

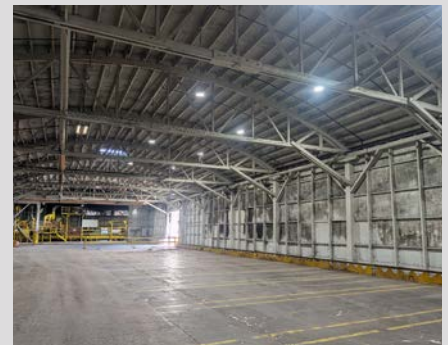
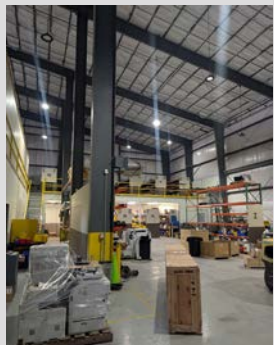
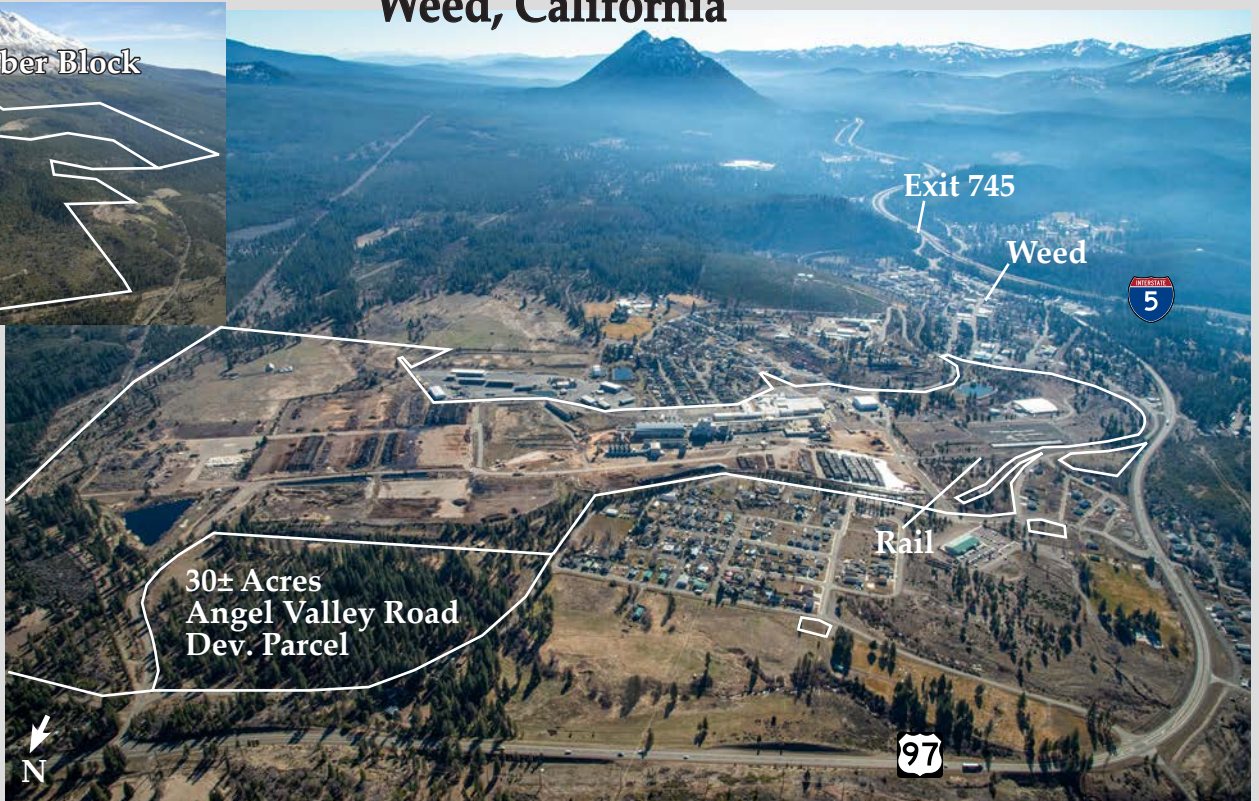


REAL ESTATE AUCTION

No Hidden Reserves or Starting Bids!

2,115± Acre Surplus Corporate Real Estate Portfolio along I-5 Corridor with 413± Acre Industrial Property Served by Rail, Residential Development Tract, and 1,670± Acre Timberland Block, at Base of Mt. Shasta

Weed, California



- Largest industrial site for sale served by rail along I-5 corridor between Sacramento and Oregon
- Over 290,000 square feet of improvements and 150 acres of excess land
- 13 megawatt biomass facility has strategic location to benefit from state of California's climate initiative and funded wildfire fuel reduction program
- Rare opportunity to incorporate green energy investment with intermodal industrial development

Broker Cooperation Invited

SEALED BIDS DUE AUGUST 5, 2026

Catalog #2602 and Bid Packages #122 - #127 available by contacting:

info@rmnrw-auctions.com

1-800-845-3524

Auction Conducted By:

Realty Marketing/Northwest

1155 SW Morrison St., Portland, Oregon 97205

2,115± Acre Surplus Corporate Property Portfolio with largest industrial s
Opportunity for green energy investment with industrial development. T

Timberland Block - 1,670± Acres



30± Acres
Angel Valley Road Dev. Parcel

CoGen Biomass Facility

Cal. St.
.33± Acre

Roseburg Parkway



ite served by rail along I-5 between Sacramento and Oregon
turnkey CoGen Biomass facility, reuse of buildings, and excess land
Mount Shasta

