

Family Forest for Sale Oregon Coast Range

Squier Tract

159 Acres

1,740 MBF Timber

Ladies and Gentlemen:

The Squier Tract, a classic forest property located in the Coast Range just east of Blaine, Oregon is being offered for sale by the owner for \$435,000.

Certain inventory, access and other information can be found in this sale prospectus. The information furnished herewith is not warranted. The Seller makes no representations or warranties regarding the quantity, quality or physical condition of the property. The property is being sold "as is" with no contingencies allowed in any offers.

Conveyance of the property will be by warranty deed.

A standard form owner's policy of title insurance will be provided by the Seller at the Seller's expense.

Any questions about forestry matters regarding this property should be directed to the undersigned.

Purchasers are encouraged to submit all offers. The Seller reserves the right to accept or reject any and all offers.

We look forward to your interest.

Sincerely,

Scott Ferguson
Trout Mountain Forestry
503-539-9939
scott@troutmountain.com

I. Property Description

Location and Access

The Squier Tract is located about a mile northeast of Blaine, on Cason Road. Access from Blaine is by East Creek Road to Cason Road. Cason Road (gravel) forms part of the north boundary. A private logging road provides interior access to the northern portion of the tract. Figure 1 is an aerial photograph taken in 2005 that shows the approximate property boundaries. It also shows the access roads and forest cover types.

Blaine is approximately a one-hour drive west from Carlton on NW Meadow Lake Road and Nestucca River Road. It can also be reached from Beaver, Oregon (Highway 101) by traveling east on Blaine Road (10 minutes).

Topography

The land is comprised of moderate slopes through the middle of the property with some steep grades above the small fish-bearing stream along the south line. Approximately two thirds of the area has grades of 5-to-30 percent. Most of the area can be managed with ground equipment.

Cover Types

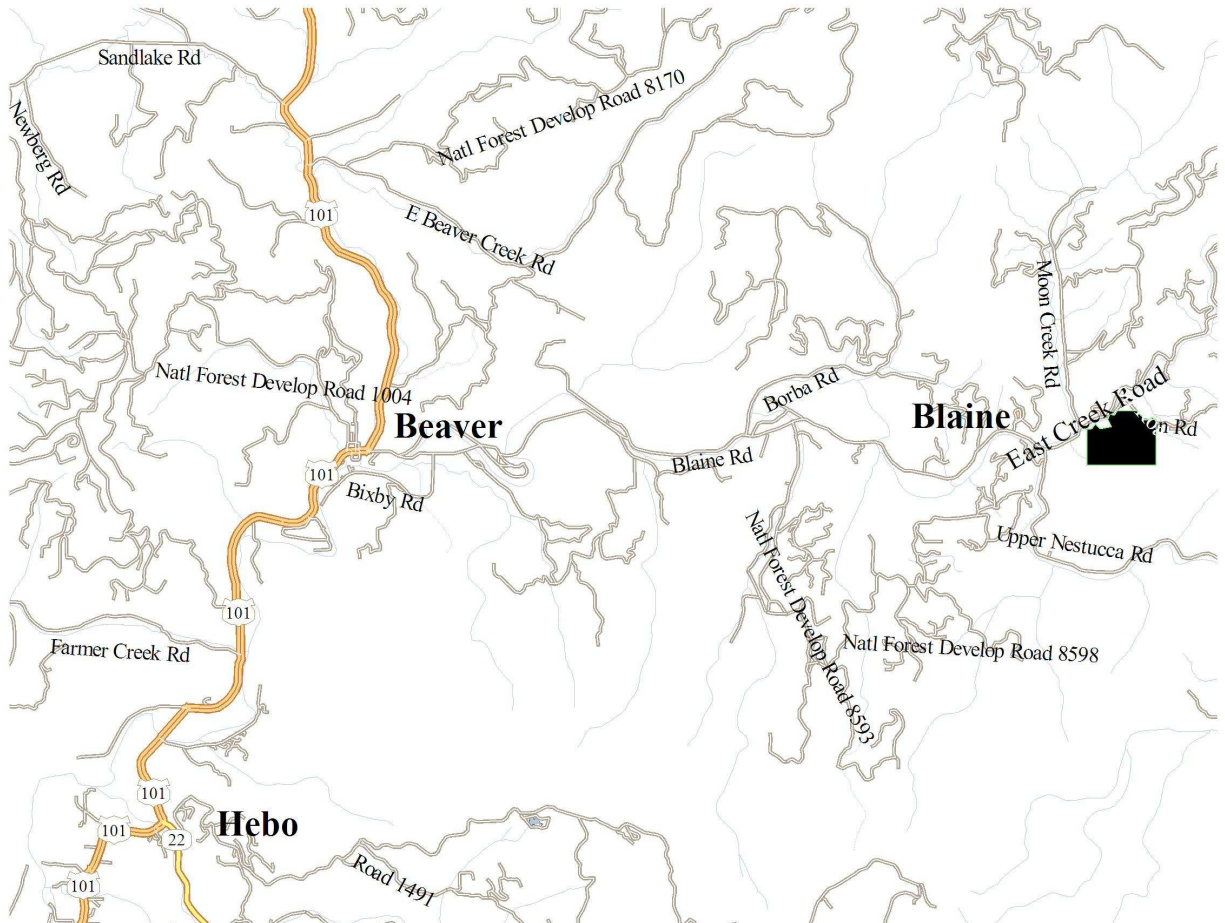
Of the 159 acres, about 141 acres are covered by a 40 year old alder forest, with scattered Douglas-fir and western hemlock. Another 14 acres are a 10-year-old plantation of Douglas-fir, western hemlock and western redcedar (300 trees per acre). The remaining area is comprised of a 2.5 acre field and 1 acre of roads (see cover type map below).

