

KOCJANCIC FAMILY TIMBERLANDS

3,621.59 Acres • McKean & Elk County, PA

Well managed Allegheny and Northern Hardwoods dominated by quality red oak, soft maple, tulip poplar, black cherry, chestnut oak and white oak. Current volume estimated at 21,659,888 boardfeet (Scribner).





GENERAL OVERVIEW

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”. 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.

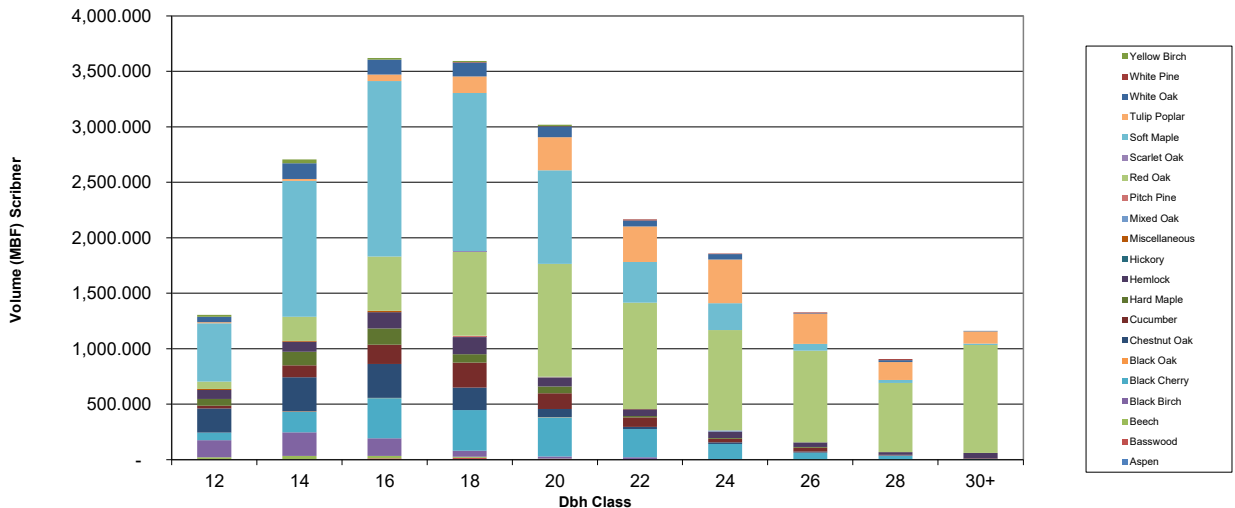
The timber was inventoried in 2025 by Generations Forestry, Inc. on a 5 chain by 5 chain grid utilizing the 10 BAF prism point method of tally on a systematic grid. At each point, all trees measuring 6.0 inches DBH and larger were measured and tallied by species, diameter and total height of merchantability to a USFS Grade 3 log specification. All sawtimber trees capable of producing lumber were measured at 12.0 inches DBH and greater. The predominant species by volume are red oak (32%), soft maple (29%), tulip poplar (8%), black cherry (8%), chestnut oak (5%), cucumber (4%), hemlock (4%), white oak (3%), black birch (3%), hard maple (2%) and other species (2%). The ownership is dominated by medium to large sawtimber creating abundant opportunities for return on investment.

The property has a long tenure of forest management. Quality regeneration is abundant and has the potential to be readily reproduced on the many excellent growing sites that exist here coupled with the high quality seed source available.

Access is provided by a combination of State and Township roads, along with Forest Service roads to the majority of the properties. State Highway 255 provides excellent access to the Warrant Tracts that combine for about 82% of the acreage in this offering and about 83% of the total volume. The internal truck road and trail system is ideal for log trucks and equipment with many established log landings and excellent accessibility by truck, ATV or on foot, particularly if you plan to monetize the investment with a hunting lease. Other tracts have access from Forest Service roads while others have non-transferable right of ways without agreement with the surface owner or no deeded right of ways at all. The access details are found on each of the individual tract descriptions in the data room for this offering.