Union Pacific Rail

413± Acre Industrial Site
290,000 SF of Buildings

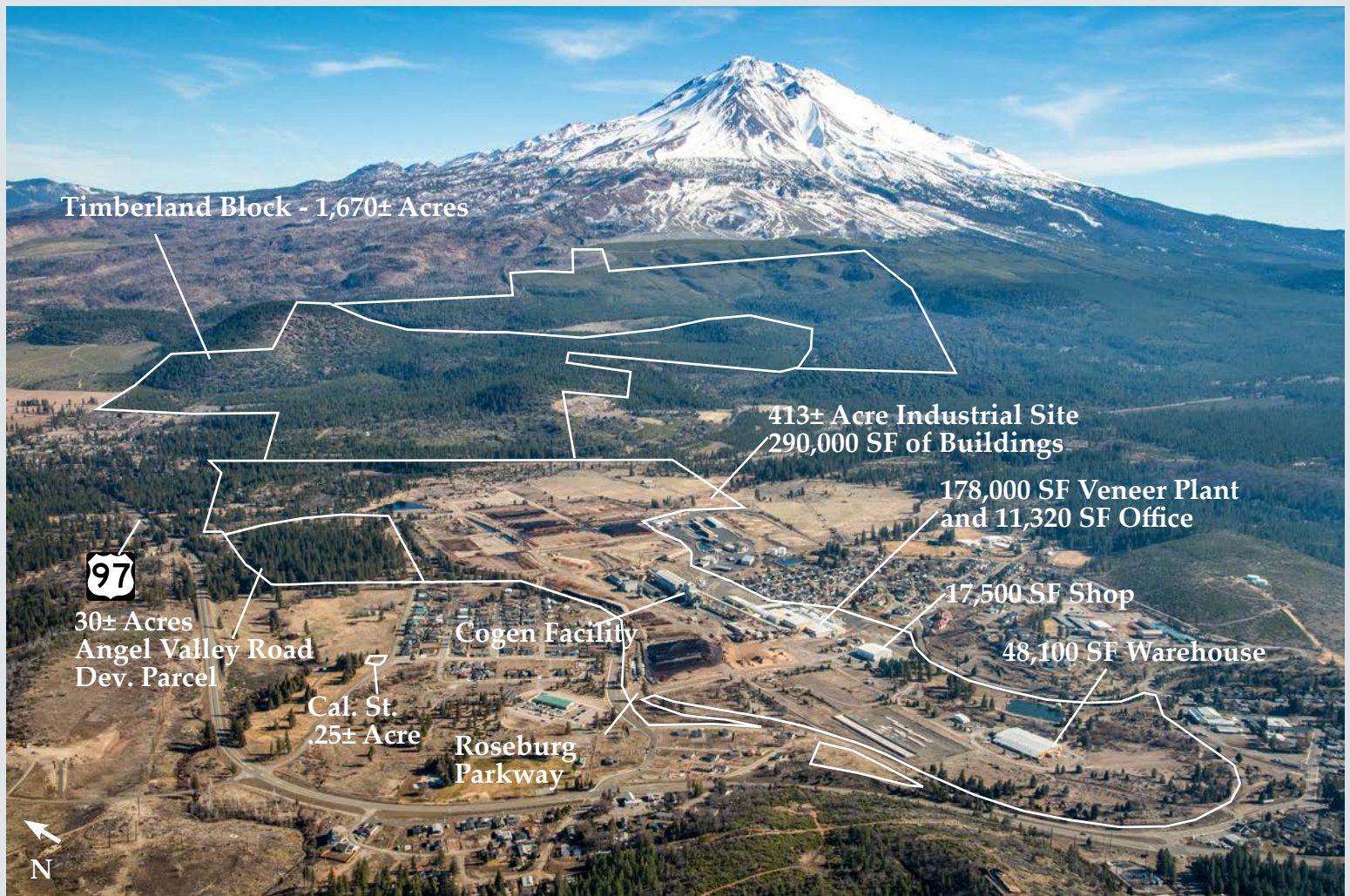
178,000± SF Veneer Plant
and 11,320± SF Office

17,500± SF Shop

48,100± SF Warehouse

I-5

The Opportunity



This 2,115± acre surplus corporate real estate portfolio of industrial property, development site, and timberland, located along the I-5 corridor and Highway 97 in Weed, California, is being offered in a two-part Sealed Bid Auction by Roseburg Forest Products to accelerate a sale in 2026 due to closure of the Roseburg veneer plant in December, 2025.

Sealed bids are due August 5 for Auction Properties #123, #124, and #126 through #127 on 1,670± acres of timberland and two residential parcels with views of Mt. Shasta. Total **Published Reserve Prices** are **\$1,145,000** for these properties. Auction Property #124, will be sold with No Minimum Bid.

The 30± acre residential tract, Auction Property #123, could accommodate over 100 units under the zoning, and has a Reserve Price of \$195,000. Auction Properties #126 and #127 are 1,670± acre timberland block of less than \$570 per acre, providing an exceptional opportunity for investors.

Sealed bids are also due August 5 for Auction Property #122, the 413± acre industrial site. This industrial property includes a turnkey biomass 13 megawatt facility, 250,000± square feet of buildings, 150± acres of excess development land, and industrial water rights with **Published Reserve Price of \$7,750,000**.

The 413± acre Auction Property #122 is the largest industrial site served by rail along I-5 available for sale between Sacramento and Oregon. It offers rare opportunity to incorporate green energy investment with industrial development.

