



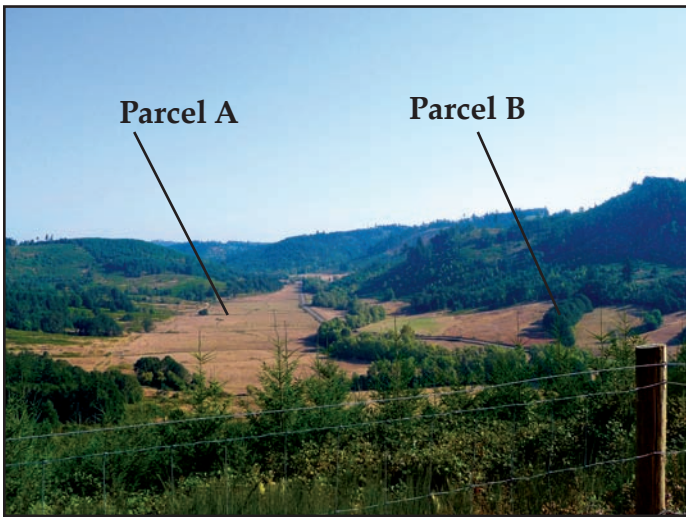
Parcel B – 435± acres

Published Reserve Price: \$1,150,000

This 435± acre parcel has a view of Mt. Hood and almost 1.25± miles of Dupee Creek frontage and includes an estimated 110± acres of fenced fields. There is an estimated 650± MBF on 34± acres of primarily 60± year old Douglas-fir in the northwest section, along with well-stocked 3 to 15± year old Douglas-fir reproduction. An estimated 20± acres has been cleared for vineyard development in the northeast section, and adjoins the Hyland Vineyards. There is an adjoining owner who has an easement to access the home. The seller has a reciprocal easement. The entry drive from Dupee Valley Road is gated and shared with this owner. There are several oak savannas along the fields.

LOCATION: Township 5 South, Range 6 West, Sections 12, 13 and Township 5 South, Range 5 West, Sections 7, 18, Tax Lots 200, 400, 407. From Highway 18 take Gopher Valley Road (east of Sheridan) and turn left and proceed two miles to Grauer Road. Take a right and then left on Dupee Valley Road and proceed .08 miles to the southern boundary of the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 29, 2012



Top: View east from Parcel B (showing Mt. Hood on a clear day)

Middle: View of Dupee Valley

Bottom: Estimated 650± MBF of Douglas-fir on Parcel B



Hyland Vineyard is located along eastern section of Parcel B