Boundaries are generally painted in orange, red, white or combinations thereof. Any right, title or interest in, to and under the oil, gas and minerals associated with this offering will be quitclaimed without any representation or warranty regarding the same. They are not owned on the Nivers tract and do not transfer.

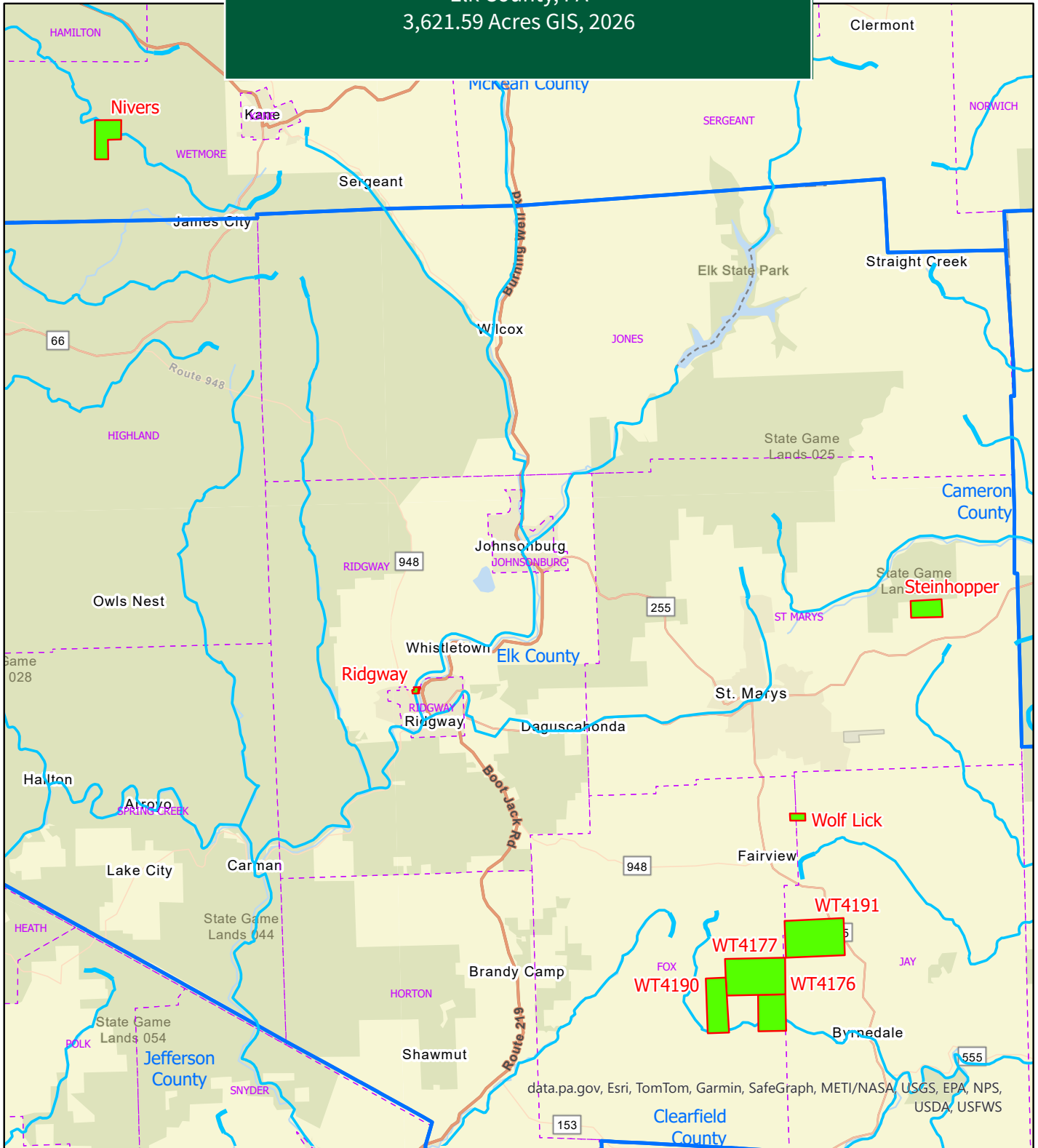
Volume by Species & Dbh Class



KOCJANCIC FAMILY TIMBERLANDS

Elk County, PA

3,621.59 Acres GIS, 2026



data.pa.gov, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS

4/23/2026 - tkrueger | F:\GIS_Dept\Clients\2026\Private\Falconer\Kocjancic\TLR_Maps\APRX_Data\Kocjancic_tracts

Kocjancic Family Timberlands

Tract Location Map
Elk and McKean Counties
Pennsylvania
2026

Legend

- Tract Boundary
- County Boundary
- Town/Township Boundary



1 inch = 4 miles

All mapping was prepared using the best available information about the property from various sources and does not represent instrument survey accuracy. Acreages are estimated using geographic information system (GIS) technology and may not be consistent with acreages calculated by the county tax office or the ownership deed. This map is not a legal survey.



KOCJANCIC FAMILY TIMBERLANDS



Summary of Stands Kocjancic Family Timberlands Family Owned Tracts in Elk and McKean Counties, PA 3,621.59 Acres (GIS) March 15, 2026

Tract	Municipality / County	Principal Species	Acres	% of Acres	Saw Volume (MBF)	Volume per Acre	Pulp Volume (Cords)	Cords per Acre
Nivers	Wetmore / McKean	Hemlock (64%), Soft Maple (15%), and Black Cherry (9%)	335.27	9%	562.014	1.676	3,029	9
Ridgway	Ridgway Boro. / Elk	Red Oak (84%), Black Cherry (8%), and Soft Maple (6%)	17.20	0%	198.853	11.561	88	5
Steinhopper	City of St. Marys / Elk	Black Cherry (47%), Soft Maple (40%), and Hard Maple (7%)	258.50	7%	2,281.811	8.827	1,896	7