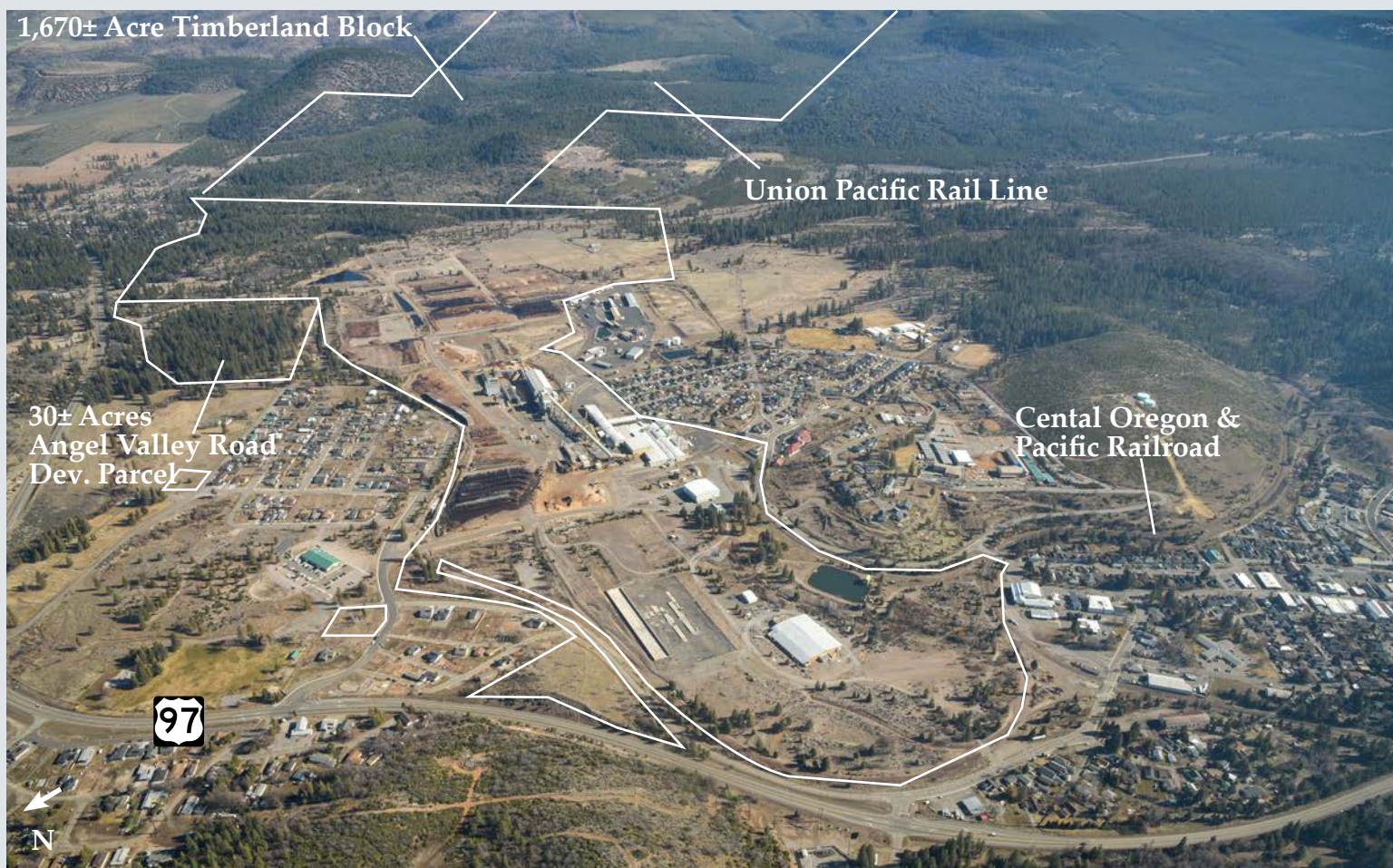
The 13 megawatt biomass facility has been well-maintained by Seller. There is access to Pacific Power's grid, and there is a substation on the Auction Property.

The biomass facility has a strategic location to benefit from State of California's Climate Initiative and Wildfire Fuel Reduction as part of passage of Proposition 4 with \$10 billion in bond funding.

In March 2026, the State of California Wildfire and Forest Resilience Task Force announced that 300 Wildfire for Reduction projects had received fast-track approval, including a 3,000 acre project within twenty miles of the biomass facility in nearby Scott Valley and Callahan.

The Weed facility is the only biomass plant along I-5 north of Redding that can benefit from this future supply of biomass.

In addition to operating the biomass facility, acquisition of the 413± acres provides a new owner with options for reuse of a 17,500± square foot state-of-the-art truck shop constructed in 2017 at cost of over \$4 million, 178,000± square



foot former veneer plant for potential warehousing and distribution, 11,300± square foot two-story office building with elevator, and over 150 acres of excess land that could be a planned industrial park with intermodal facilities for rail and trucking, with some land suitable for solar farm. Industrial water rights could also be incorporated into reuse options.

Weed Airport is located five miles north on I-5 with a 5,000 foot long paved runway that can accommodate corporate jets.

Siskiyou Economic Development Council, based in nearby Yreka, has financial and tax incentives available to accelerate new employment on the property.

The combination of biomass facility, proximity to low-cost fuel supply, reuse options for existing buildings, size of industrial site with multiple development options, and accessibility to rail, I-5, and Highway 97, is rare opportunity for green energy and industrial development.

