



Deep Four

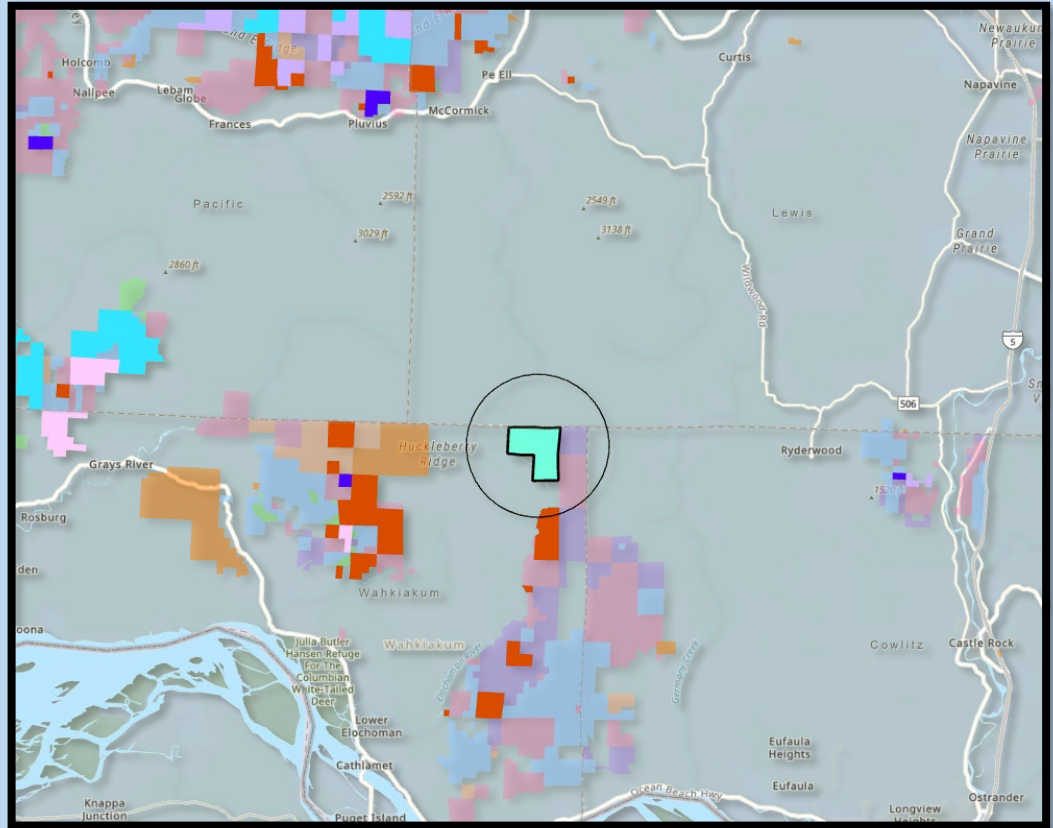
Proposed Trust Purchase Wahkiakum County



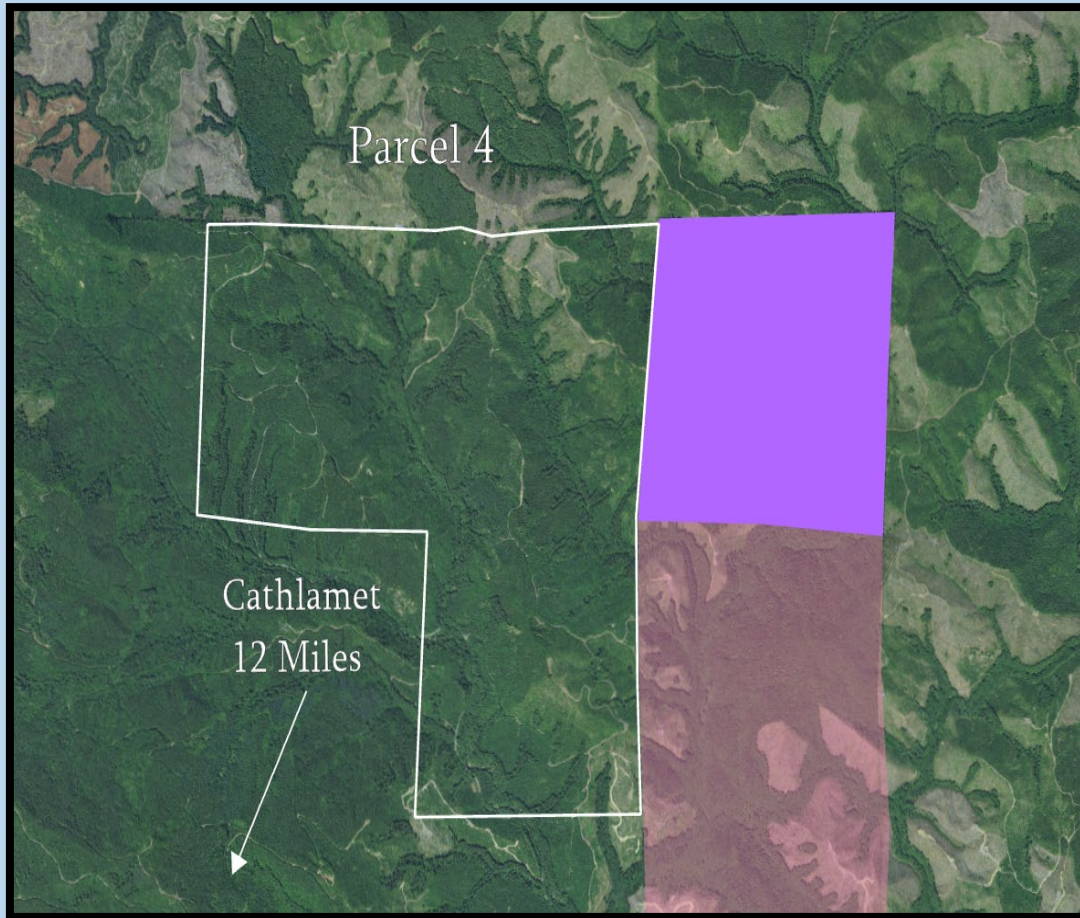
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Location

