



PUBLISHED RESERVE: \$675,000 (Land and Timber)
\$375,000 (Timber Deed Only)

LAST ASKING: First Time Offered

SIZE: 144± Acres

ELEVATION: 900± to 1,400± Feet

ZONING: Large Woodland F-2

PROPERTY INSPECTION: Locked Gate – Please Contact Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com for Combination

FINANCING: None – All Cash

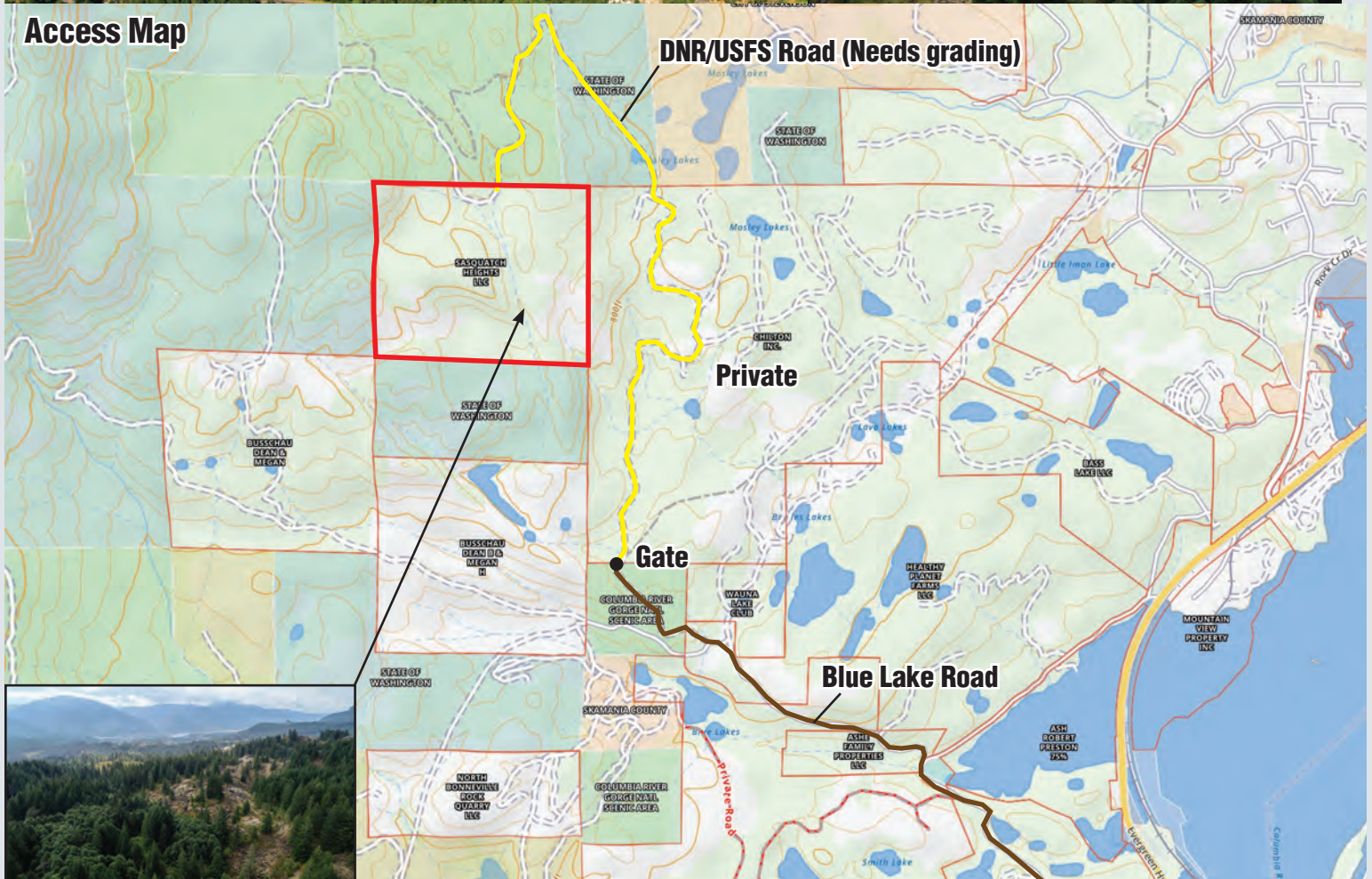
DESCRIPTION: The 144± acre Sasquatch Heights Timber Tract with jetty-quality rock is located along the Columbia River Gorge, three miles west of Stevenson, Washington. There is an estimated 994 MBF of Douglas-fir, red cedar, and red alder on 93± acres, based on a 2019 cruise. Please see Supplemental Information Package for detail. 597± MBF is Douglas-fir, 397± MBF is red alder, and 100± MBF is red cedar. 20% of the volume is suitable for export.

Seller obtained a Forest Practices Application #2937004 which will be assigned to the new owner.

There is physical access from State Route 14, and Blue Lake Road, to private lands along the eastern boundary over a logging road system. The logging road system connects to DNR and USFS into the northern boundary of the property. A road use permit will be required from the adjoining private owner, DNR, and USFS. The logging road on DNR and USFS ownership will require some grading.

Douglas-fir Site Index is III. Two-thirds of the timber is ground-based, with the balance using cable logging. The property is within the General Management Area of the Columbia River Gorge National Scenic Area.

The tract was evaluated in 2006 as a potential source of jetty rock due to its proximity to both the Columbia River, and location near other rock quarries. Based on laboratory test results by Northwest Testing, Inc., rock samples met or exceeded U.S. Army Corps of Engineers stone specifications in 2006.



See Supplemental Information Package for detail.

Seller is offering two options for submission of bids. The first is for purchase of a three-year timber deed only, for \$375,000. The second option is for purchase of the property in its entirety, for \$675,000. Under terms of the Auction, Seller can accept either the highest bid at, or above, the published reserve for either the land and timber, or for the timber deed, only.

LOCATION: T27N, R7E, NE ¼ of Section 4, Parcel #02070400010000, Skamania County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022

or E-MAIL info@rmnw-auctions.com