**Datasite available June 1 by signing NDA and includes: Phase I Environmental Assessment, building plans or layout, zoning, cogen equipment detail, site photos and links to drone videos, Siskiyou Economic Development Council contact, water rights, title and bid documents*

Sealed bids are due Wednesday, August 5, 2026





PUBLISHED RESERVE: \$7,750,000

LAST ASKING: First Time Offered

SIZE: 413± acres

ZONING: H-I -- Heavy Industrial

PROPERTY INSPECTION: By Appointment Only. Please contact Auction Information Office at 1.800.845.3524 or info@RMNW-Auctions.com

FINANCING: None – all cash

DESCRIPTION: This 413± acre industrial site, with Sealed Bids due Wednesday, August 5, has been owned and operated by Roseburg Forest Products for its veneer operations since 1983. The veneer plant ceased operation in December, 2025.

This irregular shape manufacturing site is outside the Weed city limits. Its main access for trucking and large shipping products is from Highway 97, located less than one mile from I-5 north Weed Exit 748.

There is rail service from Central Oregon & Pacific Railroad, a subsidiary of Genesee & Wyoming which operates a rail north between Weed and Eugene, Oregon, connecting to BN/SP. Central Oregon & Pacific Railroad also links to the main Union and Pacific Rail at nearby Black Butte which provides service south to southern California markets, and north to Pacific Northwest and Midwest markets.

This rail connectivity is a major asset of this industrial property. Seller owns all spur track on the property.

Roseburg Forest Products is in the process of removing all personal property not included in sale, and in cleaning up the buildings and log yards, so that they can be ready for redevelopment.

Property is served by all utilities but gas, and has an integrated fire suppression system in all buildings. City of Weed Fire Station is located on the property.

BUILDING IMPROVEMENTS

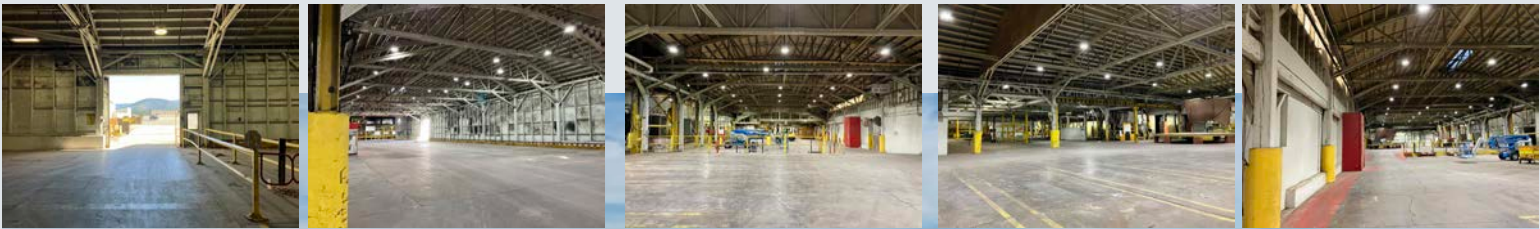
There are five major buildings located on Auction Property #122 that total 297,000± square feet.

Veneer Plant—178,819± Square Feet

The largest building is the 178,819± square foot veneer plant, which has several levels. Some of the veneer equipment will be sold prior to the Sealed Bid Auction, and will be removed without damage to the building.

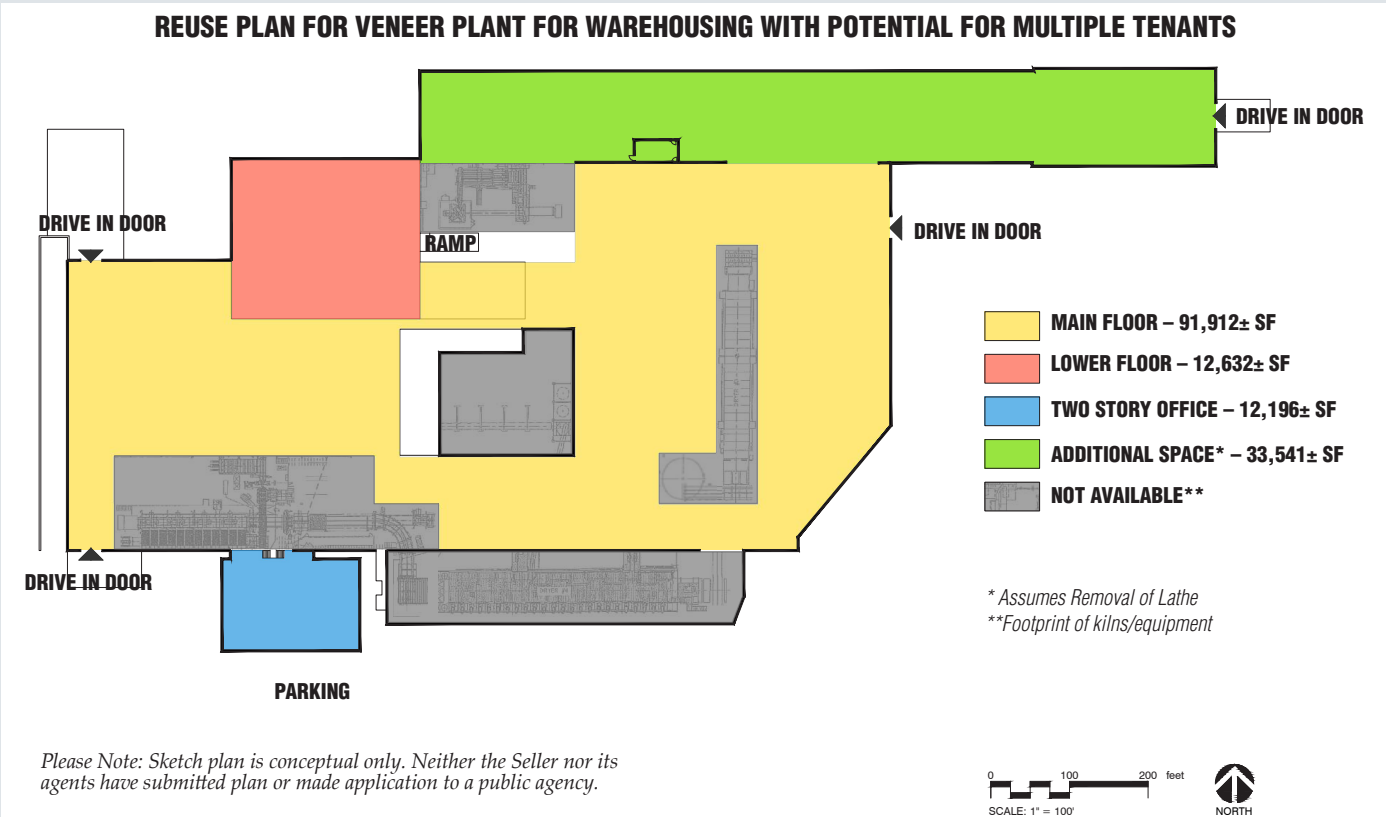
Any equipment not sold as of June 1 will be part of the Sealed Bid Auction, providing option for a new owner to obtain scrap value from equipment both inside the building and from conveyor systems between the plant and CoGen facility.

