



# GreenGold TIMBERLAND AUCTION ADVANCE NOTICE



## Western Slopes of Cascades along North Santiam River Valley 4,152± Acre Marion Forks Investment, Inc. Tree Farm Portfolio Linn and Marion Counties, Oregon



**Property #105 - Bugaboo Creek Tract with 6,137 MBF**

- Near-term income from 35 million board feet of primarily 65+ year-old Douglas-fir
- Strategic location to competitive log markets
- Long-term asset growth from 2,572 acres of well-stocked young reproduction
- Available in its entirety, or in ten parcels from 40 to 1,399 acres, with prices starting at \$1,355 per acre
- Portfolio Reserve Price is \$21,225,000, or \$5,112 per acre

**Data Site Available March 11, 2025**

Contact [colleen@rmnrw-auctions.com](mailto:colleen@rmnrw-auctions.com) for Non-Disclosure Agreement and access to Data Site

**SEALED BIDS DUE JUNE 11, 2025**

[info@rmnrw-auctions.com](mailto:info@rmnrw-auctions.com)

**1-800-845-3524**



Auction Conducted By:

**Realty Marketing/Northwest**

2310 NW Everett St. Suite 250, Portland, Oregon 97210

# Property #100 - 1,399 Acre Upper Boulder Main Block with 14,336 MBF

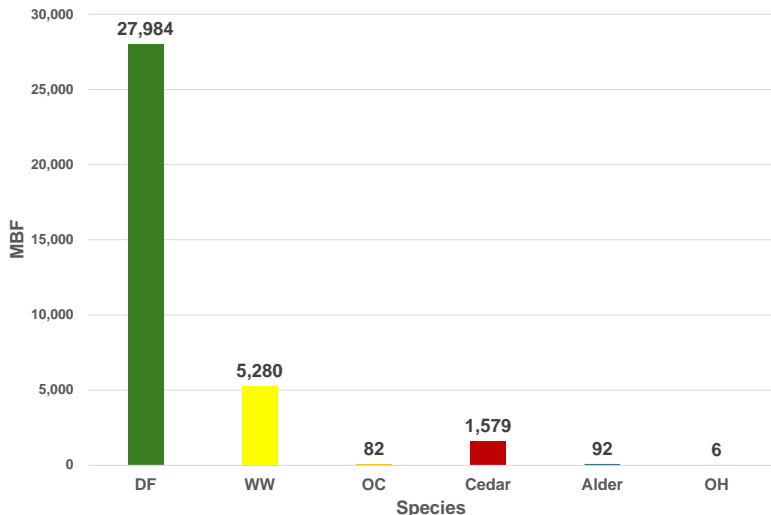


## Timberland Portfolio Summary

#	Description	Location	Published Reserve / Per Acre
100	1,399 acre Upper Boulder Main Block with 14,336 MBF and Young Reproduction	Marion County, Oregon	\$8,545,000 <sup>i</sup> \$6,108
101	322 acre East Boulder Tract with 2,428 MBF and Young Reproduction	Marion County, Oregon	\$1,295,000 <sup>i</sup> \$4,022
102	749 acre Lower Boulder Tract with 5,220 MBF and Young Reproduction	Marion County, Oregon	\$3,450,000 <sup>i</sup> \$4,606
103	714 acre Mary's Creek Tract with Young Reproduction	Linn County, Oregon	\$950,000 <sup>i</sup> \$1,331
104	323 acre Whitewater Creek Tract with Young Reproduction	Linn and Marion Counties, Oregon	\$435,000 <sup>i</sup> \$1,347
105	288 acre Bugaboo Creek Tract with 6,137 MBF	Linn County, Oregon	\$3,255,000 <sup>i</sup> \$11,302
106	40 acre Lower Marion Creek Tract with 723 MBF	Linn County, Oregon	\$375,000 <sup>i</sup> \$9,375
107	40 acre Gooch Falls Recreation and Timber Tract with 889 MBF	Linn County, Oregon	\$395,000 <sup>i</sup> \$9,875
108	117 acre Marion Creek Road Tract with 2,515 MBF	Linn County, Oregon	\$1,195,000 <sup>i</sup> \$10,214
109	160 acre Upper Marion Creek Tract next to Mt. Jefferson Wilderness with 2,775 MBF	Linn County, Oregon	\$1,330,000 <sup>i</sup> \$8,313

