

Project Discovery consists of multiple timberland blocks located in southeastern Washington, totaling ±22,264 gross acres. The property is being offered for sale via a single-stage, closed bid sale in two packages: the Lewis Package, totaling ±12,845 acres in Lewis, Pacific, and Wahkiakum Counties, and the Clark Package, comprised of ±9,418 acres in Pacific and Wahkiakum Counties. Offers will be accepted on the packages individually or on the entire Project; offers will not be considered for individual parcels. Bids will be due on May 15, 2024.

Project Discovery is a top-tier investment opportunity with an excellent mix of premerchantable and merchantable even-aged Douglas-fir and western hemlock growing on productive, predominately Class I and II sites.

Located in the very deep coastal Southeast Washington wood basket, this attractive plantation property totals ±18,332 productive acres with a diverse age class distribution. With even-aged planted stands averaging approximately 23 years and an average Douglas-fir site index of 123 (King 50), the property not only provides the opportunity for immediate timber revenue but is also very well positioned for consistent long-term cash flow keyed by solid biological growth, product shifts, and potential market appreciation.

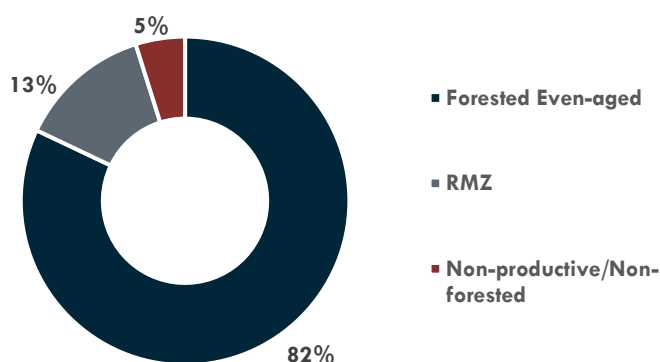
Approximately 82% of the GIS acres on the property are timbered and suitable for forest management. GIS acres categorized by general land use type are as follows:

- ±18,332 acres Forested Even-aged (includes 100 recently clearcut/fallow acres)
- ±2,911 acres RMZ
- ±1,020 acres Non-productive/Non-forested

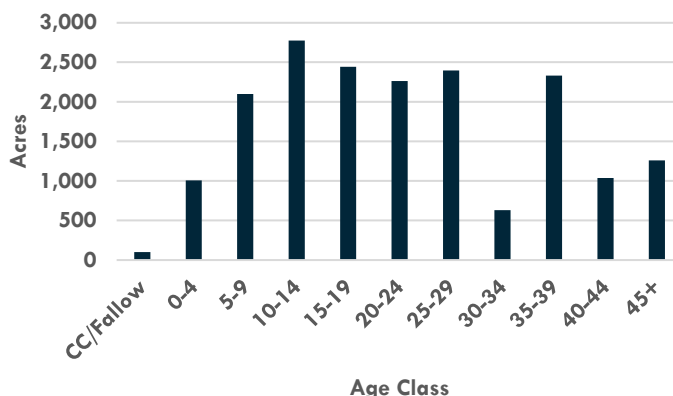
The ±4,626 planted acres age 35 and older contain roughly 83 MMBF, approximately 18 MMBF per acre, of merchantable softwood volume, which is split relatively evenly between Douglas-fir and white woods.

Project Discovery has broad exposure to a deep domestic market and an active export market. It is strategically located, with access to multiple domestic markets along the Oregon and Washington coasts and the extremely competitive Longview market. These markets include multiple stud, dimension, veneer, hardwood, and pulp mills. The Ports of Longview and Aberdeen provide access to the well-established Asian export markets.

Acres by Cover Type



Productive Acres by Age Class



Merchantable MBF by Species Type

