

View east along Middle Fork Wilkins Creek, from Section 5



Secondary access from USFS 5310/5305 with view to the east of Stand 1

\$7,092 in annual income, for a total of 591 AUMS, at a rate of \$12 per AUM. Leases may be terminated or re-negotiated upon sale of the property.

The 2013 timber cruise estimates a total of 10,750 MBF, with 90% of the volume Douglas-fir and ponderosa pine. The cruise also shows a significant 80% increase in growth since the property was acquired in 2002, with 5,912 MBF. The Seller has harvested only 314± MBF during its eleven-year ownership. It has been projected that within the next twenty-five years, the timber volume will increase by over 200%, to 21.5 million board feet.

LOCATION: Township 5 South, Range 30 East, Sections 12, 13, 24, 25, 36 and Township 5 South, Range 31 East, Sections 19, 29, 30, 31, and 32.

*Southeast section of property that adjoins Bridge Creek State Wildlife Area.