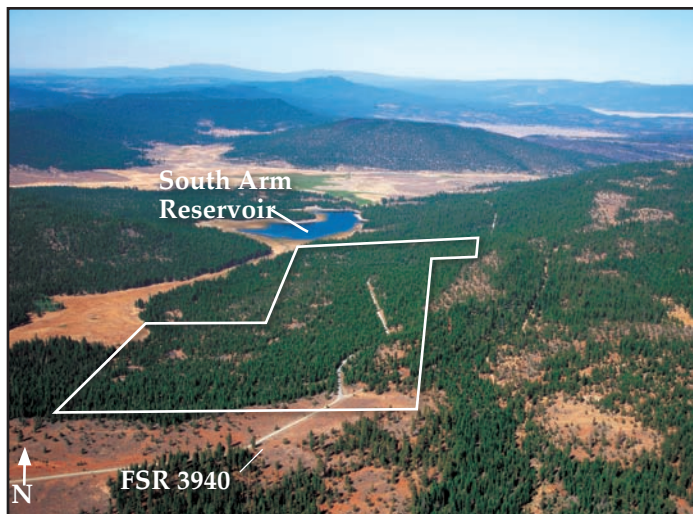


131

South Arm Reservoir Hunting and Recreation Tract Lake County, Oregon



LOCATION: Township 40 South, Range 16 East, Sections 26, 27, 34, Tax Lot 1800.

PUBLISHED RESERVE: \$96,500

LAST ASKING: First Time Offered

SIZE: 320± Acres

ELEVATION: 5,960± to 6,285± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time. (Please see detail directions with map in Supplemental Information Package.)

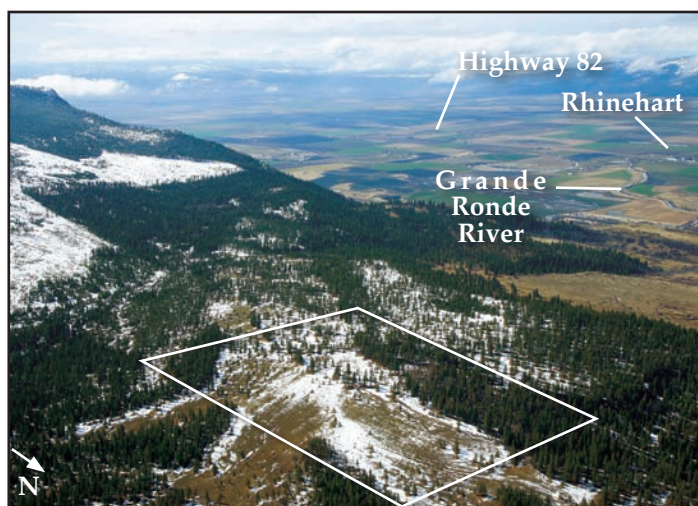
FINANCING: None – All Cash

DESCRIPTION: The 320± acre South Arm Reservoir Timber and Recreation Tract is located at the southern end of South Arm Reservoir in the southwest corner of Lake County, 15 miles west of Lakeview and within the Fremont-Winema National Forest. It is along a ridge of moderate to steep slopes and has a small meadow in the southeast section of the property, and some residual timber. A USFS Road (3940) provides access through the eastern section that connects north to Dent Creek Road and Highway 40. There is a system of logging roads providing access along the ridge, with several locations for camps with views north to South Arm Reservoir. Private lands are to the west and are used primarily for ranching, with USFS ownership to the south and east. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012

132

Indian Creek Timber and Recreation Tract Union County, Oregon



LOCATION: Township 1 South, Range 39 East, Section 13, Tax Lot 5700

PUBLISHED RESERVE: \$85,850

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 3,600± to 3,800± Feet

ZONING: A4 (Timber Grazing)

PROPERTY INSPECTION: Please call Auction Information Office

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. Balance is to be paid prior to any timber harvest. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 80± acre tract is located along a ridge, west of the Indian Creek drainage, on the lower north-facing slopes of Mt. Harris, eight miles southwest of the Grand Ronde community of Elgin. There is an estimated 329± MBF of primarily 100± year old ponderosa pine with some Douglas-fir, western larch and grand fir located on 21± acres in the northwest and southeast sections. (Please see Supplemental Information Package for cruise summary.) The balance of the property is mostly open grassland. The topography is rolling to gentle and there are several good locations for a base camp or cabin. The property is located within the Catherine Creek Wildlife Unit. There is no legal or developed access to the property. Private roads provide access from Indian Creek Road to within 1/4 mile of the tract. (Please see Supplemental Information Package for details.)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012