

Cape Horn 40

TRUST PURCHASE

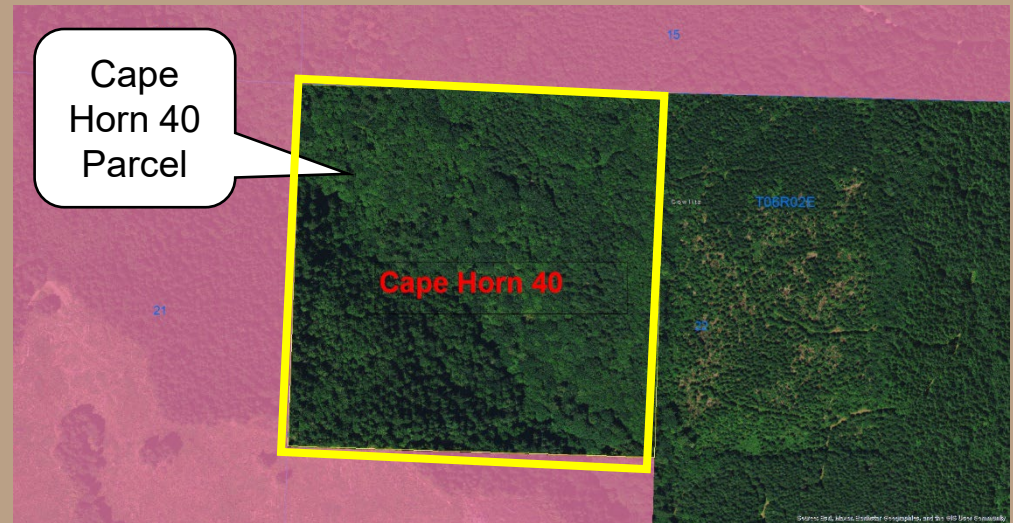
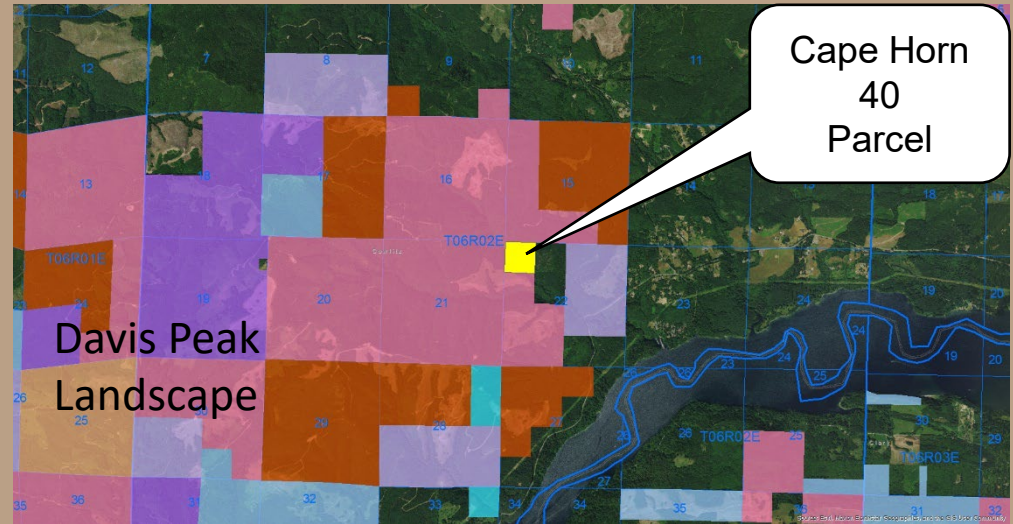
Cowlitz County



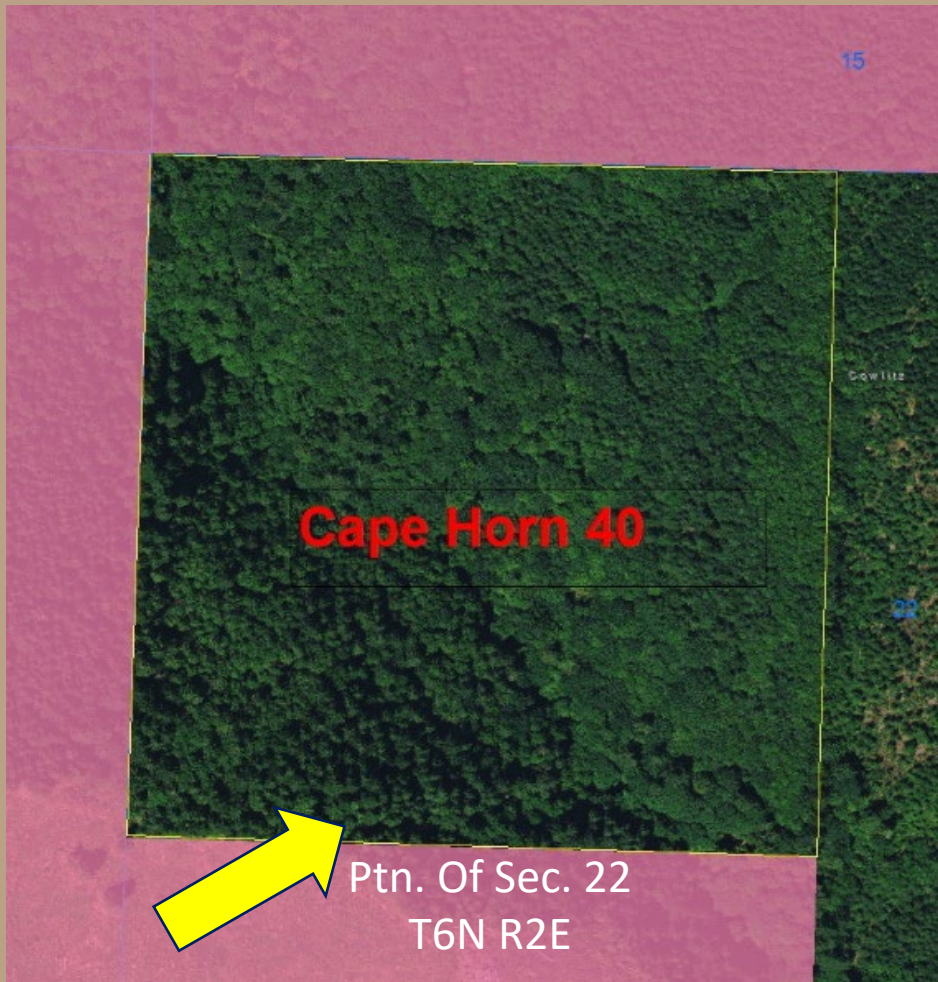
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Location

- 20 miles east of Woodland, WA
- Cowlitz County
- Private in-holding in DNR's Davis Peak Landscape



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Property

- 40.00 acres
- 23-33 year old mixed conifer and hardwoods – east creek
- Merchantable second growth timber – west creek
- Site Class - 2 & 3
- Site Index - DF-115 to 132
- Road system on current state trust lands



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Benefits

- Adds productive forestland to the trust land base in Cowlitz County
- Removes a private edge-holding within DNR-managed trust lands
- Retains quality working forests
- Improves trust revenue potential
- Partial merger of road easement



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Purchase Price:

- \$230,000; \$5,750 / acre
- Purchase using Real Property Replacement Account funds from past Trust Land Transfers (TLT) - Common School Trust
- Beneficiary to be Common School Trust



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Questions ?

Resolution #1607