The tract has two small fish-bearing streams that run southeast to northwest. Oregon Forest Practices Rules mandates a protective stream buffer (RMA) that extends 50 feet on each side of the fish-bearing sections of these streams.

The merchantable timber on the Squier Tract is dominated by red alder. Minor species include Douglas-fir, western hemlock, Sitka spruce and bigleaf maple. Most of the trees average about 40 years old. However, the property also contains a component of trees averaging about 75 years old. Most of the conifer volume is in the older age class. Some of the older conifers are very large, with diameters ranging to almost 50 inches.

Squier Tract

Vicinity Map



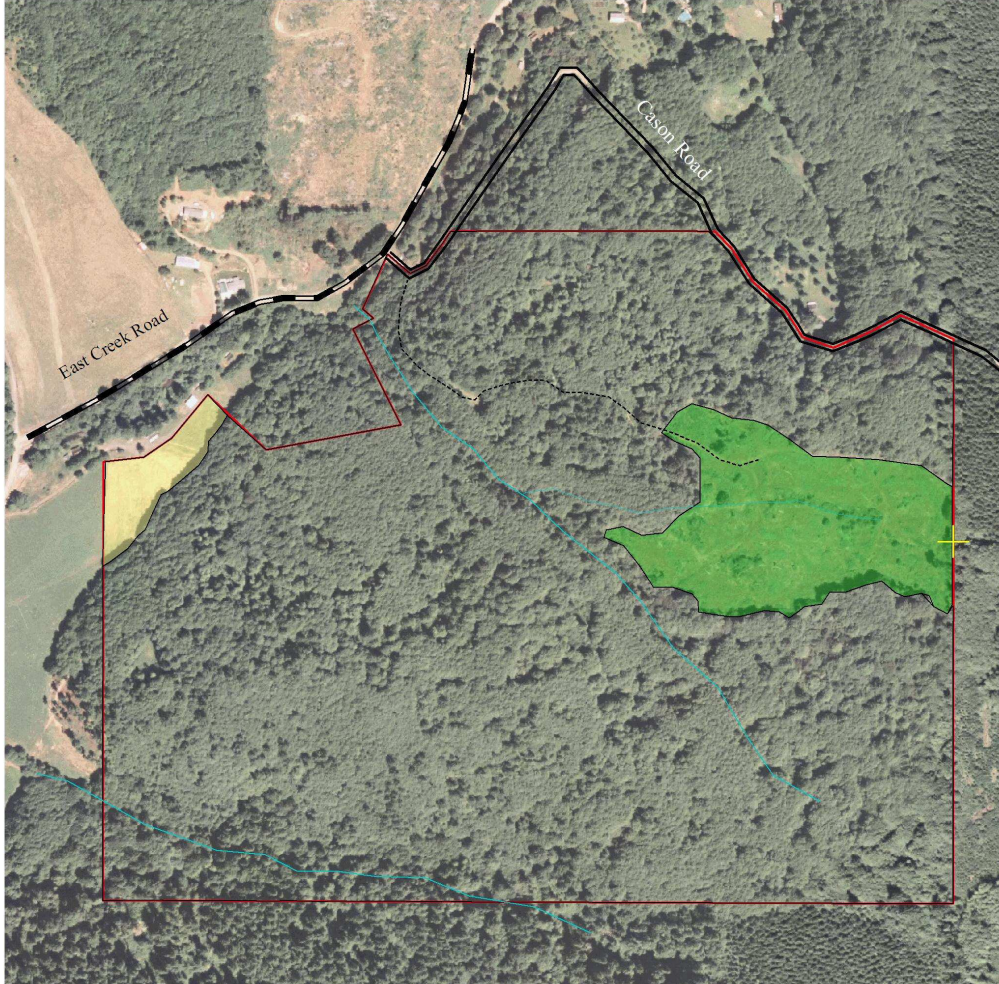
3 0 Miles

Scale = 1 : 1.40 (In : Mile)



Squire Tract

T3S, R8W, Section 29, 159 acres



✚ East 1/4 corner

— STREAMS

ROADS(by Type)

--- 'Dirt'

== 'Gravel'

— 'Paved'

STANDS(by DESCRIPTION)

□ 'Alder 141.3 acres'

■ 'Field 2.5 acres'

■ 'Plantation 14.2 acres'

TRACTS(by TRACT_NO)

□ 2

📷 2005 Photo

1000 0 US Feet

Scale = 1 : 550.00 (In : US Feet)



II. Timber Inventory