There are reuse options for an estimated 70% of the veneer plant building including for storage, distribution, assembly, and light manufacturing. Indoor rail unloading is available at west end of building.



The building is a combination of wood and steel construction. Heights range from 20 to 30 feet. There are drive-in doors in the northwest section which provide access to the building’s main floor. A ramp provides access to the lower area of 20,000± sq ft.

It is estimated that even if all the equipment is not removed, there could be up to 135,000± square feet available for reuse on lower and upper levels combined. The entire building has fire prevention sprinkler system throughout, which is fed by the fire pond located onsite. There is power. Adjacent office provides another 11,320 square feet for reuse.





Office – 11,320± Square Feet

A two-story office building of 11,320± sq ft was built thirty years ago and is connected to the plant.

It was used for both Roseburg Forest Product’s forestry department, and for its manufacturing staff. Each floor has a walk-in vault and there is an elevator.

The building’s main floor has five private offices, conference rooms, restrooms and large general office area. Second floor has four private offices, a conference room, a storage room, and a large general office.

The building is in good condition and could accommodate either a single user, or multiple users.



Warehouse 48,187± Square Feet

This 48,187± square foot wooden building is located at the western end of the property. It had been used for veneer manufacturing. It still contains kilns. It could be partially reused for storage but would require significant renovation.





Truck Shop 17,537± Square Feet

17,537± square foot state-of-the-art metal and steel structure truck shop was constructed in 2017 at a cost of over \$4 million. It was used to service the veneer/manufacturing rolling stock.

The main floor has six drive-through doors, truck and lube bays, tarping bay, tool and parts area, welding work area, shipping area, four offices, and breakroom.

There is a ten-ton crane, and ceiling height of up to over 30 feet. The second floor is 3,200± square feet and was used for storage.

The building could easily be used by a trucking company for their own use, or expanded for commercial purposes for servicing both heavy equipment and trucks.





CoGen Biomass Facility

The CoGen Biomass Facility is located near the veneer plant. It ceased operation in March, 2026. It contains an 11,837± square foot power house, 30,000± square foot fuel storage building, cooling tower, and fuel dump. It was originally designed with chip loading/unloading equipment along the rail spur. The chip loading/unloading equipment has not been used because all biomass fuel purchased was brought in by truck. The fuel storage building has capacity to store up to seven days of fuel, and has bins that can mix the fuels. The facility was built in 1995. In 2011 the superheater and turbine generator were installed to support equipment for the wood-fired boiler, and to retrofit the existing facility for purpose of generating electricity using biomass as the fuel source.

\$1.9 million was invested in 2024 – 2025 for the generating bank, cooling tower, and secondary superheater replacements.

The CoGen Biomass Facility can generate 13 MW, with Roseburg Forest Products utilizing 40% of that power during its veneer plant operation. The balance was sold under long-term power contracts to Southern California Public Power Authority (SCPPA) and to Pacific Power.

Power sales (2022 – 2024) to Pacific Power and to SCPPA averaged \$3,200,000 per year.

Pacific Power’s Grid is accessible from the CoGen Biomass Facility and Pacific Power has a substation on the property. Buyer would need to negotiate and establish Interconnect Agreement with Pacific Power.

Biomass suppliers to the facility have included Shasta Trinity and Klamath National Forest, private logging and forestry contractors, and nearby industrial timberland owners Sierra Pacific Industries, Hearst Corp., Campbell Global, and lands managed by Beaty and Associates, and FWS Forestry.

It is projected that future low-cost supply of biomass from nearby public and private timberland will be available to the Weed CoGen Facility due to its location along I-5, and to funding from state of California Wildfire Fuel Reduction Program to subsidize costs to generate green energy.

City of Weed Fire Department Building

In addition, the city of Weed Fire Department building is located by the truck shop on the property.



