



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



Above: Resident elk herd

Right: Reservoir at south end of Kurzet Ranch



There are over 3.5 miles of Big Creek and East Fork Big Creek, both tributaries to Coos Bay, and both along the bottomland. Big Creek continues to support a notable population of coho salmon according to the Oregon Department of Fish and Wildlife, providing opportunity for riparian habitat enhancement.

The 16,000± acre South Slough National Estuarine Research Reserve -- an arm of Coos Bay -- is one of two protected estuarines in the Pacific Northwest, and is just east of the Ranch.

Kurzet Ranch is located along Seven Devils Road, 3 miles south of Charleston -- the fishing port of Coos Bay -- and a 20-minute drive to the North Bend Airport, which is serviced by both United Airlines and Seaport Airlines, and can accommodate corporate jet air traffic.

Bandon Dunes Golf Resort is a twenty-minute drive south from the Ranch, is known for having five of the best link courses in the world at one resort, and has grown to be one of the most popular golf destinations in the United States. Mill Casino and Hotel is located in nearby North Bend, and Bandon by the Sea, with its historic bay front, is a 20-minute drive from the Ranch.

The property has a resident Roosevelt Elk herd and resident herd of deer, and qualifies for two landowner preference tags. The Ranch is located in the Coos Bay Wildlife Unit.

The Ranch has 15± acres with residential zoning along the Seven Devils Road frontage that would allow additional development of 2± acre home sites. The balance of the property is zoned Exclusive Farm Use and Forestry.

TIMBER INVENTORY and LOCATION STRATEGIC TO LOG MARKETS

Stuntzner Engineering and Forestry has updated a 2011 Timber Cruise to reflect growth to 2015. The Seller has not harvested any timber during 27 years of ownership.

The timber is primarily 50- to 70-years old, and is located on 394± acres of the Kurzet Ranch.

Volume by species is as follows:

Species	Net Volume (MBF)
Sitka spruce	9,084
red alder	1,269
Douglas-fir	823
western hemlock	400
other conifer	78
	<u>11,653</u>

Volume by grade and size with timber type inventory and cruise method is available in the Supplemental Information Package.