



five miles of historic Boonville, which has an airport that can accommodate private aircraft, and is a 45-minute drive to the Mendocino Coast. There are 3.1± miles of Rancheria Creek frontage, and 11 legal parcels within the Tree Farm which could provide significant conservation values through obtainment of a Working Forest Easement which would restrict harvests near South Rancheria Creek, and limit parcelization of the Tree Farm.

The South Rancheria Creek Tree Farm has a location strategic to domestic log markets in nearby Ukiah, Cloverdale and Willits, with sawmills operated by Mendocino Redwood Company, Redwood Empire, Agwood Mill and Lumber, and Willits Redwood. Additional domestic log markets are to the north in Humboldt County in Scotia, Eureka and Arcata. Export facilities for Douglas-fir are located to the north at Humboldt Bay, and to the south at the Port of Oakland, and in Sacramento.

The property has been managed as a commercial tree farm by the Seller for over thirty years, and has had no significant harvest activities since 1992. There is an estimated 27,600± MBF of primarily 50- to 70-year old Douglas-fir and redwood, at an average of 14,460 board feet per acre, providing a new owner with near-term cash flow and long-term asset growth.