- Wahkiakum County
- 3 sections
- 1,787 acres+/-
- Phase 2 of Deep River Woods acquisition



Deep Four



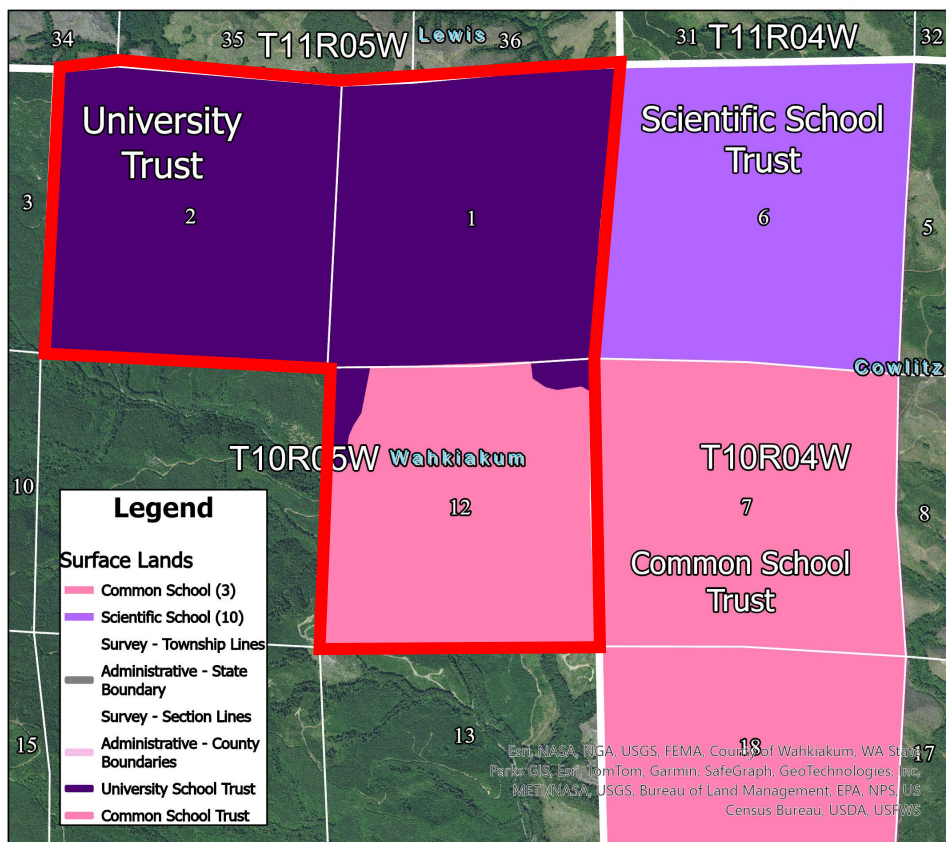
Property

- University Trust, 1,253 acres, (64.6%)
- Common School Trust, 534 Acres, (35.4%)
- DNR adjacent
- 75% Site Class I, II
- 25% Site Class III



