

M1100

TRUST PURCHASE OF FOREST LAND Pacific County



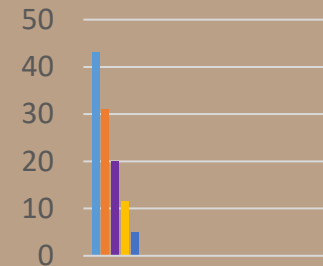
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Forest Soils Productivity Discussion - 1A

- Site Class 1-5 (high to low); less than 5 is effectively non-commercial
- Westside soils – 50 year site curve basis
- DNR strives for acquiring Site Class 1, 2 and 3
- DNR strives to minimize Site Class 4 and 5 and lower (non-commercial) forest acquisitions

Douglas fir – 50 year basis	Site Indices
Site Class 1	136 and higher
Site Class 2	116-135
Site Class 3	96-115
Site Class 4	76-95
Site Class 5	56-75

Comparison of Forest Site Classes and their Estimated Yields



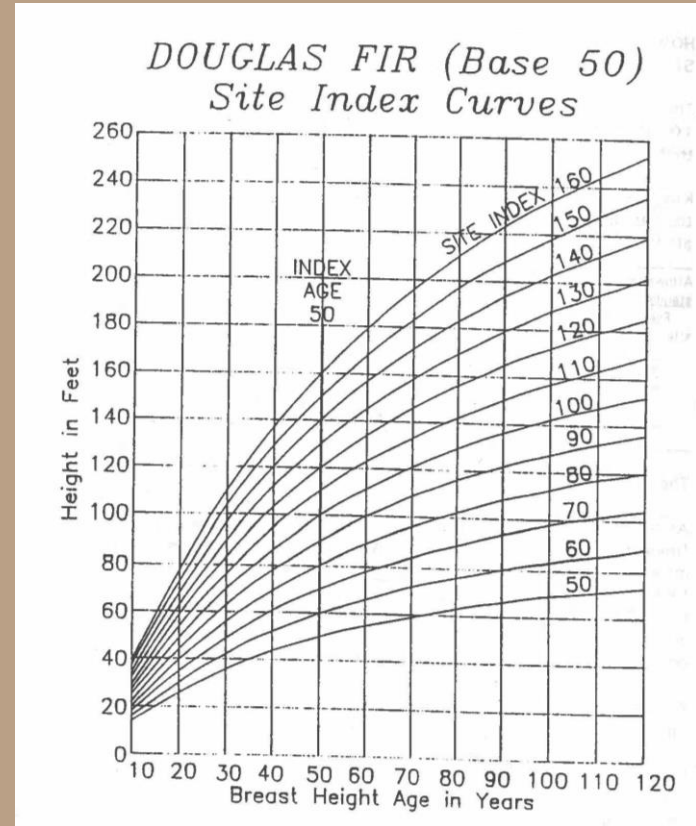
Estimate of Net Douglas fir MBF at 50 years of age

■ Site Class 1 ■ Site Class 2 ■ Site Class 3 ■ Site Class 4 ■ Site Class 5

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Forest Soils Productivity Discussion – 1B

- Site Indices - get true data from tree height and age (laser rangefinder; increment borer or stump ring count)
- Site Indices - get representative data from soil surveys
- Next data step is for volume information
- Specialists in forest mensuration & and biometry



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Forest Soils Productivity Discussion – 1C

- Volume estimate by age
- Several volume types; gross, net, scribner log rule 16' logs, 32' logs, weight tonnage
- Volume, species, sorts, log pricing, costs, help to get to net merchantable value

