

Project Starfish is a timberland investment opportunity totaling ±10,073 gross acres located in Douglas and Lane Counties, Oregon. Positioned in the productive Coast Range with wood flowing into the thriving Eugene wood market, this property is in a coveted investment region with a strong timber industry history. The property is offered for sale through a single stage, closed bid sale process. Offers will solely be received on the package in entirety and bids will be due on November 11, 2025.

Project Starfish presents a high-quality investment opportunity with a well-balanced age class of predominately Douglas-fir cover type growing on highly productive soils. This property provides investors an opportunity to acquire a high-quality timberland property weighted to Douglas-fir in enviable markets with favorable freight into diverse mill outlets.

The age class distribution of Starfish offers immediate timber revenue opportunities paired with long-term cash flow potential through consistent growth of acreage moving into merchantable age classes through time. A robust average base site index of 123 represents the soil's strong biological growth and provides investors with opportunity for continued growth into the future.

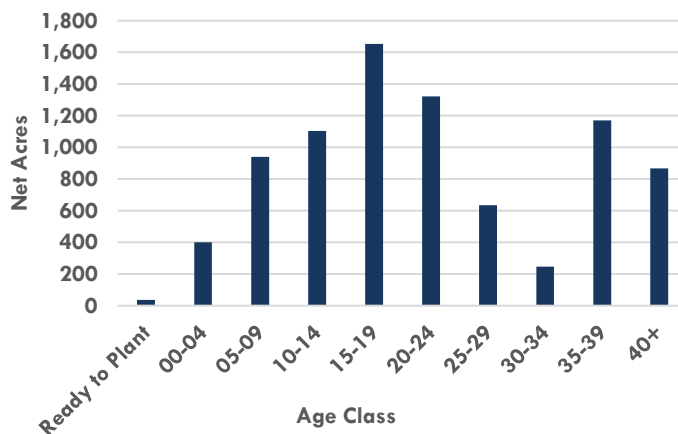
Approximately 91% of the GIS acres are under plantation management with the Douglas-fir component comprising a robust 96% of the plantation acreage.

The planted acreage that is age 35 and older contains approximately 12.5 MMBF (18.4 MBF per acre) of merchantable softwood volume, an impressive 77% of which is Douglas-fir.

Project Starfish is located in a world-class industrial timberland management region that provides excellent biological growth paired with low fire risk and a diverse, competitive range of forest product markets. The property is positioned for additional upside through individual tract sales, natural capital opportunities, outstanding recreational values, and conservation potential.

**All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages, tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.*

Planted Acres by Age Class



Merchantable Volume Product Distribution