Deep Four

Deep Four Purchase

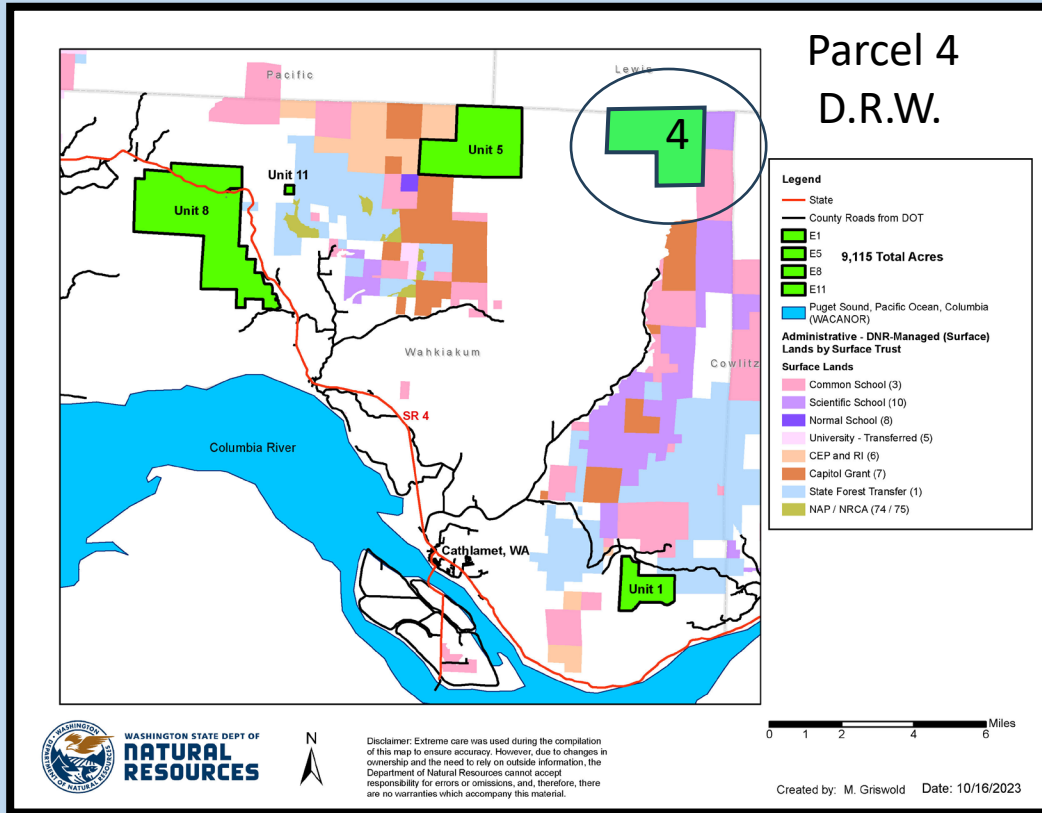


Overview

- ~1,147 harvestable acres
- University (754 acres)
- Common School (393 acres)
- Primarily Doug-Fir with mix of W.H & Red Alder



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Negotiated Value:

\$9,279,058

- University Trust - \$6,000,000
- Common School - \$3,279,058
- TLT funds from Real Property Replacement Account

Deep Four

State Benefits

- Adds productive forestland to the trust land base in Wahkiakum County
- Deep Four abuts the existing state forestland in prime timber country
- Creates a more contiguous DNR landscape with greater ease of access
- Improves trust revenue potential



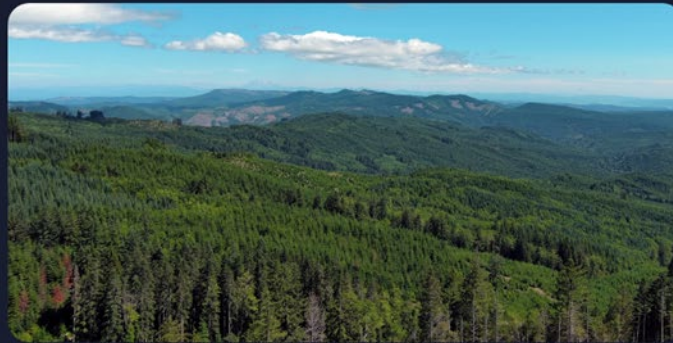
Deep Four

Resolution 1639

Questions?

2023 Timberland Deal Of The Year Deep River Woods

By Cary Estes



STRATEGIC SETTING. These highly productive Washington timberlands are located in close proximity to a major timber export terminal at the mouth of the Columbia River.

Article from [LandReport.com](https://landreport.com)



