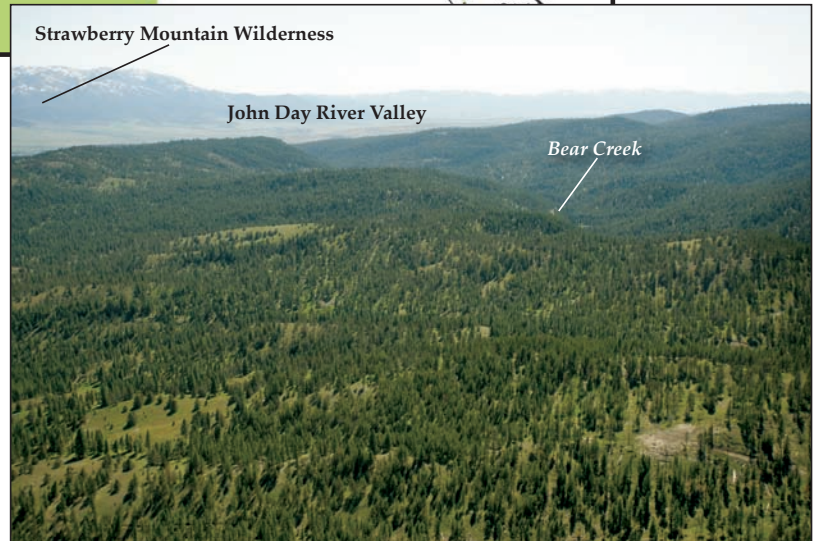


*View southwest to
John Day River Valley*



The balance of the Ranch is primarily grazing land. There is a grazing allotment on 13,704± acres for 200 cow / calf pairs in the adjoining Malheur National Forest that can be assigned to the new Owner of the Ranch, with approval from the U.S. Forest Service.

Bear Creek Ranch has three Water Right Certificates that serve as irrigation and water storage for livestock, wildlife and fire protection. Keeney Fork Road provides access from Highway 26 to the entire Ranch, with USFS roads providing additional access to the northern portion of the property. There are two outparcels — 160± acres owned by Grant County and leased to a rifle club, and 40± acres that comprise a rock pit.

The Ranch is located in the Northside Game Management Unit and a new owner will qualify for up to four Land Owner Preference Tags. This area of Grant County is known for elk, deer and some upland birds.

There are a number of excellent building sites for a ranch complex, cabin or hunting lodge. (See Supplemental Information Package for Grant County zoning and land use.)

LOCATION: Township 12 South, Range 33 East, Sections 16, 17, 19, 20, 21, 29, 30, 31, 32 Township 11 South, Range 33 East, Sections 6, 7, 8. From John Day, travel east on Highway 26 for 9.2 miles to Keeney Fork Road – Grant County Road 18. Turn left and property is on both sides of road.

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