

Pope Resources Reports First Quarter Loss of \$123,000

April 29, 2009

POULSBO, Wash.--(BUSINESS WIRE)--Apr. 29, 2009-- Pope Resources (Nasdaq:POPE) reported a net loss attributable to unitholders of \$123,000, or 3 cents per diluted ownership unit, on revenue of \$5.0 million for the quarter ended March 31, 2009. This compares to net income attributable to unitholders of \$941,000, or \$0.20 per diluted ownership unit, on revenue of \$6.3 million for the comparable period in 2008.

Cash provided by operations for the quarter ended March 31, 2009 was \$764,000, compared to \$497,000 for the first quarter of 2008, with the year-over-year improvement resulting from a decline in cash used to fund working capital.

"Ongoing weakness in both our log and real estate markets eroded revenue and operating profit for the first quarter of 2009 compared to the same period in 2008," said David L. Nunes, President and CEO. "As was the case in 2008, rather than push a 'normal' log volume onto relatively depressed markets, we are responding to the current market conditions by reducing our planned annual timber harvest to 37 million board feet (MMBF), nearly 30% below our estimated long-term sustainable harvest level of 52 MMBF. With the continued slump in the housing market, and its indirect impact on our markets for raw land and logs, 2009 is shaping up to be a tough year for all our business segments."

Operating income for our Fee Timber segment was off by 40%, declining from \$2.3 million in 2008 to \$1.4 million in 2009. Roughly half this reduction was a function of an 8% decline in log harvest volume, which fell from 9.5 MMBF in 2008 to 8.7 MMBF in 2009. The remaining decline in operating income was driven by an 11% drop in log prices, which fell from \$538 per thousand board feet (MBF) in the first quarter of 2008 to \$477 per MBF in the first quarter of 2009. The impact of these reductions in volume and price was mitigated in part by lower per MBF harvest and haul costs.

Both of our other segments, Timberland Management & Consulting and Real Estate, posted operating losses for the first quarter of 2009 that were slightly improved from last year's first quarter. Timberland Management & Consulting posted a first quarter operating loss of \$104,000 in 2009 compared to an operating loss of \$198,000 in 2008. The Real Estate operating loss for the current quarter was \$459,000 compared to an operating loss of \$500,000 in 2008.

The financial schedules attached to this earnings release provide detail on individual segment results and operating statistics.

About Pope Resources

Pope Resources, a publicly traded limited partnership and its subsidiaries Olympic Resource Management and Olympic Property Group, own or manage over 400,000 acres of timberland and development property in Washington and Oregon. In addition, we provide forestry consulting and timberland investment management services to third-party owners and managers of timberland in Washington, Oregon, and California. We also manage, co-invest in, and consolidate two timberland investment funds that we manage for a fee. The company and its predecessor companies have owned and managed timberlands and development properties for more than 150 years. Additional information on the company can be found at www.poperesources.com. The contents of our website are not incorporated into this release or into our filings with the Securities and Exchange Commission.

This press release contains a number of projections and statements about our expected financial condition, operating results, business plans and objectives. These statements reflect management's estimates based on current goals and its expectations about future developments. Because these statements describe our goals, objectives, and anticipated performance, they are inherently uncertain, and some or all of these statements may not come to pass. Accordingly, they should not be interpreted as promises of future management actions or financial performance. Our future actions and actual performance will vary from current expectations and under various circumstances the results of these variations may be material and adverse. Some of the factors that may cause actual operating results and financial condition to fall short of expectations include conditions in the housing construction and wood-products markets that affect demand for our products; factors that affect our ability to anticipate and respond adequately to fluctuations in the market prices for our products; environmental and land use regulations that limit our ability to harvest timber and develop property, including changes in those regulations; labor, equipment and transportation costs that affect our net income; the impacts of natural disasters on our timberlands and on surrounding areas; and our ability to discover and to accurately estimate liabilities associated with our properties. Other factors are set forth in that part of our Annual Report on Form 10-K entitled "Risk Factors." Other issues that may have an adverse and material impact on our business, operating results, and financial condition include those risks and uncertainties discussed in our other filings with the Securities and Exchange Commission. Forward-looking statements in this release are made only as of the date shown above, and we cannot undertake to update these statements.

