



Land and Timber Offering

Kiona

58.16 Acres (m/l)

+/-1,773 MBF Merchantable Timber on 56.3 Net Acres

SEALED BID AUCTION

BID DEADLINE: October 16, 2025



Section 10, T12N, R6E

Parcel ID 031073002000

Lewis County, Washington

Jim Bunker

Broker, Forester

Licensed in WA

AFM Real Estate

Jim.bunker@afmforest.com

503-551-1735

Kiona

PROPERTY DESCRIPTION

The Kiona property is a privately owned 58.16 (m/l) acre timber property just four miles west of Randle, WA. It is loaded with 71 and 40 year old timber and close to strong markets. It also is a great recreation tract not far from Mt. Rainier and other popular hiking and camping destinations. The estimated 1,773 MBF on 56.3 Net Acres is merchantable and ready to harvest right now.

The NCRS soil survey data indicates that the soils are predominately Cispus cindery sandy loam, Site Index of 127(Site Class II); and Nevat sand/rock outcrop complex, Site Index of 121 (Site II)– which is a productive tree growing site. The rock outcrops will have a lower site index.

The property is ~50% shovel logging with the south and north ends being the shovel portions. There is a rocked access road starting at the highway and heading northwest across and through the subject parcel. The northern portion of the property is accessed over and through the neighboring parcel to the west, via an easement, then back on to the subject property at the top. The road needs to be extended at the top for a short distance to facilitate logging.

Rayonier owns adjacent to the north and east with small, private landowners owning to the south and west.

Kiona is being sold as is. Buyers will need to conduct their own due diligence on all aspects of the property.

TIMBER INVENTORY INFORMATION

An updated inventory based on a 2024 timber cruise can be provided for the 2024 growth year. Seller estimates that there is 1,773 MBF on 56.3 Net Acres. Douglas fir comprises 96% of the estimated Net MBF. The older, 71 year old timber has excellent export qualities. *Buyers should make their own determination of harvestable acres.* The inventory report for the property is attached to this prospectus.

PROPERTY ATTRIBUTES

- Well stocked, high quality 71 and 40 year old Douglas-fir
- Well managed timber property
- Close to strong log markets in Morton and other locations along I-5
- Easy access to major highway

OTHER PROPERTY DETAILS

Zoning: It is Designated Forestland (DFL) in the RDD-20 – Rural Development District zone. This zoning designation allows one dwelling per 20 acres. Current use is growing commercial conifer species.

Elevation: Approximately 1,120 feet to 1,840 feet.

Surveys: There are two recorded surveys pertinent to this property from 1989 and 2001. Buyer to verify survey information and corners.

Proximity:	Randle	4 miles
	Morton	14 miles
	I-5 via Hwy 12	49 miles
	Chehalis	55 miles
	Longview	75 miles
	Olympia	83 miles

Note: Mileages are derived from Google Maps to city center and not to any particular mill or destination.

Link to Drone Video: <https://youtu.be/2cMrA80plag>

Link to AFM Real Estate Website: <https://www.afmrealestate.com/properties/58.61-acres-land-for-sale-in-lewis-county-washington/kiona>

Other Resources Available on the Website:

- NCRS soils report and Site Index
- County Assessment Summary
- RDD Zoning Information
- Photo Map
- Contour Map
- Lidar Map
- Inventory Reports
- Survey Maps
- Preliminary Title Report and supporting documents

Included with this Prospectus

- Tract Photo
- Vicinity Map
- 2024 Inventory

Contacts: Jim Bunker
503-551-1735
Jim.bunker@afmforest.com

PROPERTY INSPECTION

The property is available for inspection independent of the Owners or AFM Real Estate. There is a lockbox attached to the gate with the key inside. ***Bidders are to contact Jim Bunker for the lockbox code and entry permit.***

The property is ~49 miles east of I-5 and is accessed directly off Highway 12. **Do not park in front of gate.**

Disclaimer: The information herein is provided to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective Buyers need to do their own due diligence.

