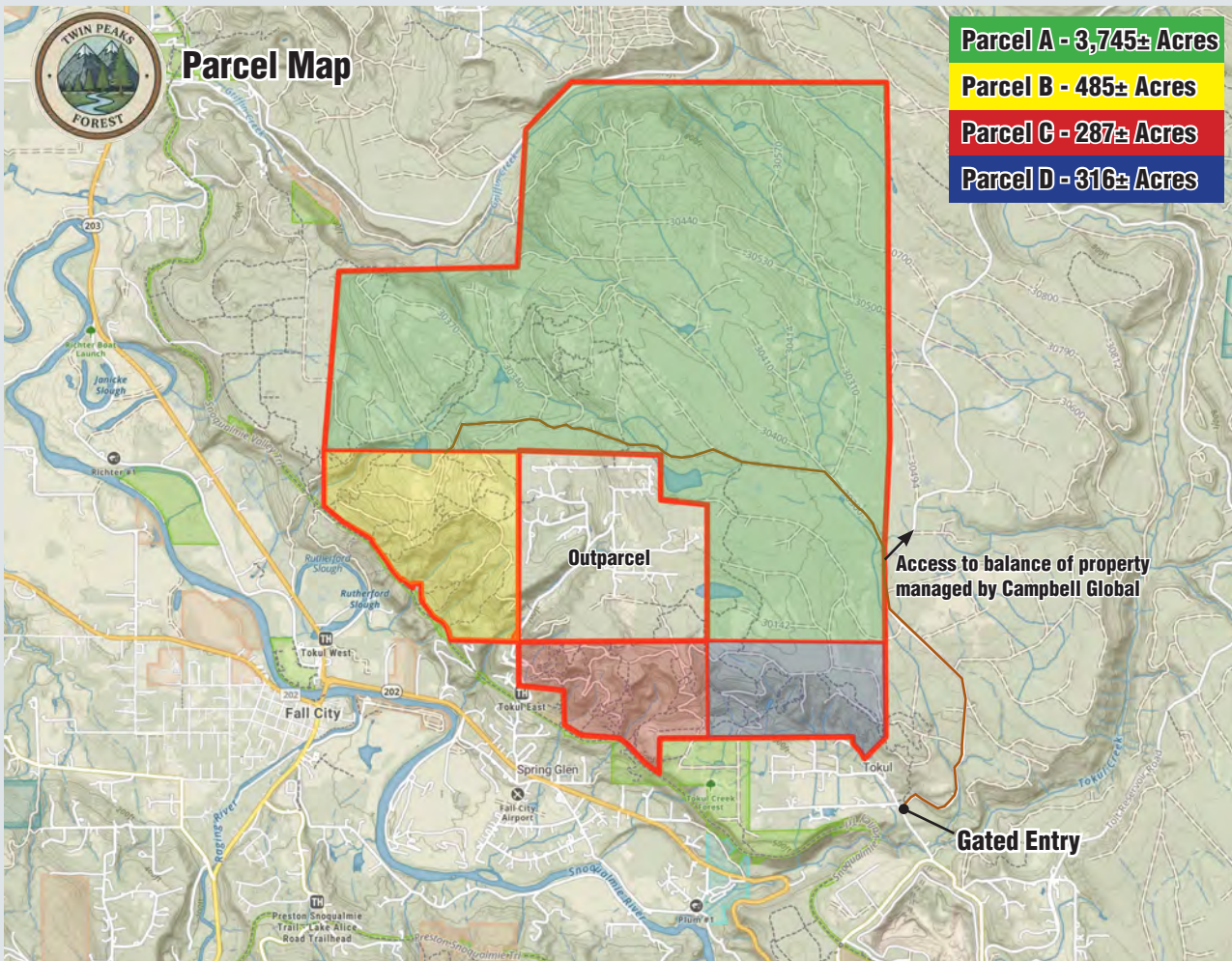


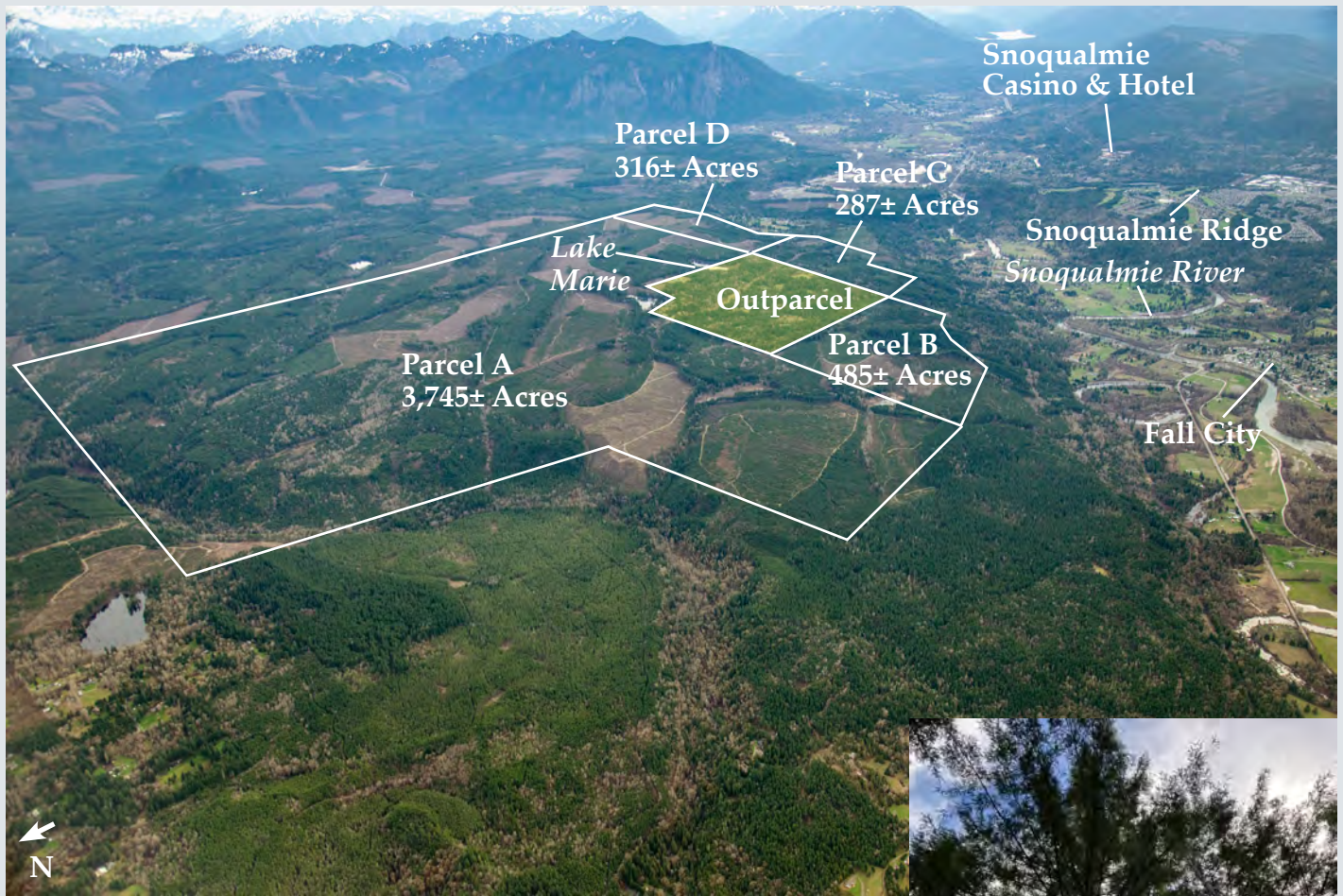
1,205± acres of 11 to 15 year-old reproduction will add significant asset growth within 20 to 25 years