Water Rights

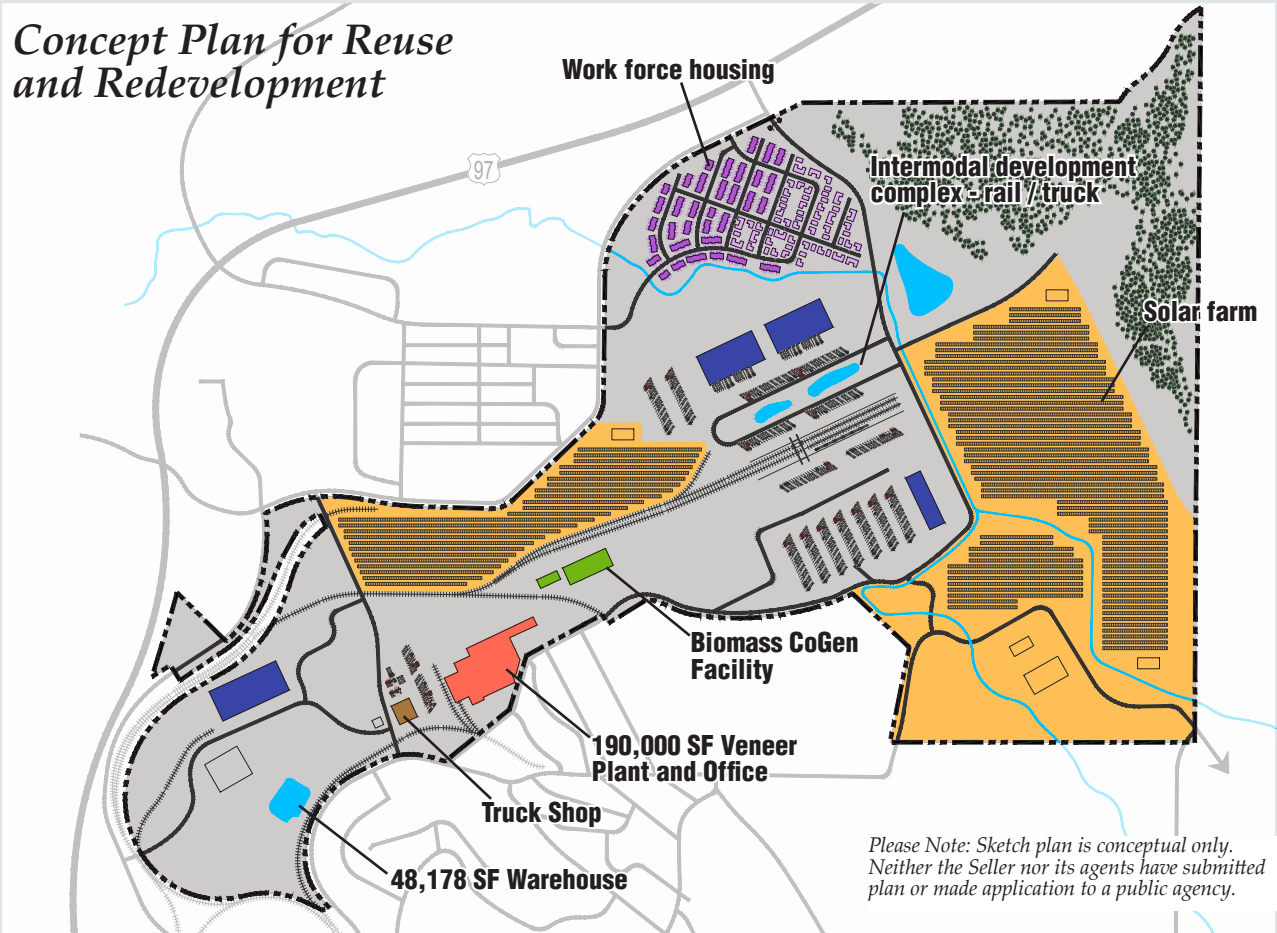
Seller owns certain pre-1914 appropriative water rights adjudicated and incorporated into the Judgment and Decree entered on December 30, 1932, In the Matter of the Determination of the Relative Rights, Based Upon Prior Appropriation, of the Various Claimants to the Waters of the Shasta River and its tributaries, in Siskiyou County, California, Case No. 7035 (“Decree”). Seller will quitclaim to the purchaser its rights and interest in the Boles Creek water rights described in Paragraph 227 of the Decree.

Under Paragraph 227 of the Decree, Seller owns a right to 4.0 cfs of water originating from the South Fork of Boles Creek via Igerna Spring, which lies south of the plant property. Water from Igerna Spring feeds into two reservoirs on a property owned by Seller, and being conveyed with the plant property, which is located along Shastina Drive. Water from the reservoirs feeds into a 12" steel gravity-flow pipeline approximately three (3) miles through the City of Weed to the plant property.

The water from the pipeline maintains a 10 acre-foot fire protection pond, which is pumped to a wide-ranging network of pipes in the mill for fire suppression, as well as fire hydrants. The water from this source can be used for industrial purposes at the facility, and has been used for cooling water, dryer wash and deluge, and log watering. This source of water is subject to a long-term lease.

Copy of the 1932 Decree and additional information is available on the datasite.

LOCATION: 98 Mill Street, Weed, California. There are a total of 18 Assessor Parcels. Please see Datasite
SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2026



Four additional properties are being offered with Sealed Bids due August 5. The four properties are: 30± acre residential development tract and one homesite, all with views of Mt. Shasta, and 519± acre and 1,151± acre timberland parcels. The two timber blocks are at the base of Mt. Shasta, with estimated 6.4 million board feet of ponderosa pine that may have some recreational uses due to zoning on one-third of the land.