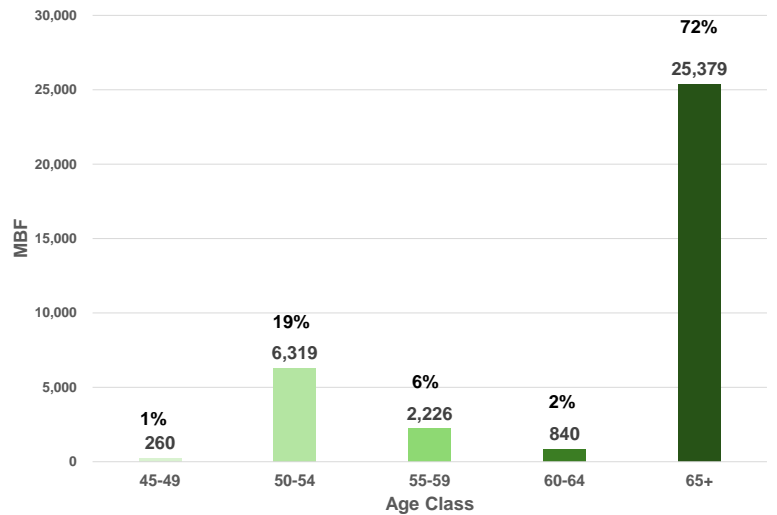
<sup>i</sup>Individual sales of Auction Properties 100 through 109 are subject to total bids to equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000 / \$5,112 per acre

Volume by Species



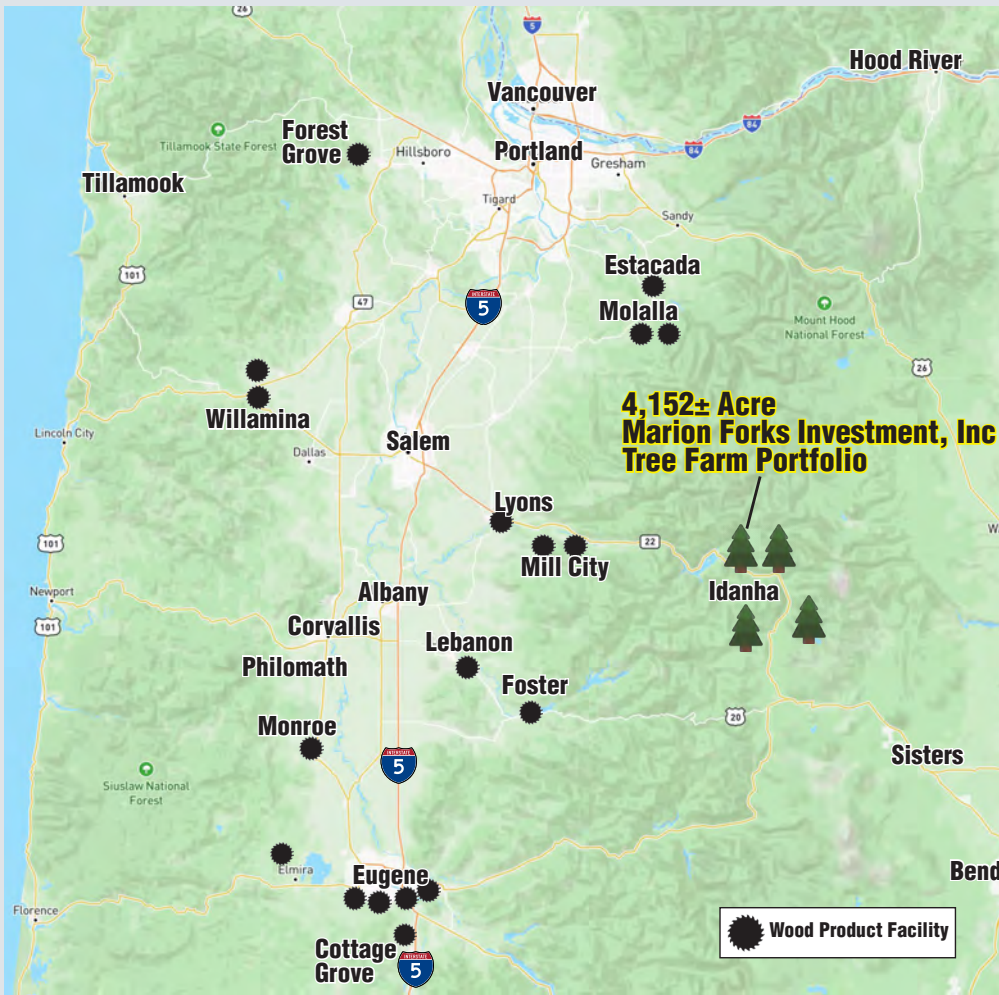
80% Douglas-fir, 15% white woods, and 4% red cedar

Portfolio Volume by Age (MBF)



