



**AFM
REAL ESTATE**
A Subsidiary of American Forest Management, Inc.



NW FOREST PROPERTIES
LAND SALES & ACQUISITIONS

Land and Timber Offering

SEALED BID AUCTION

BID DEADLINE: October 28, 2022 (2pm pst)

204 Custer Way SW, Tumwater WA 98501

Dole Valley – 80



Tax Parcel #238873000, Section 10 T3N R4E WM

Clark County, Washington

80.0 Acres m/l

Merch Volume Estimate = 877 MBF (net) m/l

1994 Douglas fir plantation

Jesse Bloomfield, forester/broker
NW Forest Properties/AFM Real Estate
jesse.bloomfield@afmforest.com
(360) 970-9872
Washington Licensed Broker



PROPERTY DESCRIPTION

1994 Douglas fir plantation. This investment grade timber property is located southeast of Yacolt in Clark County Washington. Surrounded by State DNR land, it is well-managed and poised for immediate return on investment or long term growth. Interior roads are not driveable but they are rocked and require minimal improvement.

USDA Soil Survey 50 year site class index is 132. Net acres estimated to be 72.3. 100% ground based logging. Elevation ranges from 1200' to 1700'.

This property is a solid investment opportunity with significant potential for sale or trade to the state.

No mineral reservations. No deeded access. DNR estimates Forestry Road Use fee to be around \$7200 for ~1mmbf haul volume. Buyer to secure use permit from DNR.

For sale as is. Buyers will need to conduct their own due diligence. Buyer will sign County Notice of Continuance at close to maintain Designated Forest Land beneficial tax classification.

TIMBER INVENTORY INFORMATION

Merchantable timber volume estimated to be 877 mbf net on ~72.3 net acres, +/-

August 2022 cruise data summary

<u>spp</u>	<u>total net</u>	mbf			<u>tpa</u>	<u>avg dbh</u>
		<u>8"+</u>	<u>5-7"</u>	<u>pulp</u>		
Douglas fir	778	108	640	30	268	9.7
Red Alder	32		15	17	64	6.2
Maple	48		19	20	35	8.6
Other						
Hdwd	20			20	22	6.5
	<u>878</u>				<u>389</u>	

PROPERTY DETAILS

Elevation: 1200' to 1700'

Access

See access map in supplements.

From Dole Valley Road, follow NE DNR 1100 Rd 2.1 miles to L-1210 near Tarbell Trailhead.

Follow L-1210 2.3 miles south to NE property corner.

Contact Jesse at jesse.bloomfield@afmforest.com for a georeferenced pdf version of the attached access map and gate combination. Alternate contact: Mark Wilhite 503-412-8702

Seller makes no warranty of legal access. DNR will issue Road Use Permits for forestry activities, per RCW.

Logging Methods

Ground Based: 100%

Cable: 0%

Roads

The L-1100 and M1210 access the property from the north.

Interior roads are rocked and will require maintenance to be drivable.

Hydrology

Tributaries to Coyote Creek flow NE to SW.

Surveys & Corners

Buyer to verify

Zoning

DOR code 88 – Resource – Designated Forest Land

Tax Programs

Currently taxed as Designated Forest Land. Buyer to sign Clark County Notice of Continuance at close and submit required Forest Management Plan prior to close.

Other resources are available at <https://americanforestmanagement.com/real-estate>

Available Upon Request or at link above

- Georeferenced pdf Access map
- Preliminary title report

Property Inspection

Prospective bidders may access the property at any time. Access through DNR gate requires lock combination, contact Jesse Bloomfield at 360-970-9872 or Mark Wilhite at 503-412-8702.

Seller Financing

No seller financing. Cash out or equivalent.

Disclaimer: *This information is provided to assist prospective purchasers' in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective buyers should perform their own due diligence.*

BID INSTRUCTIONS

Dole Valley - 80 LAND & TIMBER OFFERING

SUBMIT BIDS TO: Bloomfield Forestry
204 Custer Way SW
Tumwater, WA 98501
(360) 970-9872
jesse.bloomfield@afmforest.com

BID DEPOSIT: \$25,000 in the form of a cashier's check made out to Clark County Title. Write "Dole Valley 80" in the memo line.

Additional Earnest Money: Upon entering into a purchase and sale agreement, an additional amount shall be deposited with escrow, which, combined with the bid deposit, shall equal 5% of the sale price.

Please submit your bid on the attached bid form. All bids must be signed and dated. Sealed bids will be stored unopened until the official bid opening. Bids and bid deposits must be physically received prior to **2:00 PM on October 28th** to be considered. Bids can be hand delivered to the address above.

NO CONTINGENCIES: *All due diligence must be completed prior to the bid date. Bidder will be given the opportunity to review the final preliminary title report to confirm that there have been no changes from the preliminary title report previously provided.*

BUYER'S AGENT COMMISSION: 2.0% to licensed buyer's agents

Seller reserves the right to refuse any or all bids

No Minimum Reserve

BID DEADLINE: 2:00 pm, October 28, 2022

TERMS OF SALE: Cash due at closing
Property sold "As is – Where is"
Seller to provide standard form owner's title insurance policy
Escrow fees shared 50:50

SUCCESSFUL BIDDER NOTIFICATION: target date is on or before November 4

CLOSING: on or by November 25, 2022

ESCROW: Clark County Title
1400 Washington St, Ste. 100
Vancouver, WA 98660

Cheryl Monahan, Escrow Officer
cherylm@clarkcountytile.com
360-694-4722

**Dole Valley - 80
LAND & TIMBER OFFERING**

BID FORM

BIDDER NAME: _____

AMOUNT: _____

CONTINGENCIES: All due diligence must be completed prior to the bid date. Other than a review of the final preliminary title report and a proposal of terms for seller financing, offers should contain no contingencies.

BIDDER ADDRESS: _____

PHONE NUMBER: _____ (cell) _____ (office)

EMAIL: _____

By submitting this bid form Bidder acknowledges the following:

- Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.
- Bidder has been provided a copy of the preliminary title report and the Purchase and Sale Agreement stating the terms of agreement.
- The signatory to this bid form is an authorized representative of the Bidder.

SUBMITTED BY:

SIGNATURE _____ **DATE** _____

PRINT NAME _____

Seller reserves the right to refuse any or all bids