Wolf Lick	Jay / Elk	Soft Maple (56%), Tulip Poplar (19%), and Red Oak (17%)	52.20	1%	603.509	11.561	421	8
Wt. 4177	Fox / Elk	Red Oak (41%), Soft Maple (26%), and Chestnut Oak (10%)	1,025.00	28%	5,802.841	5.661	8,109	8
Wt. 4190	Fox / Elk	Red Oak (38%), Soft Maple (24%), and Tulip Poplar (18%)	558.00	15%	5,361.434	9.608	4,106	7
Wt. 4176	Fox / Elk	Red Oak (43%), Soft Maple (24%), and Chestnut Oak (11%)	482.00	13%	2,951.924	6.124	4,467	9
Wt. 4191	Fox / Elk	Soft Maple (38%), Red Oak (23%), and Hard Maple (7%)	893.42	25%	3,897.502	4.362	8,161	9
Totals			3,621.59	100%	21,659.888	5.981	30,277	8

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BRIAN BULLARD

MANAGING BROKER/OWNER

C: (716) 499-5608

bbullard@timberlandrealty.net

**KOCJANCIC FAMILY TIMBERLANDS ARE BEING OFFERED THROUGH A SINGLE-STAGE, SEALED BID SALE PROCESS
WITH BIDS DUE BY 2:00 PM ON JUNE 9, 2026**

You may access these tracts upon signing and returning the Confidentiality Agreement (CA) and Release and Indemnity Agreement. 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. Email the executed documents to the email address above and you will be provided access to the data room for this offering. For more information please contact Brian Bullard at 716-499-5608

Disclaimer: The volumes are based on a timber inventory provided by the seller. All information presented is believed to be correct, however neither Seller nor Seller's Agent warrant the completeness or accuracy of any information. Purchaser will acquire the property based on their own independent evaluation and knowledge. No representations or warranties are expressed or implied as to any facet of the property, acreage, timber volumes, logging constraints, etc.