

Flambeau River Timberlands is located in Ashland, Langlade, Price, Rusk, and Sawyer Counties in northcentral Wisconsin, totaling ±75,600 GIS acres. The property is comprised of three separate packages: Park Falls (±23,500 acres); Northwoods (±33,600 acres); and Wolf River (±18,500 acres.) Offers will be considered for the entire portfolio or for any combination of individual packages.

Flambeau River Timberlands is dominated by a diverse species mix of northern hardwood stands positioned for solid biological growth, product shifts and price appreciation. Ninety-one percent of the acreage is classified as suitable for timber management.

In total, a first quarter 2021 adjusted inventory supports approximately 185,333 MBF (Scribner) of sawtimber and ±2.2 million tons of pulpwood. Hardwood comprises ±97% of sawtimber volume, with hard maple accounting for over 40% of the total sawtimber volume.

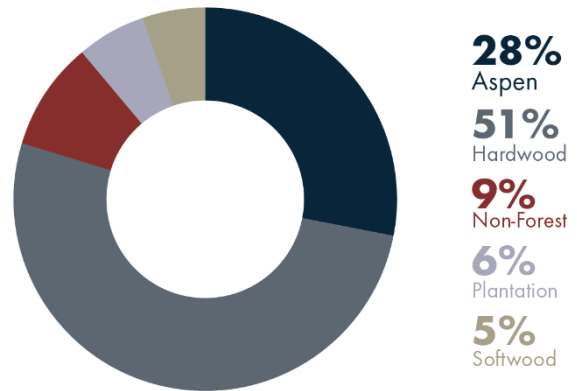
The northern Wisconsin resource basket has competitive markets for all products found on the property. Active hardwood sawmills, plywood mills, veneer plants, pulpwood mills and composite wood facilities are interspersed throughout the region within reach of the property.

The property has a long history of quality timberland management influenced by investment parameters designed to maximize timber production, while maintaining the highest and best use of the land. The property has been managed under Wisconsin Best Management Practices and is currently American Tree Farm System® third-party certified.

Approximately half of the Timberlands are under a “working forest” conservation easement held by the State of Wisconsin’s Department of Natural Resources that allows the owner to manage for timber and other forest products while limiting subdivision and securing public access for outdoor recreation.

Northwoods and Wolf River, in addition to conservation easements on all or portions of the packages, also have established Carbon Projects covering a majority of the hardwood strata in an Improved Forest Management Project under the CA Cap and Trade Compliance Offset Protocol.

Flambeau River Timberlands Cover Types



Flambeau River Timberlands, ST Board Feet by Species