Published Reserve Prices have been established. They are \$195,000 for the 30± acre development parcel, \$950,000 or less than \$570 per acre for both blocks of timberland, and No Minimum Bid for the homesite.

Sale(s) of Auction Properties #123 - #127 are subject to total bids to equal, or exceed, the bulk Published Reserve Price of \$1,145,000.

123

Angel Valley Road Residential Development Tract with Views of Mt. Shasta - Weed, California



PUBLISHED RESERVE: \$195,000*
LAST ASKING: First Time Offered
SIZE: 30± Acres
ZONING: R1 (Residential 1)
PROPERTY INSPECTION: Any time
FINANCING: None – all cash

**Individual sale(s) of Auction Properties #123 through #127 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$1,145,000*

DESCRIPTION: This 30± acre Residential Development Tract along Angel Valley Road is one of the largest Mt. Shasta view properties within the city of Weed, with zoning that could accommodate a planned subdivision for work force housing. R-1 zoning has a 6,000 sq ft minimum lot size. The zoning will also allow duplexes and triplexes. The property is covered with residual timber, and has an open meadow in the southeast section along Beaughton Creek.

There is excellent access to Highway 97, and to Weed’s commercial district at I-5.

LOCATION: Parcel No 060-211-130-000, Siskiyou County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2026



124

California Street Residential Parcel with Mt. Shasta View Weed, California



PUBLISHED RESERVE: No Minimum Bid*

LAST ASKING: First Time Offered

SIZE: .33± Acre

ZONING: R-1 (Residential 1)

PROPERTY INSPECTION: At Any time

FINANCING: None – all cash

DESCRIPTION: This one-third acre parcel is located at the corner of California and Morris Streets, adjacent to Winema Cemetery. A part of the property is a portion of the entry to the cemetery, and is not available for use. It is estimated that the eastern portion of the Parcel could accommodate a home.

A number of new residences have been built as result of the 2022 fire which impacted portions of this neighborhood.

All utilities are available to the property.

Weed Community Gym & Fitness Center at Charles Byrd Park is within walking distance.

LOCATION: Parcel No 060-211-040-000, Siskiyou County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2026

125

Lincoln Avenue Mt. Shasta View homesite near Weed Community Center Weed, California



PUBLISHED RESERVE:

LAST ASKING: First Time Offered

SIZE: .25± Acre

ZONING: R-1 (Residential)

PROPERTY INSPECTION: At Any time

FINANCING: None – all cash

DESCRIPTION: This one-quarter acre Mt. Shasta view homesite is along Lincoln Avenue and near the Weed Community Center, and 1/4 acre Charles Byrd Park. The Park has a playground, sport fields, skate park, basketball court, and picnic areas.

R-1 zoning could allow a duplex, triplex, or potential division into several lots.

Newer homes have been recently built as result

of a 2022 fire that impacted portions of the neighborhood.

All utilities are available to the property.

LOCATION: Parcel No 060-151-030-000, Siskiyou County, California

**Individual sale(s) of Auction Properties #123 through #127 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$1,145,000*

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2026

Auction Properties #126 and #127

The 1,670± acre timberland blocks extend over two miles east to west to the base of Mt. Shasta. The blocks are being offered in two parcels of 519± acres West Tract, and, and 1,151± acres East Tract.. The combination of two blocks of timberland have an estimated 6.4 million board feet of primarily 60 to 90 year-old ponderosa pine. Timber Inventory Report is available as part of Supplemental Information Package with Bid Documents.

Seller will provide access easement from the industrial site on an existing logging road system to the southwest corner of Auction Property #126, 519± acre West Tract.

Elevations range from 2,600 feet to 4,800+ feet at the eastern boundary of Auction Property #127, 1,151± acre East Tract.

Union Pacific Rail bisects Auction Property #127, and there is a crossing where the property is bisected that has been used for forest management.

Published Reserve Prices are \$375,000 and \$575,000, or \$950,000 for the entire 1,670± acres, at less than \$570 per acre.

126 *Timber and Recreation West Tract adjacent to Garrick neighborhood with 40± Acre Zoning - Siskiyou County, California*



PUBLISHED RESERVE:
\$375,000* / \$723 per Acre

LAST ASKING:

First Time Offered

SIZE: 519± Acres

ELEVATION:

3,600 ft to 4,400± Feet

ZONING: AG-2 B-40

PROPERTY INSPECTION: At Any time

FINANCING: None – all cash

DESCRIPTION: This 519± acre timber and recreation tract adjoins Auction Property #122, the 413± acre industrial site. Seller will provide easement to the southwest corner along an existing logging road as part of sale of #122, the industrial property. AG-2 B-40 zoning by Siskiyou County has a 40 acre minimum parcel size and allows residential development. Willow Drive in Garrick neighborhood in the northwest corner of the Auction Property is a private road, and as such does not allow public access to the property.

This irregular shape tract has an estimated 2.6 million board feet with 1.8 million board feet of ponderosa pine, 275± MBF of Douglas-fir, and 377± MBF of cedar. There is an estimated 50 acres of 16 to 20 year-old pine plantation located in the northwest portion of the property.

Potential uses could include multiple secluded recreation or residential off-grid parcels with views of Mt. Shasta. Prospective bidders are encouraged to contact Siskiyou County concerning zoning with 40 acre minimum parcel size.

