



**PUBLISHED RESERVE:** \$48,000

**LAST ASKING:** First Time Offered

**SIZE:** 160± Acres

**ELEVATION:** 4,500± Feet

**ZONING:** F - Forest

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** The 160± acre Sycan 7 tract is located six± miles northeast of the Sprague Riverfront town of Beatty, and adjoins the Ferguson Mountain Pines subdivision, to the south. The property has mostly moderate to gentle north facing slopes. There is some residual timber remaining on the property. Auction Property #136 is north of the property.

Powerline Road provides access into the northwest corner. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

**LOCATION:** Township 35 South, Range 13 East, Section 32, Tax Lot 1300.

From the town of Beatty, take Godowa Springs Road north 2.5± miles, to Sycan Road. Turn right and proceed 3± miles to Powerline Road. Go south 1/4± mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013