

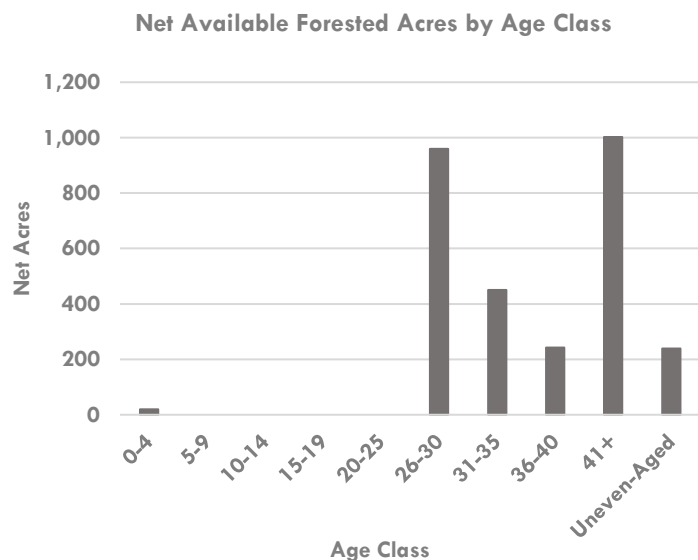
## THE OFFERING

AFM Real Estate (AFMRE) is pleased to present the Evans Creek offering, located in Jackson County, Oregon and totaling  $\pm 3,158$  acres. The property consists of two contiguous blocks, Evans Creek Small ( $\pm 478$  acres) and Evans Creek Large ( $\pm 2,680$  acres), connected through a private, gated internal road system. Evans Creek is being offered in its entirety via a single-stage, closed bid sale. Offers will not be considered for individual blocks or parcels. Bids will be due by March 23, 2022.

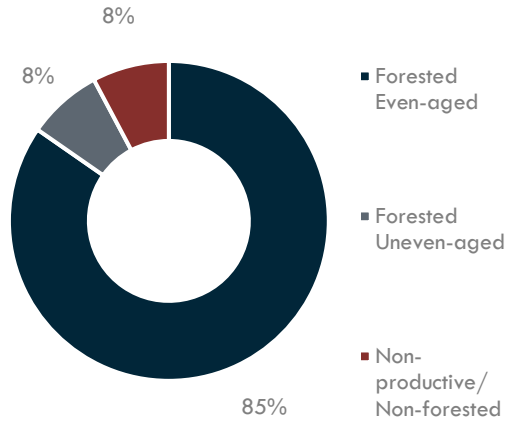
Evans Creek is situated in the heart of southern Oregon. Though nestled between two of the area's most prominent cities, Medford and Grants Pass, Evans Creek still provides the feeling and allure of privacy and seclusion. Notably, the southern Oregon landscape is home to some of the Pacific Northwest's best blacktail deer, black bear and turkey hunting. The state of Oregon allows landowners to participate in its Landowner Preference Program, which allows for up to 4 tags per applicable species. With  $\pm 3,158$  total acres, this property quickly becomes a mecca for private hunting and recreation. Just outside the property gates the Rogue River provides a plethora of outdoor activities and attractions. World renowned destinations are within just a two-hour drive and include the Oregon Coast, Crater Lake, and old growth Redwoods in southern Oregon and northern California.

Evans Creek is comprised of twelve individual tax lots, all of which are zoned 'FR' (Forest Resource). Portions of the property lie in close proximity to houses and utilities and Jackson County zoning regulations do allow for a variety of HBU possibilities. It is recommended that a buyer conduct their own due diligence and consult with a land use professional or the county regarding any potential uses of the land.

The entirety of the property is in a lower elevation area ranging from 1,400 – 3,000 feet. Timber on the property is a mix of premerchantable, submerchantable and merchantable Douglas-fir, whitewoods, pine, hardwood and cedar growing on well-managed sites. The plantation age class distribution, coupled with the volume in uneven-aged stands, positions the property for immediate returns and consistent long-term cash flow.



### Gross Acres by Land Use Type



Approximately 2,972 gross acres are classified as timberland suitable for forest management. Gross acres categorized by general land use type are as follows:

- ±2,730 gross acres Forested Even-aged
- ±241 gross acres Forested Uneven-aged
- ±187 gross acres Non-productive/Non-forested

Of the more than 13.5 MMBF of net merchantable volume in uneven-aged stands and even-aged stands 35 and older, approximately 66% is Douglas-fir, with the majority of the remaining volume dominated by hardwood.

The Evans Creek wood basket includes multiple domestic softwood lumber, veneer, and plywood mills along the I-5 corridor in Southwest Oregon that provide ample outlets for logs. Softwood log buyers from Klamath Falls, Brookings, and northern California are also active in the area, adding to the depth of area markets. Timber and stand information is available in the data room.

Access is via two private gated entrances that add to the appeal and air of seclusion and privacy. Internal roads meander through the property and are primarily native surface. The preliminary title report is available in the data room with links to all available access-related documents.

The Evans Creek offering is a rare opportunity to own large private acreage in a desirable and growing area while still being close to town. Amenities and attractions nearby include access to hospitals in both Grants Pass and Medford, an international airport, the Rogue River, and local timber markets. Don't miss this opportunity to own an incredible piece of southern Oregon.

### Net Merchantable MBF by Species