LOCATION: Parcel Nos: 020-220-040-000, 020-460-070-000, 021-020-260-000, Siskiyou County, California

***Individual sale(s) of Auction Properties #123 to #127 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$1,145,000**

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2026

127 Timber East Tract at Base of Mt. Shasta Siskiyou County, California

PUBLISHED RESERVE: \$575,000* / \$500 per acre

LAST ASKING: First Time Offered

SIZE: 1,151± Acres

ELEVATION: 4,000 to 4,800± Feet

ZONING: TP (Timber Production)

PROPERTY INSPECTION: At Any time

FINANCING: None – all cash

DESCRIPTION: This is the larger of the two tracts of timberland. The Tract has an estimated 3.8 million board feet, with 3.3 million board feet of primarily 60 to 90 year-old ponderosa pine, and balance Douglas-fir, cedar, and other conifers. East Tract is bisected by Union Pacific Railroad Line, and has a crossing used by railroad management.



Seller will provide an easement from Auction Property #126 if properties are sold to two different owners.

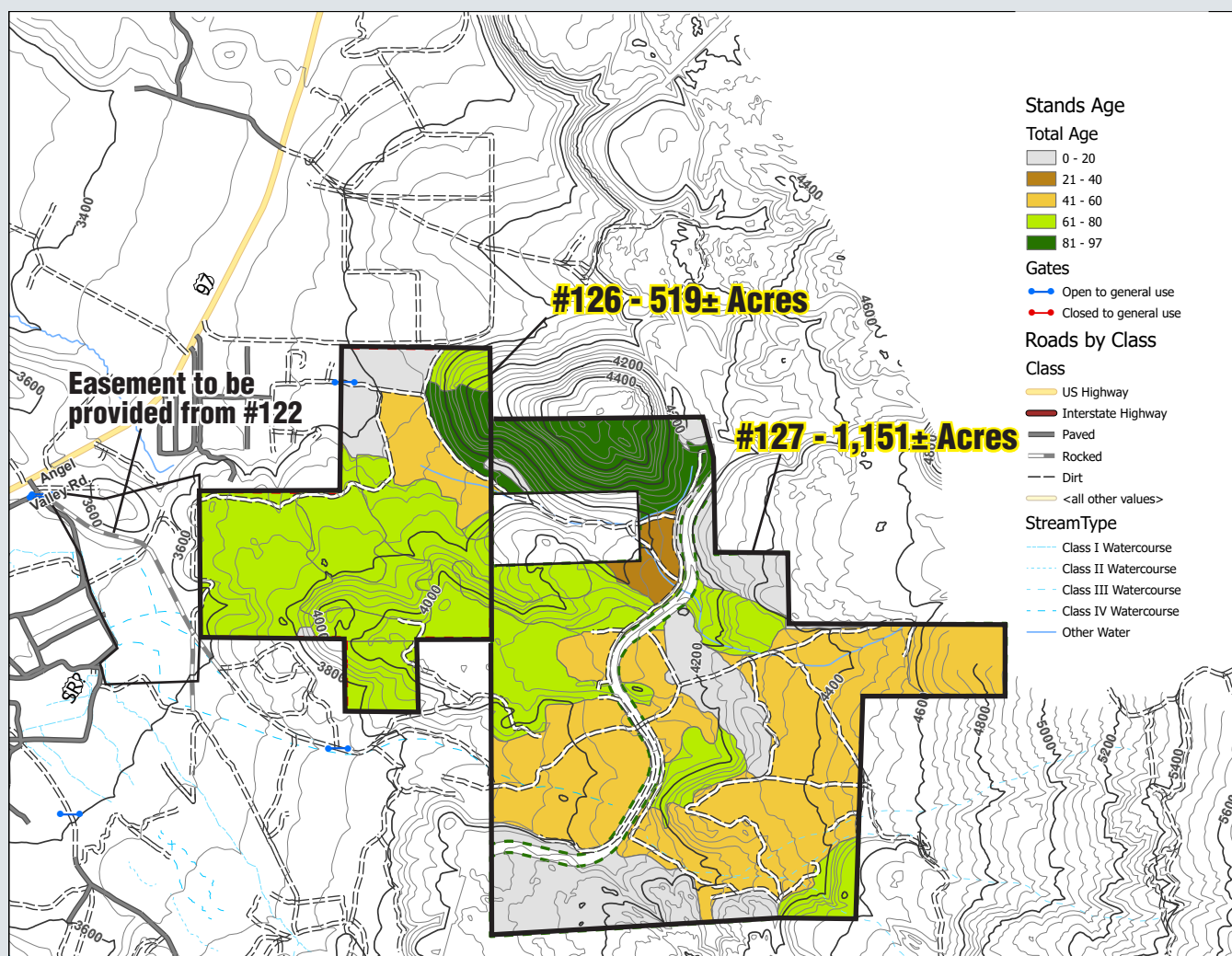
There are also 460± acres of 26 to 50 year-old pine plantations, and 55 acres of non-forest land, located east of the railroad.

Shasta National Forest is adjoining owner to the north, south, and east, with an 80 acre inholding owned by Shasta National Forest within this auction property. Legacy Stone and Gravel is owner to the west.

LOCATION: Parcel Nos: 020-220-050-000, 020-220-060-000, 021-020-140-000, 021-020-150-000, 021-020-250-000, 021-020-270-000, Siskiyou County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY AUGUST 5, 2026

***Individual sale(s) of Auction Properties #123, #124 and #126 through #127 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$1,145,000**





**2,115± Acre Surplus Corporate Real Estate Portfolio along I-5 Corridor with
413± Acre Industrial Property Served by Rail, Residential Development Tract,
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SEALED BIDS DUE AUGUST 5, 2026