Highly productive growing site with 25% Douglas-fir Site Class I and 75% Site Class II



Options to submit bids on Twin Peaks Forest in its entirety, by individual parcel, or in combination





This is the largest block in the Twin Peaks Portfolio, and can be managed independent of Parcels B, C, and D. Access to Parcel A will be via an easement from main line logging road that runs to a gated entry at Tokul Road. Bulk of entire Parcel A is a ridgetop 900 feet in elevation. Tributaries of Griffin Creek bisect the tract.

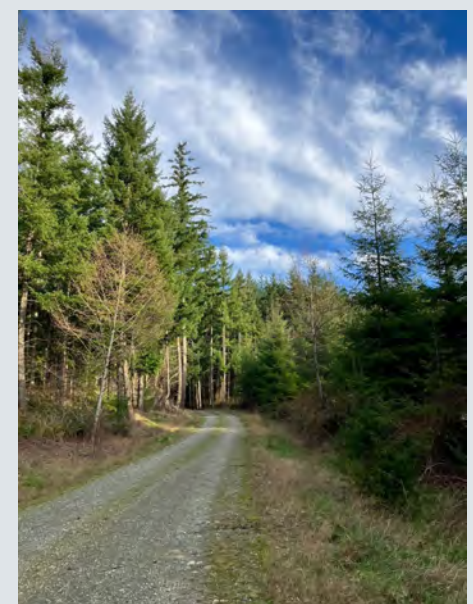
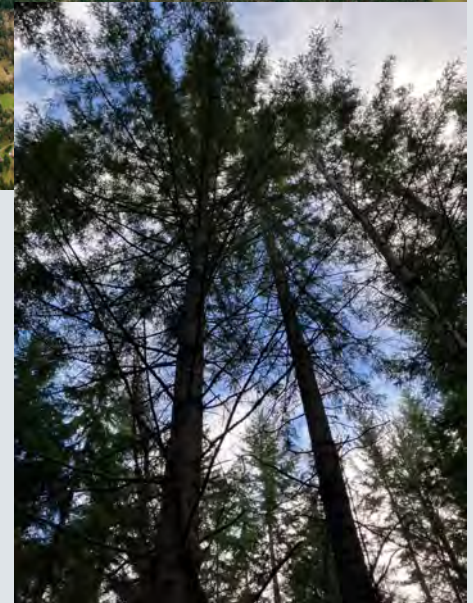
An estimated 23.9 million board feet are located on 990± acres in the northern portion of Parcel A. Balance of operable forest land, 2,043± acres, is primarily 1 to 15 year-old reproduction, with 25% replanted during the last five years.

