



Deep River Woods

Proposed Trust Purchase Wahkiakum County



Deep River Woods

Location

Wahkiakum County

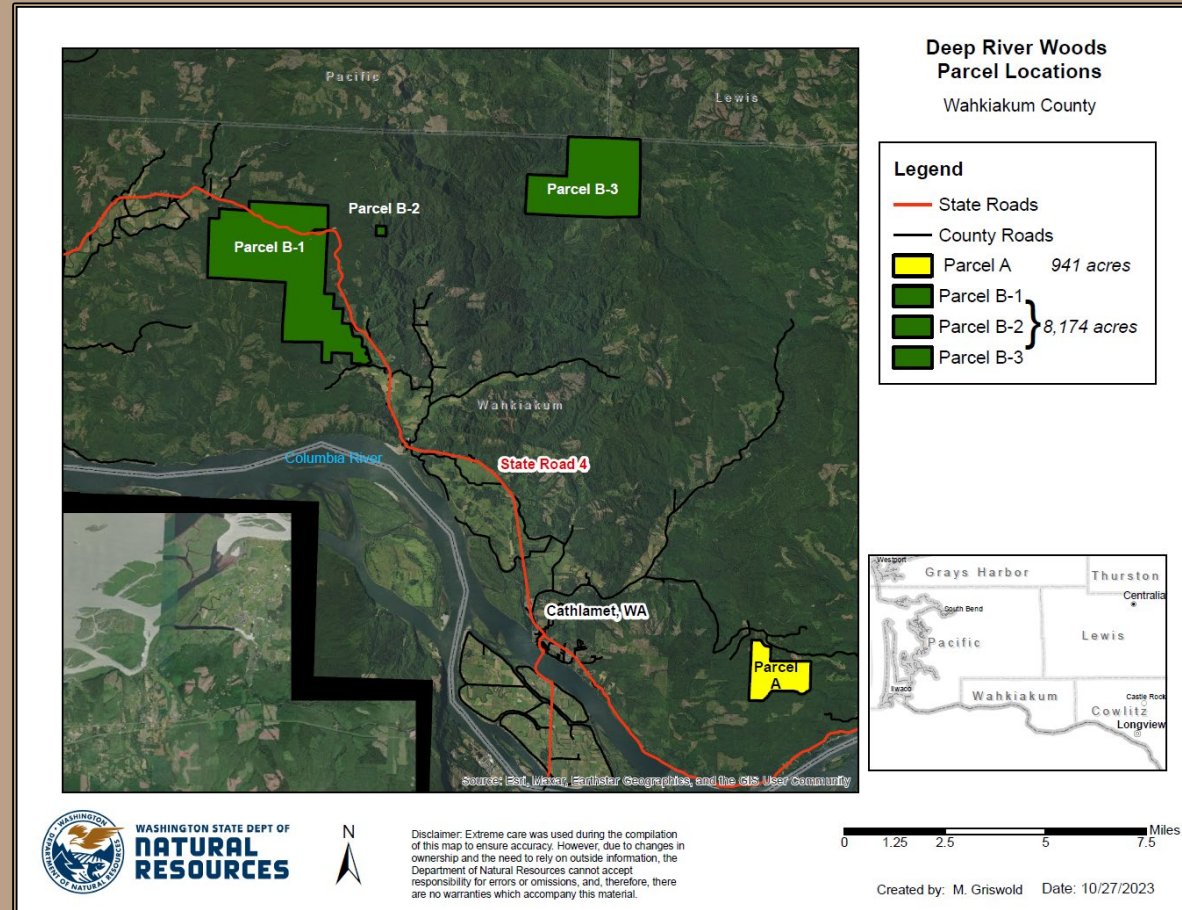
9,115 acres

□ Parcel A: 941 acres

Common School Trust

□ Parcels B 1-3: 8,174 acres

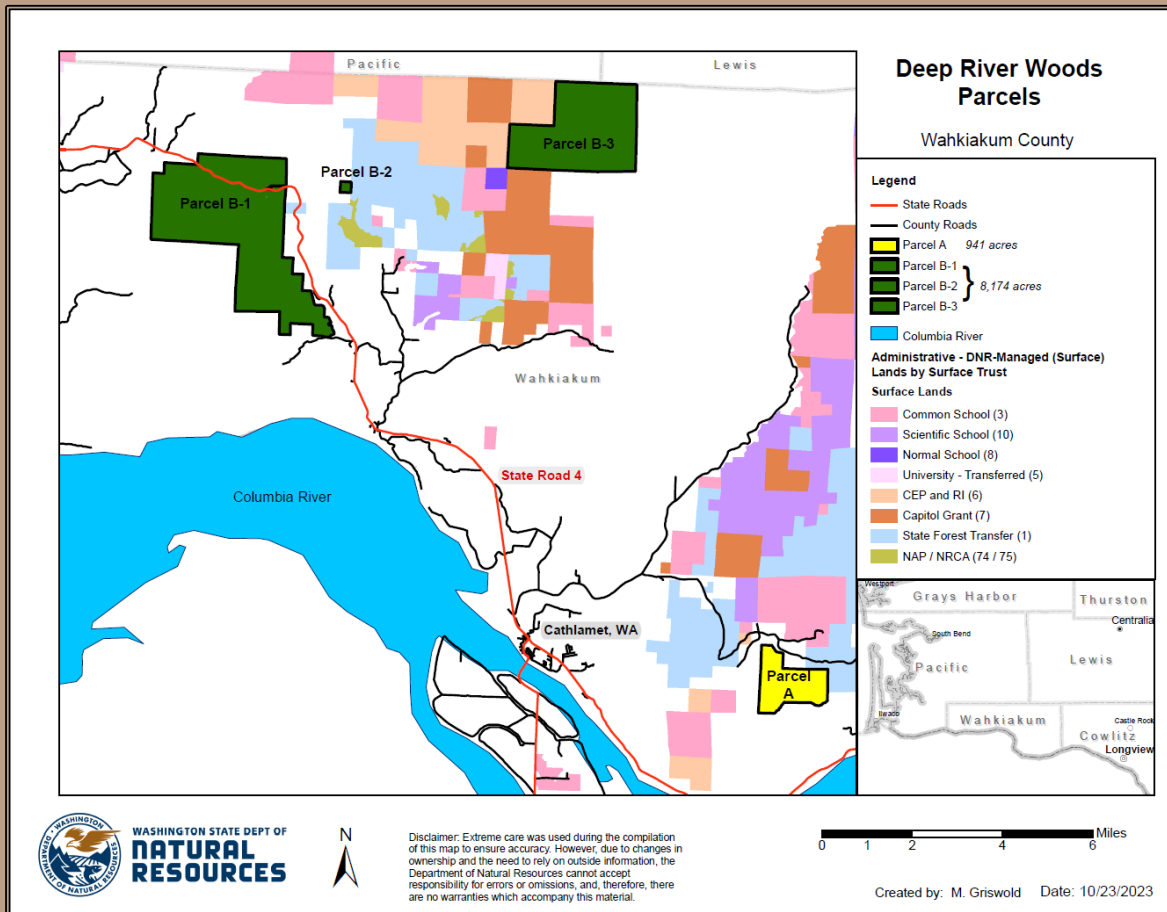
“Land Bank”



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Property

- ❑ 4 units- Parcel A & Parcels B-1,B-2,B-3
- ❑ All 4 Units adjoin DNR Managed Lands
- ❑ Highly Productive soils:
 - ❖ 69% Site 1 and 2
 - ❖ 31% Site 3



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Parcel A Overview

941 acres Common School Trust



Photo taken by Marty Cozart (DNR)

- ❑ 291 acres Merchantable Timber-
primarily Douglas Fir
 - ❖ 6,832 MBF Total
- ❑ 224 acres 25-29 year old stands-
primarily Douglas Fir
 - ❖ 3,318 MBF Total
- ❑ 246 ac. 3-21 year old stands

The acreage breakdown represents currently managed acres and does not include riparian management zones, leave tree areas and non-forested areas (roads, powerlines, etc.)



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Parcel B Package Overview

8,174 acres total "Land Bank"

- 728 acres Merchantable Timber-
primarily Douglas Fir
 - ❖ 16,692 MBF Total
- 827 acres 25-34 year old stands-
primarily Douglas Fir/Hemlock
 - ❖ 16,691 MBF Total
- 4,331 acres 1-24 year old stands

The acreage breakdown represents currently managed acres and does not include riparian management zones, leave tree areas and non-forested areas (roads, powerlines, etc.)



Photo taken by Marty Cozart (DNR)



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Value

\$55 Million Total

- Parcel A- \$ 7.2 MM RPRA*
- Parcel B Package- \$47.8 MM CCA Funds**

* Real Property Replacement Account

** Climate Commitment Act Funds



Photo taken by Marty Cozart (DNR)

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Benefits

- ❑ Adds productive forestland to the trust land base in Wahkiakum County
- ❑ All parcels adjoin existing state managed forestland in prime timber country
- ❑ Retains quality working forests
- ❑ Improves trust revenue potential (1,000 acres merchantable now; 1,051 acres merchantable in 1-5 years)

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Resolution 1619



Photo taken by Marty Cozart (DNR)



