



north to the Mount St. Helens National Volcanic Monument.

The 639± acre tract is a well-stocked Douglas-fir tree farm, providing both near-term income and long-term asset growth. The property has 330± acres in the 24-27 year-old pre-merchantable age class which, in the next ten to fifteen years, will be ready for harvest. It is estimated that within fifteen years, 5,900± MBF will be available for harvest. (Please see Supplemental Information Package for growth-projected assumptions.) 124± acres of the property are advanced reproduction in the 18-22 year-old age class, with the balance of 130± acres as young reproduction that was planted in 2005 and in 2013. The Douglas-fir site is a III+, and there is a developed rock pit in the northwest corner.



*Entry road from Lewis River Highway*

The seller has recorded a total of thirty-two 20± acre parcels compliant with the zoning, providing additional opportunity for development of forest cabins or for obtaining value from a Working Forest Conservation Easement. Three of the parcels have frontage along both sides of Lewis River Road, with potential views of Swift Reservoir.