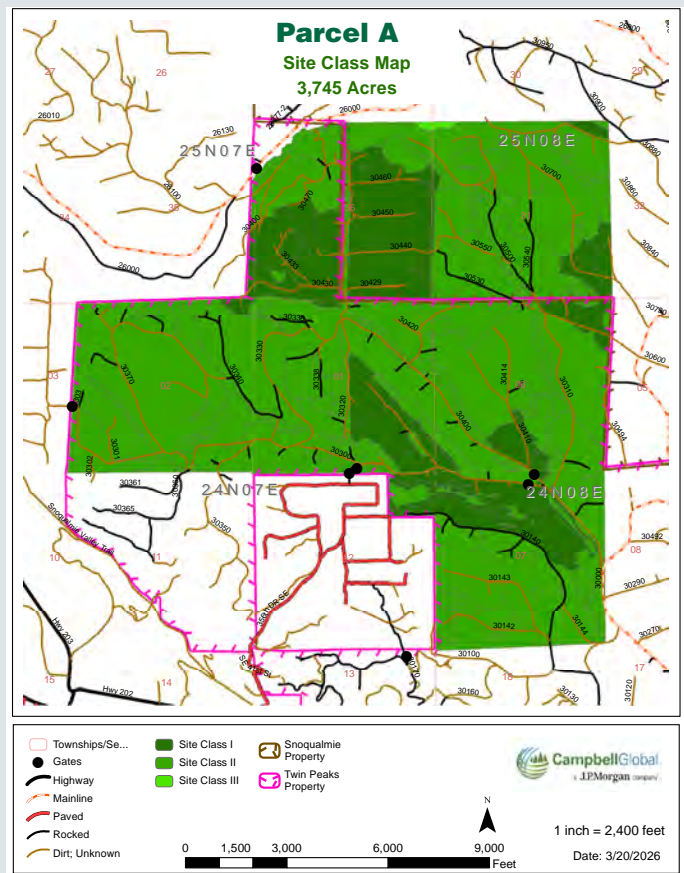
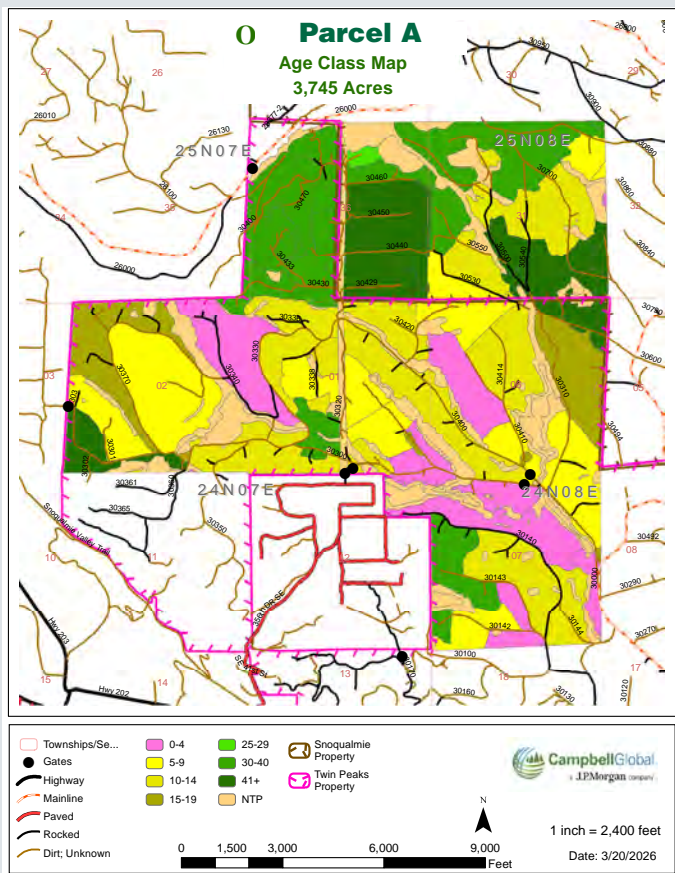
The majority of 6-acre Lake Marie is located on the property, and is adjacent to nearby residences. Lake Marie could provide a location for a secluded recreation cabin for a new owner.

There are 44.5 miles of rockered roads throughout the property in combination with low elevation, providing year-round logging. Additional access may be available from the outparcel which includes residences from dedicated, undeveloped, platted streets in the southeast section, near Lake Marie. Detail with map is available on Datasite.

A powerline right-of-way runs north to south through the property.

Adjoining owners to the west are Tokul Timber LLC, and Carnation Properties LLC. Lands to north and west managed by Campbell Global total 60,000 acres.





990± acres or one third of Parcel A has 23.9 million board feet, providing near-term cash flow

It is projected that, based on the productive growing site, within 25 years there will be an additional 25± million board feet from the 951± acres of 11 to 15 year-old Douglas-fir reproduction