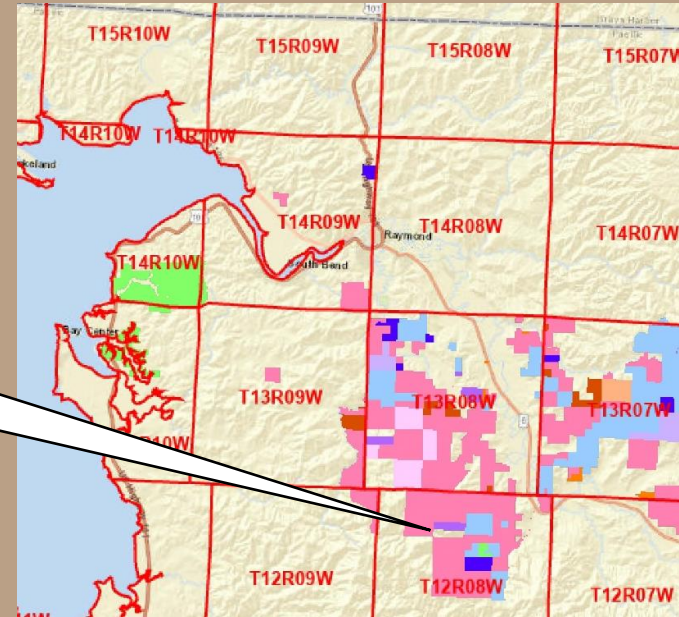
Site Index 110		Douglas Fir Reflects DNR Ownership										Base 50 Site Index 110	
Total Age	BH Age	PNB	Site Height feet	Ave. DBH inches	Per Acre			Data			Scrib 6" Board Feet 16' log	Scrib 6" Board Feet 32' log	
					Basal Area sq ft	Trees 7" +	Gross Cu. FL 7" +	Net 4" Cu. FL 7" +	Scrib 6" Board Feet				
30	22	1.00	59	10.2	108.9	191	2574	2133	6,854	4,745			
32	24	1.00	63	10.5	120.3	199	3011	2574	8,613	6,097			
34	26	1.00	68	10.8	130.8	205	3444	3011	10,488	7,572			
36	28	1.00	72	11.1	140.5	209	3873	3444	12,463	9,154			
38	30	1.00	76	11.4	149.5	211	4297	3873	14,525	10,832			
40	32	1.00	80	11.7	158.0	212	4718	4297	16,660	12,593			
42	34	1.00	84	12.0	165.9	212	5134	4718	18,859	14,428			
44	36	1.00	88	12.3	173.4	211	5546	5134	21,112	16,326			
46	38	1.00	91	12.5	180.5	210	5954	5546	23,410	18,280			
48	40	1.00	95	12.8	187.2	209	6358	5954	25,746	20,280			
50	42	1.00	98	13.1	193.6	207	6757	6358	28,113	22,321			
52	44	1.00	101	13.4	199.7	204	7153	6757	30,504	24,394			
54	46	1.00	104	13.7	205.5	202	7544	7153	32,914	26,495			
56	48	1.00	107	13.9	211.1	199	7931	7544	35,339	28,617			
58	50	1.00	110	14.2	216.4	197	8314	7931	37,772	30,756			
60	52	1.00	113	14.5	221.5	194	8693	8314	40,211	32,907			
62	54	1.00	115	14.7	226.5	191	9068	8693	42,652	35,066			
64	56	1.00	118	15.0	231.2	189	9438	9068	45,090	37,228			
66	58	1.00	120	15.3	235.8	186	9805	9438	47,523	39,392			
68	60	1.00	123	15.5	240.3	183	10167	9805	49,948	41,552			
70	62	1.00	125	15.8	244.6	180	10525	10167	52,363	43,706			
72	64	1.00	127	16.0	248.7	178	10879	10525	54,764	45,852			
74	66	1.00	129	16.3	252.7	175	11229	10879	57,150	47,987			
76	68	1.00	131	16.5	256.6	173	11575	11229	59,519	50,109			
78	70	1.00	133	16.7	260.4	170	11916	11575	61,869	52,215			
80	72	1.00	135	17.0	264.1	168	12253	11916	64,199	54,304			
82	74	1.00	137	17.2	267.7	166	12587	12253	66,507	56,373			
84	76	1.00	139	17.4	271.2	164	12916	12587	68,791	58,422			
86	78	1.00	141	17.7	274.6	162	13241	12916	71,051	60,448			
88	80	1.00	142	17.9	277.9	160	13561	13241	73,286	62,451			
90	82	1.00	144	18.1	281.1	158	13878	13561	75,494	64,429			
92	84	1.00	146	18.3	284.3	156	14190	13878	77,674	66,381			
94	86	1.00	147	18.5	287.4	154	14499	14190	79,827	68,305			
96	88	1.00	149	18.7	290.4	152	14803	14499	81,950	70,202			
98	90	1.00	150	18.9	293.3	151	15103	14803	84,045	72,069			
100	92	1.00	152	19.1	296.2	149	15399	15103	86,109	73,906			

Douglas fir Site Index 110 Douglas fir
DNR #41 Base 50 Base 50

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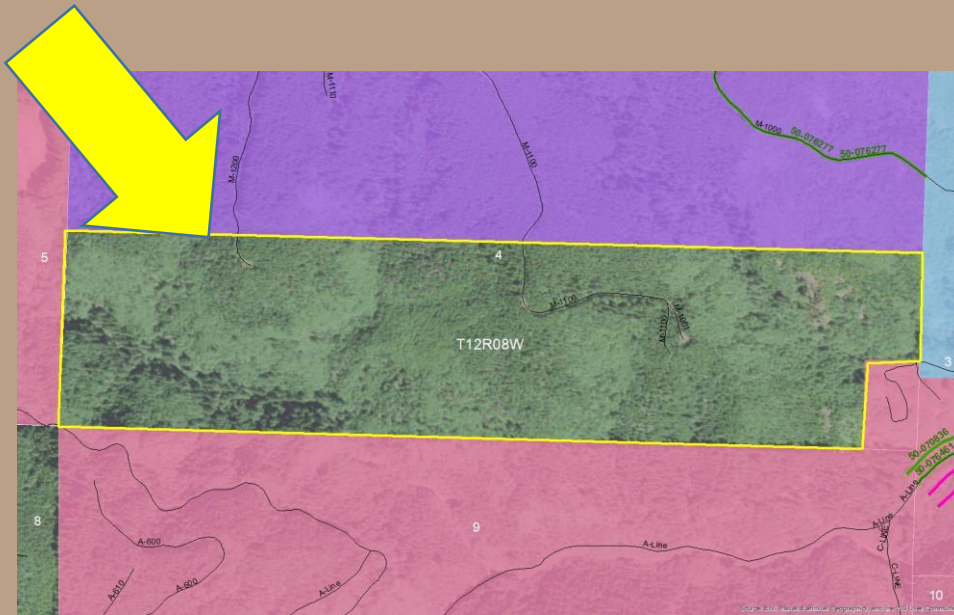
Location

- 14 miles SE of Raymond, WA
- Pacific County
- Private in-holding in DNR's Trap Creek landscape
- Purchase with funds from Legislature



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Property



- 169.93 acres
- 28–30-year-old mixed conifer and hardwoods
- Site Class II-DF, III-WH
- Site Indices; DF-121, WH-104
- Road system over current state trust lands
- Harvest access to the south

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Benefits

- Adds site class 2 and 3 forest land in a good forest area for the trust portfolio
- Removes a private in-holding within DNR-managed trust lands
- Improves trust revenue potential
- May provide access to existing state trust timber previously inaccessible to the south



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Purchase Price:

- \$500,000, \$2,942/acre
- Encumbered State Forest Land Trust funding from the Legislature. Part of \$5 million for three SW WA counties.
- Beneficiary to be State Forest Land Transfer Trust (01)- Pacific County.



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Questions ?

Resolution #1611