The property was cruised in January, 2010 by Northwest Forestry Services. The merchantable timber was sampled with 106 variable radius plots located on a square 225-foot grid. Preferred sawlog lengths were 40 feet for export quality Douglas-fir, western hemlock and Sitka spruce and 30 to 40 feet for domestic quality logs of these species. Preferred sawlog length was 30 feet for hardwoods. The table below lists timber volumes by species and sorts. Standard error of mean total net board foot volume was 7.2 percent

Species/Age Class	Avg. D4H (in.)	Basal Area /Acre (sq ft)	Trees /Acre	Logs /Acre	Per /Acre Cubic Feet	Per /Acre Board Feet	<u>Totals</u> (net) Cunits	<u>Totals</u> (net) MBF
Douglas-fir – 40	14	1.0	1.0	2	32	98	41	13
Douglas-fir – 75	26.6	11.3	2.9	6	446	1,716	585	225
Douglas-fir - Total	24.1	12.3	3.9	8	478	1,814	627	238
W Hemlock – 40	12.7	2.6	3.0	4	71	188	93	25
W Hemlock – 75	25.7	8.6	2.4	5	341	1,344	447	176
W Hemlock - Total	19.6	11.3	5.4	8	412	1,532	539	201
Sitka Spruce – 40	13.6	0.8	0.8	1	16	29	21	4
Sitka Spruce – 75	46.0	0.3	<0.1	<1	11	52	15	7
Sitka Spruce – Total	15.5	1.0	0.8	1	28	80	36	10
Red Alder – 40	12.2	95.9	118.1	215	3,094	9,207	4,056	1,207
Red Alder – 75	21.9	7.3	2.8	5	181	555	237	73
Red Alder - Total	12.5	103.3	120.9	220	3,274	9,761	4,293	1,280
BL Maple – 40	12.0	0.3	0.3	20	7	13	9	2
BL Maple – 75	19.6	0.8	0.4	38	17	59	22	8
BL Maple – Total	16.5	1.0	0.7	30	24	72	31	9
TOTALS/AVG	13.4	128.9	131.7	238	4,215	13,260	5,526	1,738