74%, or 26.2 million, over 60 years old

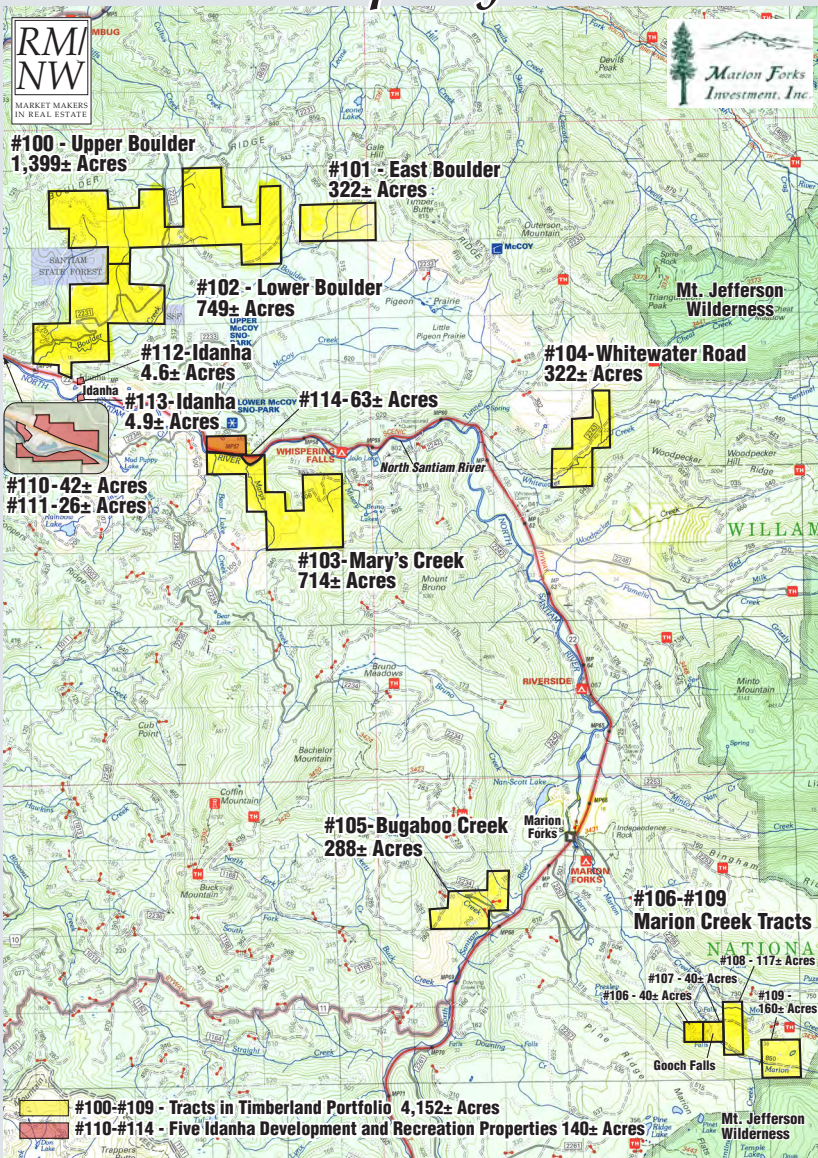
# Strategic Location to Competitive Log Markets



Freres Engineered Wood facility in Lyons

Three wood product facilities located less than 40 minutes west in Mill City and Lyons. Fourteen additional facilities located within two hours

## Auction Property Location



Property #101 - 322± acre East Boulder Tract with 2,428 MBF



Properties #106 through #109 - 357± acres located between Mt. Jefferson Wilderness and Marion Forks with 6,902 MBF

Auction Properties 110-114 are Idanha HBU tracts



# GreenGold TIMBERLAND AUCTION PORTFOLIO BY THE NUMBERS



## VOLUME

35 million board feet with 80% Douglas-fir



## OLDER MERCHANTABLE TIMBER

74% is over 60 years old, providing high quality logs



## LOWER COST LOGGING

88% can be harvested using ground-based system

## PROXIMITY TO WOOD PRODUCT FACILITIES

Three facilities are less than 40 minutes away in Mill City and Lyons, operated by Frank Lumber and Freres Engineered Wood. Fourteen other facilities are within two hours and are operated by Hampton, Interfor, RSG, Stimson, Boise Cascade, Murphy, Weyerhaeuser, Hull-Oakes, SPI, Rosboro, Swanson, and Zip-O-Log Mills



## COMMERCIAL FORESTLAND

92%, or 3,835 acres, is productive growing land. 2,572 acres replanted 2021 through 2023



## CONSERVATION

Potential opportunity to obtain value from conservation easements on Property #107, Gooch Falls Tract along Marion Creek, and Property #109, Upper Marion Creek Tract, adjacent to Mt Jefferson Wilderness. Other properties have over 2 miles of North Santiam River frontage



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