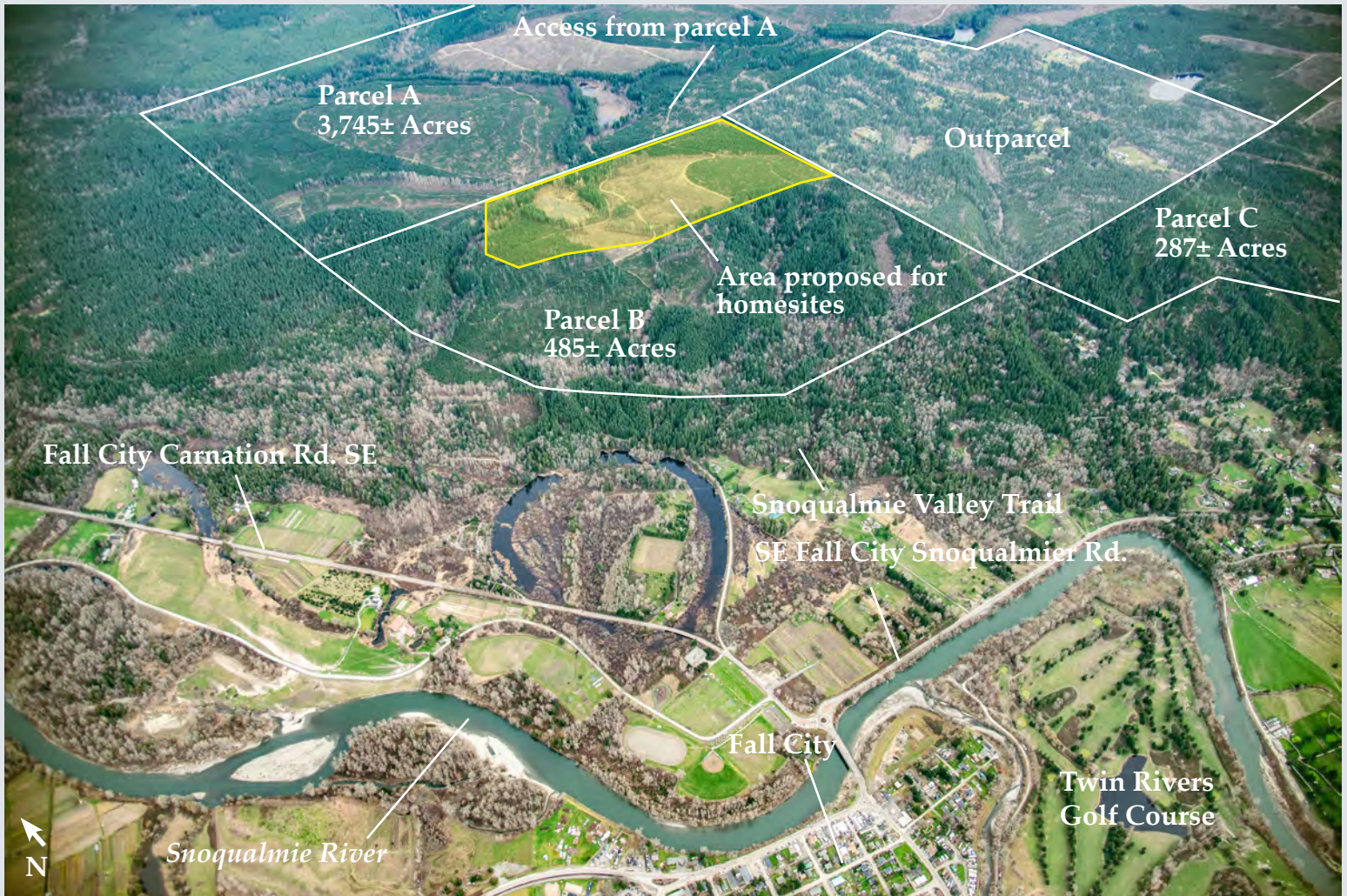


Rocked roads and low elevation allow year-round logging



Well-stocked 10 to 14 year-old reproduction

Parcel B – 485± Acres with opportunity to cluster up to 30 estate homesites
Published Reserve: Pricing available June 1

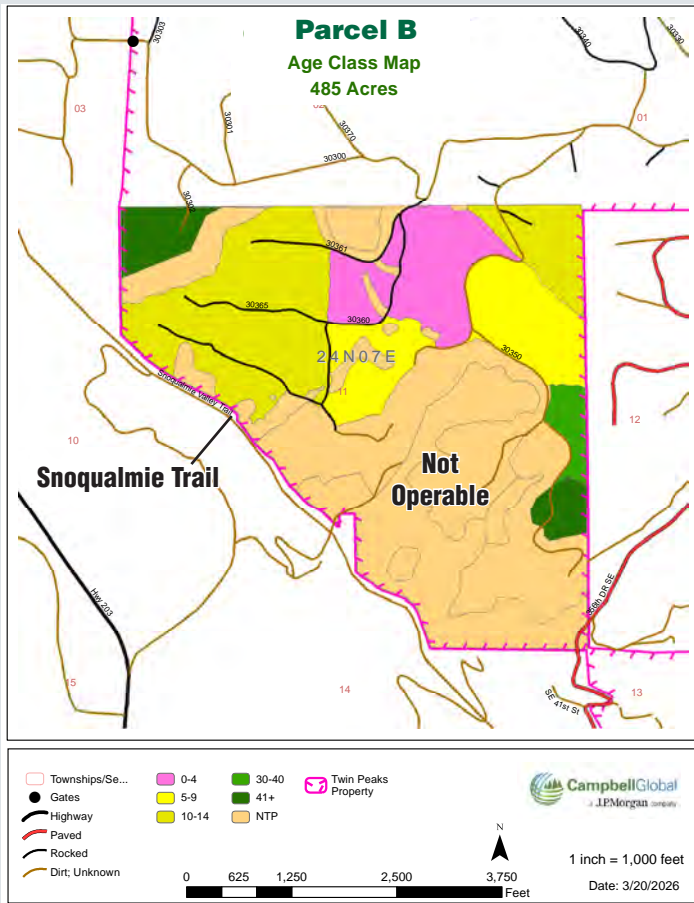


This entire parcel is zoned RA-10 by King County. 270± acres in the northern portion are not impacted by 2003 Weyerhaeuser Conservation Easement. They could be developed with up to 27 homesites with opportunity to cluster 1.5 to 3 acre lots per homesite. The balance that contains young Douglas-fir reproduction with some harvestable timber could be managed as a tree farm, similar to Weyerhaeuser's Forest Reserve Communities. Some of these potential homesites would have views of Snoqualmie River Valley.

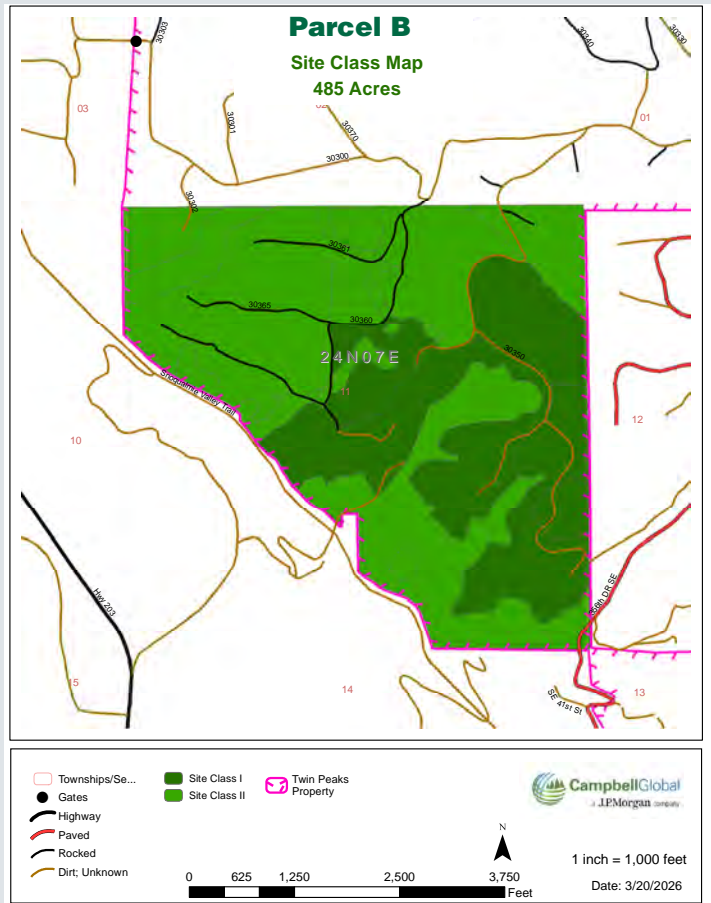
There are two options to access the northern 100± acres suitable for development. The first option is to develop an estimated 1,000 feet of unimproved right-of-way that has not been vacated by King County as an extension to SE 28th to the northeast portion of the property. Extension of underground power will be required. King County rural standard for 50 or less lots is 28 foot wide gravel. The second option is through an existing logging road system from the mainline logging road which links to Tokul Road and the main entry gate. It would need to be improved to private road standards for King County, and used as secondary access. On-site septic and well systems will be required, as well as extension of underground power.