Pope Resources, A Delaware Limited Partnership Unaudited

CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS (all amounts in \$000's, except per unit amounts)

Three months ended March 31, 2009 2008

Revenues	4,979		\$ 6,340	
Costs and expenses:				
Cost of sales	(2,198)	(2,679)
Operating expenses	(2,822)	(2,956)
Operating income (loss)	(41)	705	
Interest income	69		395	
Interest expense	(617)	(634)
Capitalized interest	305		308	
SLARS impairment	(60)	-	
Income (loss) before income taxes	(344)	774	
Income tax expense	-		(57)
Net income (loss)	(344)	717	
Net loss attributable to noncontrolling interest Timber Fund I, LP	219		224	
Net loss attributable to noncontrolling interest Timber Fund II, Inc.	2		-	
Net income (loss) attributable to Pope Resources' unitholders	\$ (123)	\$ 941	
Average units outstanding - Basic	4,654		4,672	
Average units outstanding - Diluted	4,654		4,749	
Basic net income (loss) per unit	\$ (0.03)	\$ 0.20	
Diluted net income (loss) per unit	\$ (0.03)	\$ 0.20	

CONDENSED CONSOLIDATED BALANCE SHEETS (all amounts in \$000's)

	31	-Mar-09	31-Dec-08	
Assets:				
Cash and cash equivalents	\$	15,213	\$	17,978
Other current assets		2,049		1,868
Total current assets		17,262		19,846
Roads and timber, net		92,254		92,753
Properties and equipment, net		48,392		47,946
Auction rate securities		3,578		3,619
Other assets		1,232		1,247
Total	\$	162,718	\$	165,411
Liabilities and equity:				
Current liabilities	\$	3,784	\$	3,581
Long-term debt, excluding current portion		26,872		28,169
Other long-term liabilities		1,465		1,490
Total liabilities		32,121		33,240
Partners' capital		86,140		87,817
Accumulated other comprehensive income		19		-
Noncontrolling interests		44,438		44,354
Total	\$	162,718	\$	165,411

RECONCILIATION BETWEEN NET INCOME AND CASH FLOWS FROM OPERATIONS (all amounts in \$000's)

	Three mo 2009	nths (ths ended March 31, 2008		
Net income (loss)	\$ (344)	\$ 717		
Added back:					
Depletion	569		655		
Timber depletion on HBU sale	=		126		
SLARS impairment	60		-		
Depreciation and amortization	204		188		
Other non-cash charges to income (loss)	415		376		

Cost of land sold Change in operating accounts Cash provided by operations	- (140 \$ 764)	173 (1,738 \$ 497)
	SEGMENT INFORMATION (all amounts in \$000's)			I
	Three mor	nths e	ended March 2008	า 31,
Revenues:				
Pope Resources	\$ 4,520		\$ 5,452	
ORM Timber Funds	1		108	
Total Fee Timber	4,521		5,560	
Timberland Management & Consulting (TM&C)	208		224	
Real Estate	250		556	
Total	4,979		6,340	
Operating income (loss): Fee Timber	1,366		2 201	
TM&C	(104)	2,281 (198	١
Real Estate	(459)	(500)
General & administrative	(844)	(878)
Total	\$ (41)	\$ 705	,
	SELECTED STATISTICS			
	Three months ended March 3			
Log colo volumos (the veend beard feet).	2009		2008	
Log sale volumes (thousand board feet): Sawlogs				
Douglas-fir	7,530		7,202	
Whitewood	65		512	
Cedar	64		68	
Hardwood	119		201	
Pulp				
All species	967		1,526	
Total	8,745		9,509	
Average price realizations (per thousand board feet):				
Sawlogs				
Douglas-fir	508		572	
Whitewood	306		471	
Cedar Hardwood	798 475		1,257 639	
Pulp	473		039	
All species	227		357	
Overall	477		538	
Over difference on a	444.000		44.4.000	
Owned timber acres Acres under management	114,000 291,000		114,000 290,000	
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Capital expenditures (\$000's)	780		1,985	
Depletion (\$000's)	569		781	
Depreciation and amortization (\$000's)	204	٠.	188	
Debt to total capitalization (excludes noncontrolling interest)	25	0/2	24	0/2

Debt to total capitalization (excludes noncontrolling interest)

%

25

24

	Q1 2009 vs. Q1 2008			Q1 2009 vs. Q4 2008 Total		
	Total					
Net income (loss) attributable to Pope Resources' unitholders:						
1st Quarter 2009	\$	(123)	\$	(123)
4th Quarter 2008					(1,439)
1st Quarter 2008		941				
Variance	\$	(1,064)	\$	1,316	
Detail of earnings variance:						
Fee Timber						
Log price realizations (A)	\$	(535)	\$	(144)
Log volumes (B)		(411)		3,292	
Depletion		86			(541)
Production costs		81			(1,150)
Other Fee Timber		(136)		(226)
Timberland Management & Consulting						
Management fee changes		(17)		-	
Other Timberland Mgmnt & Consulting		111			(5)
Real Estate						
Land sales		(137)		(932)
Timber depletion on HBU sale		126			352	
Other Real Estate		52			465	
General & administrative costs		34			191	
Net interest expense		(312)		(81)
Other (taxes, noncontrolling int., impairment)		(6)		95	
Total change in earnings	\$	(1,064)	\$	1,316	

⁽A) Price variance calculated by extending the change in average realized price by current period volume.

Source: Pope Resources

Pope Resources

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⁽B) Volume variance calculated by extending change in sales volume by the average log sales price for the comparison period.