



One-third of the property, or 684± acres, has over 15,000 board feet per acre, with opportunity to undertake some thinning in order to increase growth and productivity. Sixty-four percent, or 17,700± MBF of the Tree Farm, is Douglas-fir and thirty-six percent, or 9,900± MBF, is redwood. North Coast Resource Management (NCRM), as forest manager for the Seller, has updated a 2008 inventory and has prepared a 20-year growth projection, all available in the Supplemental Information Package. NCRM has projected an annual growth rate of 5.1% and has also projected that within the next ten years, the total Douglas-fir and redwood volume will increase to 42,300± MBF, or an average of 22,000± board feet per acre: NCRM has projected that redwood volume will increase to 13,700± MBF and Douglas-fir to 28,600± MBF.

The increased growth and productivity of the South Rancheria Creek Tree Farm is due in part to the well-stocked 50- to 70-year-old age class of both Douglas-fir and redwood, along with nearly 50% of the Tree Farm having north-aspect-facing slopes. The tract is a Site Class III.

There is a total of 18.5± miles of mostly rocked logging roads which provide access throughout the property. Additionally, a rock source is located on the property. Cable logging systems will be required for the majority of the tract. Access to the tree farm is from Mountain View Road, via an easement. Additional easements provide access to the southwest section of the property.

There are no active THPs on the property. There is an owl activity area located near Horse Creek that North Coast Resource Management has been monitoring.

The 1,942± acre South Rancheria Creek Tree Farm may be acquired in either its entirety, or in two parcels. Parcel A is 1,521± acres and contains a total of 23,236± MBF. Parcel B is 421± acres and contains a total of 6,325± MBF. The volume by species is as follows:

Parcel	Size (± Acres)	Douglas-fir (± MBF)	Redwood (± MBF)	Total Volume (± MBF)
A	1,521	13,813	7,424	21,236
B	421	3,835	2,491	6,325
Total	1,942	17,648	9,915	27,561

The ten-year growth projection for Parcel A is that it will increase to 32,930± MBF and for Parcel B is that it will increase to 9,326± MBF. Copies of the timber inventory and growth projections, with maps (GIS) are available for each parcel in the Supplemental Information Package.

The Tree Farm's location, near the Anderson Valley and Boonville, with proximity to the San Francisco Bay Area, provides opportunity to develop a legacy private family retreat on the 1,942± acre property. There are a number of excellent sites for development of a lodge and cabins with views, all having access to South Rancheria Creek. Existing logging roads can be used for horseback riding, hiking, and mountain biking. South Rancheria Creek is part of the greater Navarro River Watershed which is a popular stream for kayaking. There is a locked gated entry from Mountain View Road, providing privacy to the owner.

The combination of the South Rancheria Creek Tree Farm location, exceptional growth rates for Douglas-fir and redwood, proximity to log markets, accessibility to San Francisco, and the added benefit of potential conservation values, provides a rare opportunity to acquire a North Coast redwood investment-grade tree farm.