The remaining 215± acres of property in the southeast section of Parcel B are very steep and are zoned R-10, but are included in the Weyerhaeuser Conservation Easement. It appears there may be no transfer of development rights (TDR) available, based on initial legal research by Hillis, Clark, Matthew, and Peterson Law Firm in Seattle. Report is included on Datasite.

The new owner will also have option to obtain added value by extinguishment of all development rights through sale of a Working Forest Conservation Easement, or retain rights that could be used to develop a family retreat. Parcel B could be managed as a tree farm, having 232 acres of operable timberland of which 202 acres are 1 to 15 year-old reproduction. Remaining 30 acres of 21 to 41 year-old timberland have an estimated 969 MBF.

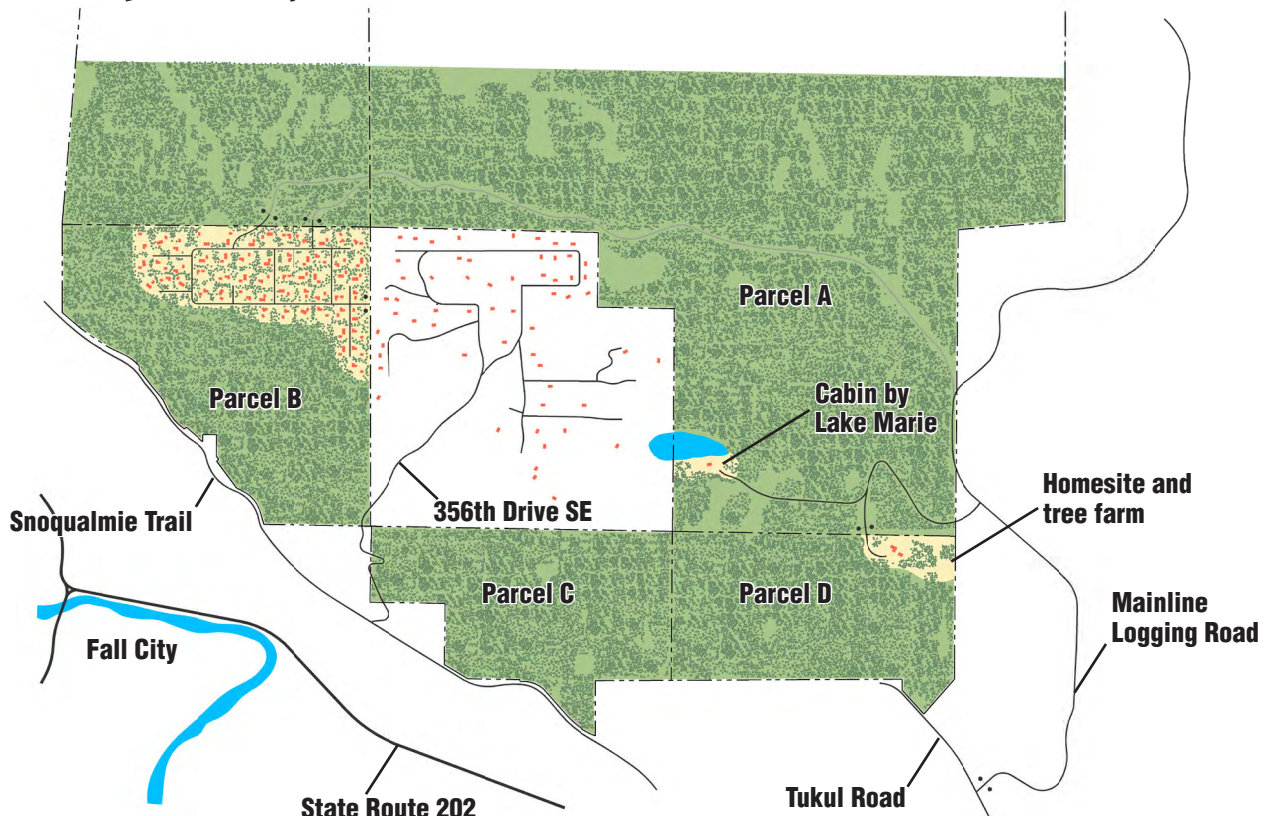


212± acres in northern portion contain 1 to 15 year-old reproduction



Well-stocked reproduction on productive growing site could be managed long-term as a small tree farm

Concept Plan for Estate Homesites



Please Note: Sketch plans are conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

**Parcel C – 287± acres with options to acquire either Parcel B and/or Parcel D
Published Reserve: Pricing available June 1**

