



Twin Lakes is located in Iron County in northcentral Wisconsin, totaling 14,030± GIS acres. The property is being offered for sale in its entirety at a price of \$8,100,000. Offers will not be considered for individual tracts.

Twin Lakes is dominated by a diverse species mix of northern hardwood stands positioned for solid biological growth, product shifts and price appreciation. Eighty-nine percent of the acreage is classified as suitable for timber management.

The standing inventory as of January 2020 included approximately 14,500MBF (Scribner) of sawtimber and 503,000 tons of pulpwood. Hardwood comprised 64% of sawtimber and 72% of pulpwood merchantable volume and softwood comprised 36% and 28%, respectively.

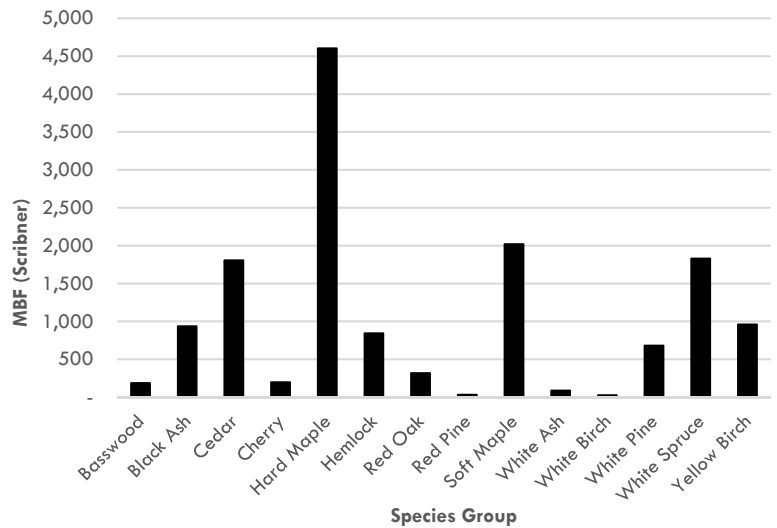
The primary sawtimber species include Hard Maple (31.7%), Soft Maple (13.9%), White Spruce (12.6%), Cedar (12.4%), Yellow Birch (6.6%), Black Ash (6.5%), and Hemlock (5.8%). Basswood, Cherry, Red Oak, Red Pine, White Ash, White Birch, and White Pine comprise the remaining sawtimber volume, which is distributed across a wide range of diameter classes, with almost 70% of the volume in the 14 inch and larger classes and an average DBH of approximately 16 inches.

The Twin Lakes resource basket has competitive markets for all products found on the property. Active hardwood sawmills are interspersed across the market area. There are also aspen, softwood, and hardwood pulpwood facilities located within reach of the property.

Twin Lakes 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 SFI third-party certified.

Twin Lakes is encumbered by 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. Reimbursement to help offset the cost of maintaining public access roads as identified in the easement is available to the landowner from a private endowment fund established for that purpose. The mineral rights transfer with the surface rights and, though restricted by the easement, allow for the extraction of materials for forest management-related road building.

Board Feet by Species



Board Feet by Diameter Class

