

May 1, 2026

Timberland Realty is pleased to offer you the opportunity to purchase approximately **3,621.59 GIS acres** of sustainably managed timberlands from Kocjancic Family Limited Partnership, KWI Holdings, LLC and John W. Kocjancic, Sr. Irrevocable Trust, herein referred to as “Kocjancic Family Timberlands”, or “Seller”. This multi-parcel opportunity is located in the Allegheny Plateau Region of Northwest Pennsylvania, specifically in Elk and McKean Counties. These tracts offer the purchaser properties with a long history of proper silvicultural treatments, poised to continue to provide steady cash flow results into the future. The present volume for the eight (8) tracts involved is estimated at **21,659,888** board feet of merchantable timber, or **5,981** board feet per acre for all acres, Scribner log rule.

Enclosed you will find the opportunity to bid on the entire ownership as one purchase. There are eight (8) individual tracts in Pennsylvania being bid as one (1) package as follows: *Warrant Tracts (4 adjoining), 2,958.42 GIS acres; Nivers Tract, 335.27 GIS acres; Steinhopper Tract, 258.50 GIS acres; Wolf Lick Tract, 52.2 acres and Ridgway Tract, 17.2 GIS acres.* All properties are being bid as one sale to one buyer. There is no option to bid on individual properties. The package contains information regarding access, timber stocking, property maps, legal data and more on each of the properties being sold. All inquiries regarding the sale of this ownership should be addressed to Timberland Realty at the address and phone number on the letterhead. The sale of these properties is only being offered through this prospectus at this time.

Kocjancic Family Timberlands does not own the oil, gas and mineral rights on the Nivers tract. Kocjancic Family Timberlands makes no representations about the status of any of the oil, gas and mineral rights with respect to the other tracts, but it will quitclaim any and all right, title or interest that it may have in and to the oil, gas and minerals in and to the other tracts. There are no hunting leases on any of the tracts.

The Purchase and Sale Agreement that each successful buyer will enter into with Kocjancic Family Timberlands for the purchase of the tracts in this package is found in the data room for this offering. The terms and conditions set forth in the Purchase and Sale Agreement shall control in the event of any conflict between the terms of this document, any other marketing materials, or oral statements made by the Seller or Timberland Realty, and the Purchase and Sale Agreement.

The Warrant tracts are easily accessed via the road frontage on RT 255 as well as a right of way across State land (DCNR) from Boone Mountain Road. The Nivers Tract is accessed via Forest Service Road 126. The other tracts do not have deeded access other than to the Steinhopper Tract which access is personal to the Kocjancic family and their heirs only. This right of way does not transfer to the buyer without a new agreement between the buyer and the current landowner. The adjacent surface owners may or may not grant such access through their respective properties. The Wolf Lick tract has been accessed by temporary agreement in the past with the St. Mary’s Water Authority. There are gates on the Warrant tract access and the Nivers access. The gate on the Warrant tracts is not locked. See the data room for access information on the Nivers gates. Access is based on use by Kocjancic Family Timberlands and they make no representations or warranties regarding same.

These tracts have abundant opportunities for recreational leasing for hunting as none are leased. Being located in a great area for deer, turkey, bear and even elk, there is a wide open income stream opportunity waiting to be tapped here beyond the timber. As well, the tracts are well-suited to the carbon marketplace, there has been interest in solar on some of the tracts and even location for a data center in the recent past.

Bid Terms

1. All timber rights will transfer.
2. Any right, title or interest in and to the oil, gas and minerals will transfer by quitclaim. Kocjancic Family Timberlands does not own any of the oil, gas and minerals in and to the Nivers Tract.
3. Seller will not pay for or provide a survey other than any they may have in their possession.
4. Access for each property as used by Kocjancic Family Timberlands is shown on the accompanying maps. Warrant Tract 4191 and Nivers Tract have road frontage. The other Warrant Tracts have access from 4191 and via a right of way from Boone Mountain Road . The right of way locations are shown on the accompanying maps. Properties are sold together with any rights of ways for access but only to the extent that the same are owned by Seller and assignable, subject to those terms and conditions set forth in said rights of ways. The Ridgway and Wolf Lick Tracts have no deeded access. The Steinhopper access is currently designated for the Kocjancic family and their heirs only and is not assignable. Buyers will have to determine their own access to these tracts. Access is based on use by Kocjancic Family Timberlands and Kocjancic Family Timberlands makes no representations or warranties regarding same.
5. A bid offer would not be contingent on any subsequent survey results showing either an increase or decrease in acreage.
6. Purchase price must be paid as cash on closing.
7. The Purchaser will be expected to execute a Purchase and Sale Agreement with the Seller, a copy of which can be viewed in the data room for this offering within twenty-four (24) hours of the Purchaser being notified that Purchaser is the successful bidder.
8. The Seller reserves the right to refuse any and all bids.
9. **Although thought to be accurate, all timber volume estimates, acreage figures, and lineal distance measurements are not guaranteed.**
10. Timberland Realty and the Seller will prepare the purchase offer for the bidder whose bid is accepted by the Seller.
11. Known third-party easements and/or contingencies that may affect an individual tract are noted on the attached tract level information, but may not be comprehensive. All sales will be made subject to all known and unknown easements and contingencies noted herein *or* that are noted in the public record. Deeds may be found in the data room. It is recommended that Buyers perform their own due diligence as to title and easements.
12. A bid deposit is not required; however, a deposit in the amount of **10%** of the bid accepted by the Seller is due within **3 days** of the effective date of the Purchase and Sale Agreement. Telephone bids will be accepted.
13. This deposit will be made payable to Timberland Realty and placed into Timberland Realty's trust account and will either be applied toward the total purchase price or returned under the conditions set forth in the Purchase and Sale Agreement.
14. Timberland Realty is working as the Seller's broker in this offering. Buyer's brokers/agents may participate but must be compensated at the sole expense of the Purchaser.

Timberland Realty has established a data room for this offering. All information contained herein, as well as additional maps, data, deeds, taxes, and any updates to this offering can be accessed in our “data room. All information in the data room is “as-is” and Kocjancic Family Timberlands makes no representations as to the accuracy or completeness of such information. To access this site, please complete the Confidentiality Agreement (CA) and Release and Indemnity Agreement via this link [CA](#) and email to info@timberlandrealty.net. Once received, you will receive an email back with a link to enter the site. Follow the instructions once you click “Open” to enter as this is a multifactor authentication site. Call or email me directly if you have difficulties accessing the CA. Alternatively, send an email to info@timberlandrealty.net and state **“Kocjancic CA” in your email**. Once received, you will be provided with a link to the CA and Release agreements and access to the data room upon our receipt of the signed agreements.

It is our pleasure to offer this opportunity to you. You may access these tracts at your convenience upon our receipt of a fully executed Confidentiality Agreement and Release and Indemnity Agreement.

The bid opening date for all tracts is **June 9, 2026 at 2:00 p.m.** at the offices of Timberland Realty, 1890 E. Main Street, Falconer, New York. If you have any questions, please contact Brian Bullard at 716-664-5602 ext 303 or 716-499-5608 (cellular)

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian S. Bullard', with a long horizontal flourish extending to the right.

Brian S. Bullard
Managing Broker