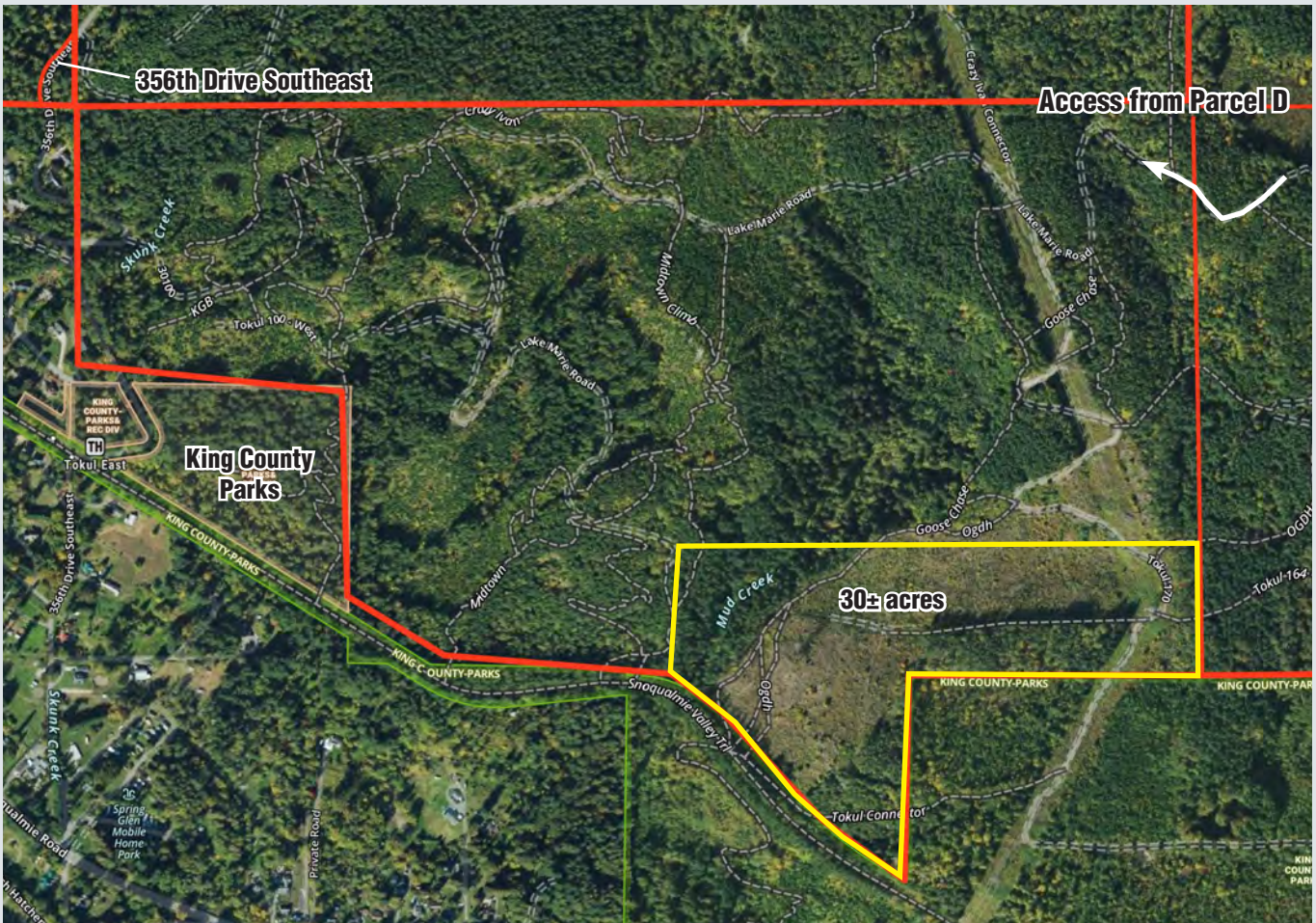
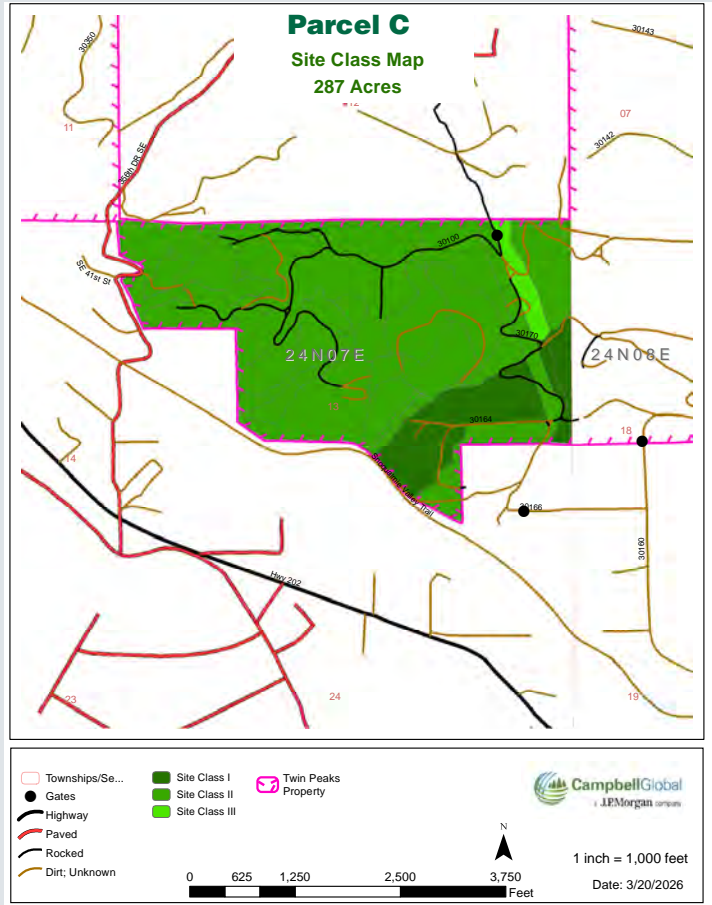
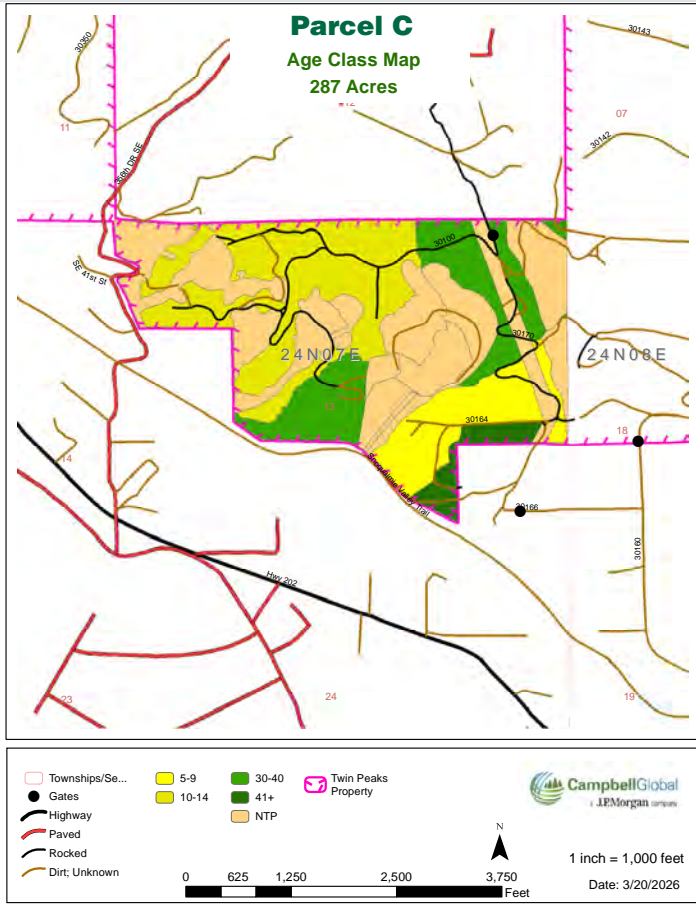


Parcel C is the smallest parcel. It has 155 acres of operable timberland, with 103 acres of 6 to 15 year-old reproduction. Balance of 53 acres of 31 to 41 year-old timber has an estimated 827 MBF. Access to Parcel C is from Parcel D via existing logging road to the east. Secondary access may be available from SE 365th Drive, which bisects the southwest section of Parcel C.

