

The Bandon Tree Farm consists of multiple parcels located in Coos (17,979 acres) and Curry (83 acres) Counties, Oregon, totaling ±18,062 gross acres. The property is being offered for sale in its entirety. Offers will not be considered for individual parcels.

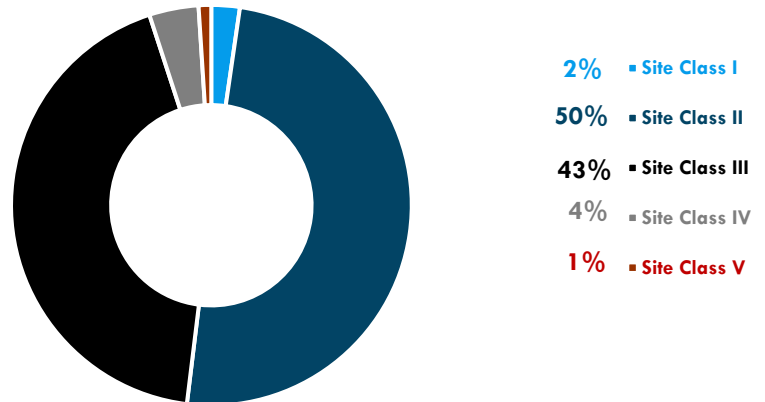
The Bandon timberland offering is a first-tier investment grade opportunity with an attractive mix of premerchantable, submerchantable, and merchantable even-aged Douglas-fir growing on productive, predominately Class II and III, sites.

Located in the heart of the western Oregon coastal wood basket, this attractive softwood plantation has a favorable and diverse age class distribution. With an average age of approximately 20 years and an average Douglas-fir site index of 115 (King 50), the property not only provides the opportunity for immediate and near-term timber revenue but is also very well positioned for solid biological growth, potential product shifts, market appreciation, and consistent long-term cash flow.

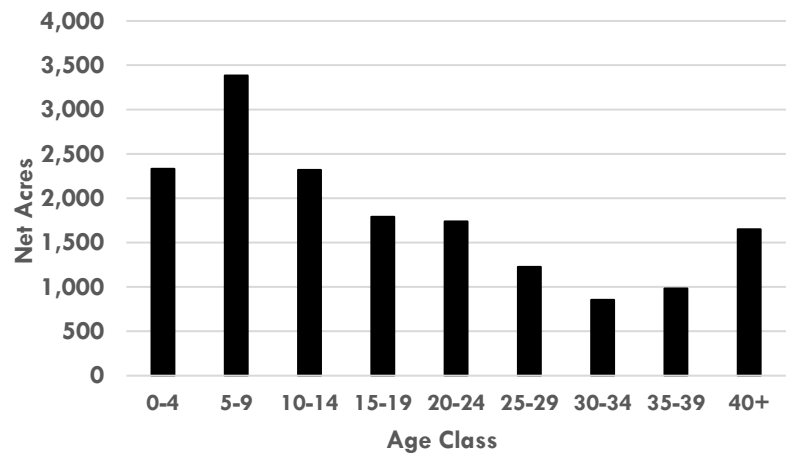
Approximately 90% of the property is classified as “net available” acres suitable for forest management, about 2,600 acres of which is in even-aged stands of merchantable age (≥ 35.) These merchantable acres contain over 50 MMBF of plantation softwood volume, approximately 90% of which is Douglas-fir.

The Bandon Tree Farm is conveniently located near numerous well-established domestic and export log markets. The Port of Coos Bay has two terminals for chips bound for domestic and export customers as well as access to markets in Japan and China. Several Douglas-fir, whitewood, and cedar mills are located within reasonable haul distances over excellent county and state-maintained road systems, providing easy and direct access to the Coos Bay and Roseburg market areas. Additional niche markets are also present for the high-quality hardwood and Port Orford cedar growing on the property.

Plantation Net Acres by Site Class



Plantation Age Class Distribution



Plantation Softwood MMBF by Age Class

