



News Advisory

TIR Announces Sale of 3,243 Acres of Sensitive Lands in Central Wisconsin Land Acquired by Conservation Group to Protect and Restore Biodiversity

> Atlanta, Georgia, March 18, 2022

Timberland Investment Resources, LLC (TIR) announced today that it has completed a forestland transaction involving 3,243 acres in the Central Sands region of Wisconsin with a national conservation group that intends to manage them to protect and enhance their biodiversity characteristics. The sale price was not disclosed.

TIR acquired the land from the former Plum Creek Timber Company (now a part of Weyerhaeuser) in 2014. It had been sustainably managing it since then for timber production under the Sustainable Forestry Initiative's (SFI®) forest certification framework.

The lands sold had previously been identified by the state of Wisconsin as providing unique habitat for important native plant communities and wildlife species. Among others, these include the Kirtland's Warbler, a songbird, and the Karner Blue Butterfly. Both species have been designated, either presently or in the recent past, as federally endangered.

"We were pleased to see these lands acquired and protected – and we were especially pleased they will continue to be managed to enhance biodiversity and critical habitat for species like the Kirtland's Warbler and the Karner blue butterfly" said Mark Seaman, President and Chief Executive Officer of TIR, who also is an avid bird watcher.

The lands TIR recently sold consist of five tracts. Most of the property is stocked with plantations of red pine, but other areas, which account for approximately 500 of the total 3,243 acres, are best described as lowland forest and wetlands.

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> Kirtland's Warbler and Karner blue butterfly

These areas tend to be populated with a mix of planted and natural pines, other types of conifers, like hemlock and tamarack, and mixed hardwoods, like maple, oak, aspen and ash.

The lands also are proximate to other publicly owned state parks and wildlife protection areas, including the Wetlands State Natural Area. During their management tenures, TIR and the previous owners made the holdings accessible to the public for a variety of recreational activities, including hunting, fishing, hiking, and snowmobiling, and the new owner has indicated that it intends to continue this practice. It also has said it will execute a management strategy on the lands that focuses on promoting the growth and spread of a broader diversity of trees and plants as well as grasslands. The goal is to restore the area to its original state, which has been described as “large sedge meadow wetlands and vast open areas of pine and oak barrens.”

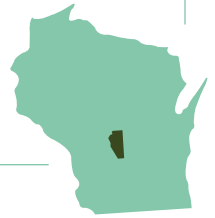
During the due diligence phase of its acquisition of the property in 2014, TIR recognized the unique environmental attributes of the 3,243 acres based on information provided by the state. As a result, the firm had been hoping to collaborate with either a state or federal agency, or a private conservation group, to ensure their permanent protection.

As a fiduciary on behalf of a global clientele that consists of institutional investors, like public pension funds, university endowments and charitable organizations, TIR is precluded by law from donating land outright for environmental protection or other public purposes. However, it actively seeks to sell conservation easements and fee-simple ownership rights to lands that have unique environmental or recreational characteristics. This work is accomplished through its “Conservation Asset Monetization Program,” which has helped protect nearly 60,000 acres nationwide through nearly 40 separate transactions while also generating nearly \$70 million in proceeds for the firm’s clients.

“Our Conservation Asset Monetization program provides us with a mechanism for identifying and placing sensitive lands that come under our management and stewardship in protected ownership structures. We see it as a way to produce win-win outcomes for both our clients and the public,” said Mark Seaman.

Seaman went on to explain that before any forest asset is acquired for inclusion in clients’ portfolios, parcels and tracts that are recognized as having important public values are segregated and special management plans are put in place to help conserve them. The firm then devises disposition strategies for the lands and attempts to identify partners from the public and private conservation communities that may be amenable to exploring options for purchasing and protecting them.

Most of the property is stocked with plantations of red pine, but other areas, which account for approximately 500 of the total 3,243 acres, are best described as lowland forest and wetlands.



Adams County, Wisconsin



For More Information

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About Timberland Investment Resources, LLC

Founded in 2003, TIR is a leading timberland investment management organization. It makes and operates timberland investments on behalf of institutional investors. Its global clientele includes pension funds, foundations, university endowments and charitable organizations. Based in Atlanta and with major regional offices in Charlotte, North Carolina and Boston, Massachusetts, and an affiliate office in London, the firm currently manages more than 800,000 acres valued at more than \$1.6 billion in the U.S. Southeast, Northeast, Midwest and Pacific Northwest. TIR is independently owned and operated by its executive management team.