

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

Current Report Pursuant to Section 13 or 15(d) of  
The Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported) December 27, 2016

**Pope Resources, A Delaware Limited Partnership**

(Exact name of registrant as specified in its charter)

Delaware  
(State or other jurisdiction of  
incorporation or organization)

91-1313292  
(I.R.S. Employer  
Identification No.)

19550 Seventh Avenue NE, Poulsbo, Washington 98370  
(Address of principal executive offices) (ZIP Code)

Registrant's telephone number, including area code (360) 697-6626

NOT APPLICABLE  
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (SEE General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**INFORMATION TO BE INCLUDED IN THE REPORT**

**Item 8.01            OTHER EVENTS**

On December 27, 2016, the registrant issued a press release announcing sales totaling 127 single-family lots from its Harbor Hill development in Gig Harbor, Washington for a combined \$14.3 million. The buyers were three different merchant builders: Quadrant, Azure Northwest, and MainView. A copy of that press release is attached hereto as Exhibit 99.1.

**Item 9.01.            FINANCIAL STATEMENTS AND EXHIBITS**

The information included in Exhibit 99.1 pursuant to Item 9.01 of this Current Report on Form 8-K shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference into any filing made by the Company under the Exchange Act or Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such a filing.

Exhibit No.   Description

99.1            Press release of the registrant dated December 27, 2016

**SIGNATURES**

Pursuant to the requirements of Section 13 of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

POPE RESOURCES, A DELAWARE LIMITED  
PARTNERSHIP

DATE: December 27, 2016

BY:                      /s/ John D. Lamb            
                  John D. Lamb  
                  Vice President and Chief Financial Officer, Pope  
                  Resources, A Delaware Limited Partnership, and Pope  
                  MGP, Inc., General Partner

**Exhibit 99.1**  
**Press Release of the Registrant dated December 27, 2016**



**Pope Resources**  
*A Limited Partnership*

Contact: John Lamb  
VP & CFO  
360.697.6626  
investors@orminc.com

NEWS RELEASE

**FOR IMMEDIATE RELEASE**

NASDAQ:POPE

POULSBORO, Wash.  
December 27, 2016

**POPE RESOURCES ANNOUNCES SALES TOTALING \$14.3 MILLION FROM HARBOR HILL PROJECT**

Pope Resources (Nasdaq:POPE) announced today recent sales totaling 127 single-family lots from its Harbor Hill project in Gig Harbor, Washington for a combined \$14.3 million. The buyers were three different merchant builders: Quadrant, Azure Northwest, and MainVue. Harbor Hill is a mixed-use planned community consisting of residential, retail, business park, and commercial properties.

“We are pleased to add two new builders to Harbor Hill and close out the year with these sales that bring our project-to-date single-family lot closings to 388, or 70%, of the project’s total of 554,” said Tom Ringo, President and CEO. “Merchant builder response to our project remains strong, reflecting favorable retail home-buyer interest in both Harbor Hill and the broader Pierce County residential market.”

**About Pope Resources**

Pope Resources, a publicly traded limited partnership, and its subsidiaries Olympic Resource Management and Olympic Property Group, own or manage 217,000 acres of timberland and development property in Washington, Oregon, and California. We also manage, co-invest in, and consolidate two private equity timber funds, for which we earn management fees. These funds provide an efficient means of investing our own capital in Pacific Northwest timberland while earning fees from managing the funds for third-party investors. The Partnership and its predecessor companies have owned and managed timberlands and development properties for over 160 years. Additional information on the company can be found at [www.poperesources.com](http://www.poperesources.com). The contents of our website are not incorporated into this release or into our filings with the Securities and Exchange Commission.