**BID INSTRUCTIONS FOR
KIONA LAND AND TIMBER OFFERING**

SUBMIT BIDS TO: Jessi Cox
Title Guaranty Company
200 NW Pacific Ave / P.O. Box 1304
Chehalis, WA 98532
Attn: AFM Real Estate – Kiona Bid

If submitted by email: jim.bunker@afmforest.com

BID DEPOSIT: \$15,000.00 in the form of a cashier's check made out to Title Guaranty Company. Put "Kiona Bid Deposit" in the memo line.

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

Please submit your bid on the attached form. All bids must be signed and dated. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by email prior to the bid opening will be kept confidential. *Bids and bid deposits must be physically received prior to 3:00 PM on October 16, 2025 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.*

BUYERS AGENT COMMISSION: No commission is given for licensed Buyer's agents. Buyer and their agent will need to work out a commission between them.

Seller has a Reserve Price of \$782,000. If bidding does not reach the Reserve Price, the Seller reserves the right to counter, accept or reject the high bid. If the high bid contains contingencies, the Seller can also counter, accept or reject the high bid.

BID DEADLINE: **October 16, 2025 3:00 PM**

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

SUCCESSFUL BIDDER NOTIFICATION: On or before October 22, 2025

CLOSING: On or before November 18, 2025

ESCROW: Title Guaranty Company
200 NW Pacific Ave / P.O. Box 1304
Chehalis, WA 98532

Jessi Cox, Escrow Officer
541-284-8016

**KIONA
LAND AND TIMBER OFFERING**

BID FORM

BIDDER NAME: _____

BID AMOUNT: _____

CONTINGENCIES: All due diligence must be completed prior to the bid date. Successful bidder will be given the opportunity to review and approve the final preliminary title report.

BIDDER ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

By submitting this form, the 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 is intended to assist prospective purchasers in their preliminary assessment of the property and no guarantee is made as to its accuracy.
- Bidder has been provided a copy of the preliminary title report.
- 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

KIONA
Section 10, T12N, R6E
Parcel # 031073002000
Lewis County, Washington
58.16 Acres (m/l)

Tract Photo



KIONA
Section 10, T12N, R6E
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Vicinity Map



KIONA
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Inventory Report

PORT BLAKELY TREE FARMS
TYPE ISLAND - INVENTORY REPORT

Page: 1
 Date: 6/4/2025

Tree Farm/Mgmt: MORTON
 County: LEWIS

Section: 10 of 12N - Range: 06E

Type Number	Species	Germ Year	Avg Age	DF Site	MSP Site	Gross Ac	Net AC	Trees /AC	Avg DBH	Basal Area / Acre	Avg HGT	Total Net MBF	Net BF/ Acre	BN % SE	Cruise Design	Cruise Date	Data Source
0048	Douglas-fir	1954	71	125	125	33.2	33	149	18	225	111	1,320	40,064	13.6	Single BAF	02/13/2024	2 - ASSISI
	Douglas-fir							108.8	22	191	127	1,251	37,975				
	Red Alder							38.6	13	29	71	58	1,753				
	Bigleaf Maple							2	24	5	83	11	336				
0406	Douglas-fir	1985	40	120	120	24.6	23.3	227	13	189	82	453	19,436	10.3	Single BAF	02/13/2024	2 - ASSISI
	Douglas-fir							201.6	15	177	89	444	19,070				
	Red Alder							25.7	10	12	57	9	366				
	Douglas-fir			120	120			148	10	81	65						
Totals						Total Gross Acres			Total Net Acres								
						57.850			56.3								
Species						Total Net MBF			% of Total								
10: Douglas-fir						1,696			95.636								
60: Red Alder						66			3.74								
63: Bigleaf Maple						11			0.624								
Total						1,773			100								

PORT BLAKELY TREE FARMS
TYPE ISLAND - INVENTORY REPORT

Page: 2
 Date: 6/4/2025

Totals	Total Gross Acres	Total Net Acres
Total Forested Acres	57.9	56.3
Species	Total Net MBF	% of Total
10: Douglas-fir	1,696	95.636
60: Red Alder	66	3.74
63: Bigleaf Maple	11	0.624
Total	1,773	100
Summary of Stands in Report		
Township =	12N	
Range =	06E	
Section =	10	