The entire parcel is zoned R-10. All but 30 acres, located within the southeast section, are impacted by Weyerhaeuser Conservation Easement. These 30 unimpacted acres provide opportunity to extinguish development rights for three homesites, or provide potential transfer of these development rights to Parcel B, with approval of King County, which would allow a total of 30 homesites on Parcel B.

Acquisition of Parcel C, in combination with either or both Parcels B and D, could provide up to 1,088± acres with combination of timber, conservation, and development values.





30± acres in southeast section are not impacted by conservation easement, and are zoned R-10 with potential to transfer development rights or to extinguish rights for added value

*Parcel D – 316± acre tree farm with potential homesite
Published Reserve: Pricing available June 1*



Parcel D is zoned entirely F (Forestry) with exception of 5 acres zoned R-2.5 along Tokul Road in the southeast corner. Those 5 acres may have potential value if King County would allow TDR of two lots to Parcel B. The entire 316 acres are impacted by a Floating Development Right Conservation Easement which limits development to one homesite. This could provide opportunity for a ridgetop home in the northeast corner, with access from mainline logging road. Parcel D could be managed as a small tree farm, with 233± acres of operable land, of which 90% has 1 to 15 year-old reproduction. Remaining 26 acres is mostly pre-merch, with estimated 303 MBF.

Acquisition of Parcel D, in combination with Parcel C, would provide a total of 613± acre tree farm having both near-term cash flow from 1.1 million board feet, and long-term asset growth from 308± acres of 1 to 15 year-old Douglas-fir.

LOCATION

All in King County, Washington

Parcel A

Township 24 and 25 North, Range 7, 8, and 12 East, APN: 012407-9001-04, 022407-9001-03, 062408-9001-08, 072408-9001-07, 122407-9001-01, 312508-9001-06, 362507-9001-02, 362507-9002-01

Parcel B

Township 24 North, Range 7 East, Section 11, APN: 112407-9001-02, 112407-9029-00, 112407-9030-07, 112407-9031-06, 112407-9032-05, 112407-9033-04, 112407-9034-03, 112407-9035-02, 112407-9036-01, 112407-9037-00

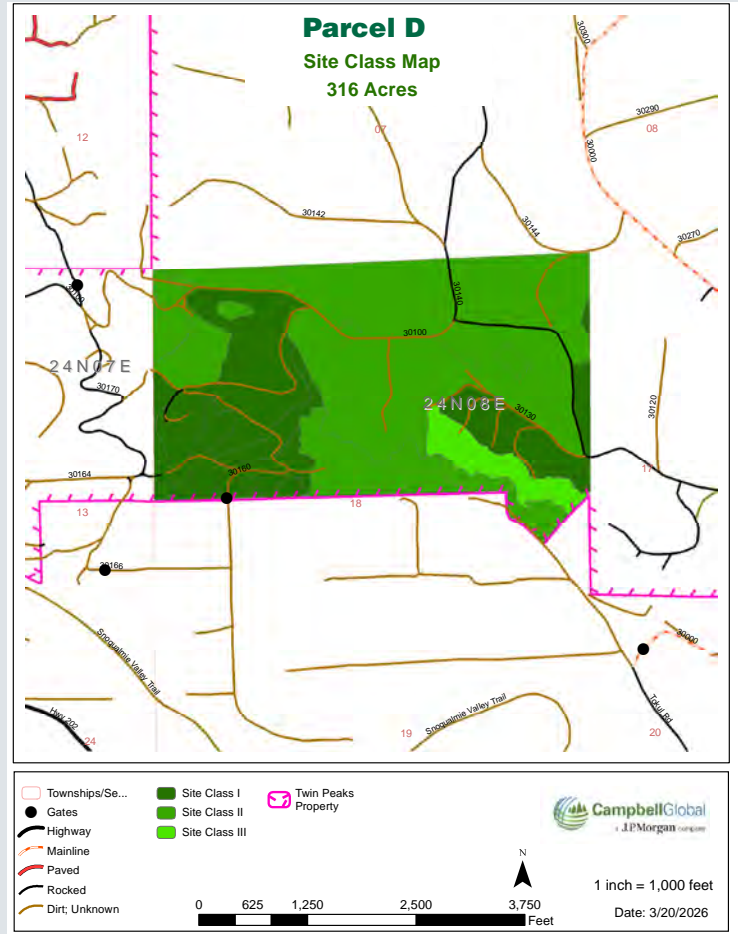
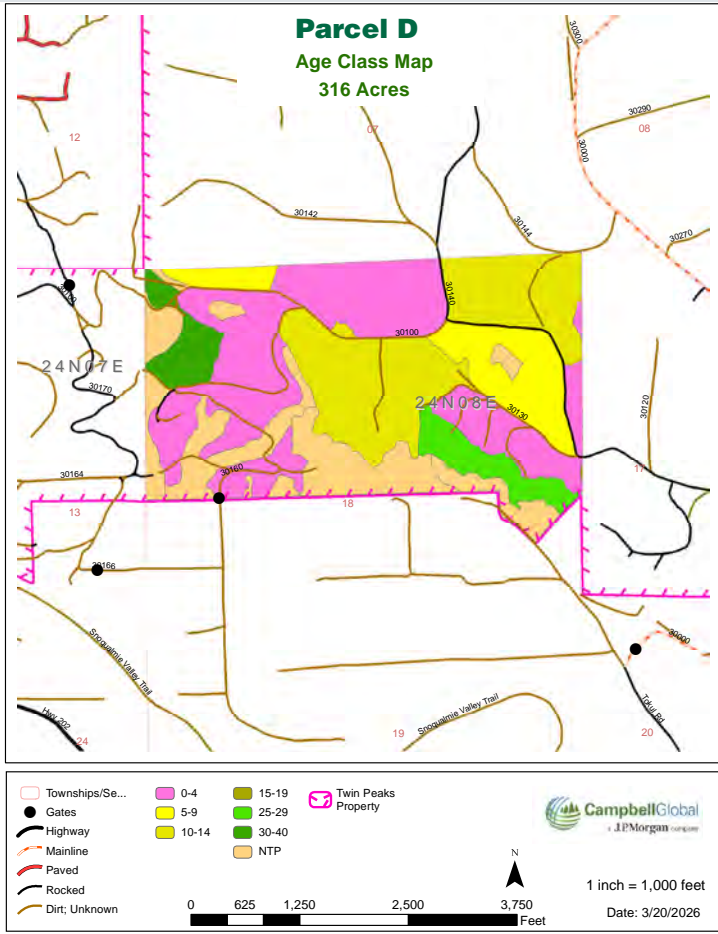
Parcel C

