



PUBLISHED RESERVE: \$1,995,000

SIZE: 4,300± Acres

ELEVATION: 3,600± to 5,200± Feet

ZONING: PF - MUR

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash. Northwest Farm Credit Services has financing available. See Supplemental Information Package for details.

DESCRIPTION: The 4,300± acre Bear Creek Ranch is located in the John Day River Valley between Prairie City and John Day and has spectacular views to the south of the Strawberry Wilderness, plus over 5.5 miles of Bear Creek frontage. Bear Creek is year-round and portions of the Creek have steelhead spawning areas. The property has excellent access from Highway 26 and is within a forty-minute drive of historic Baker City at I-84, providing four-season access for a private retreat. There is an airport operated by Grant County in nearby John Day with a paved 5,220 foot runway that can accommodate corporate jet aircraft.

Bear Creek Ranch has been managed for commercial timber production with an estimated 3,600 acres containing well-stocked stands of pine and fir that will provide future harvests in the next ten to twenty years. The existing volume is estimated at 7 to 8 million board feet.



Over 5.5 miles of Bear Creek frontage



View southeast to Strawberry Mountain Wilderness