Township 24 North, Range 7 East, Section 13, APN: 132407-9001-00

Parcel D

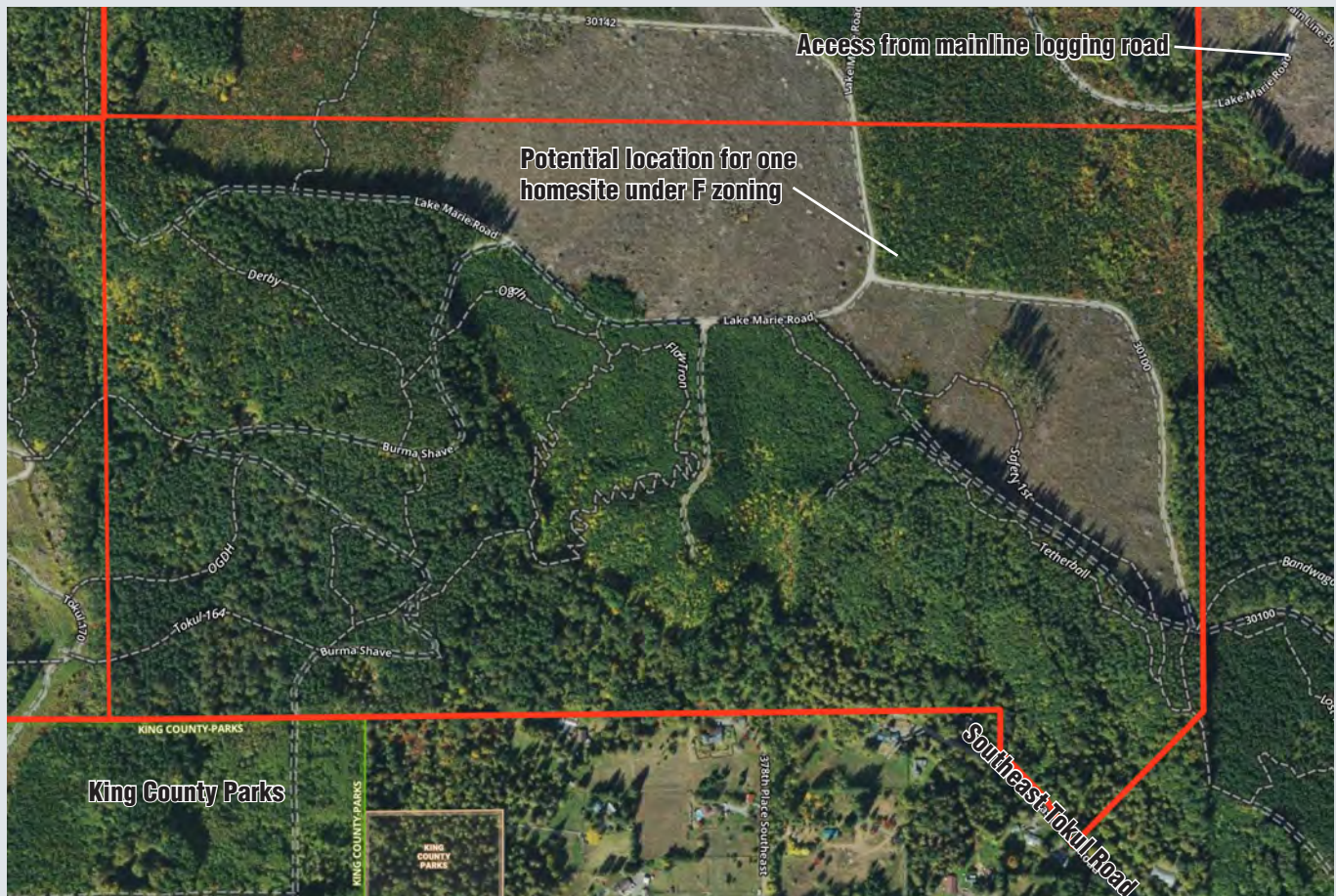
Township 24 North, Range 8 East, Section 18, APN: 182408-9001-04

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY JUNE 17, 2025



233± acres or 74% of Parcel D is operable timberland in the primarily 1-15 year-old age class

Productive growing site provides long-term asset growth with potential secluded off-the-grid homesite





*Industrial Grade Timberland with Near-Term
Cash Flow and Long-Term Asset Growth*



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

An aerial photograph of a vast forest tract. The foreground and middle ground are dominated by a dense, uniform stand of young evergreen trees. In the distance, a line of taller, more mature trees separates the forest from a range of rugged, layered mountains under a clear sky. The text is overlaid on the forest area.

**4,833± acre Twin Peaks Forest Portfolio 30 Minutes from Bellevue
Timber, Conservation Value, and Development Rights
King County, Washington**

SEALED BIDS DUE AUGUST 5, 2026