



PUBLISHED RESERVE: \$193,500

LAST ASKING: First Time Offered

SIZE: 960± Acres

ELEVATION: 4,400± to 4,600± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 960± acre Sycan 5 Tract is the largest property being offered in the upper Klamath Basin, and is located 5.5 miles north of the Sprague River Community of Beatty, and north of Auction Property #135. It has potential to be used as a ranch, with year-round access to Beatty. The High Country Ranch subdivision is located 1.5 miles south of the property. The property is bisected in the western section by the old Weyerhaeuser Railroad right-of-way that is now being used as an O C & E Woods Line State Trail system for hiking, cycling and horseback riding.

A power line right-of-way runs through the western section of the tract, which is primarily open meadow and grazing land. Mill Creek, tributary to the Sycan River, is located in the northwest corner. Sycan Road provides excellent access to the property, which was harvested in 2002. Five Mile Creek Road bisects the southeast corner of the property. There are some remaining residual stands of ponderosa pine. The topography is mostly gentle. 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.)

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LOCATION: Township 35 South, Range 13 East, Section 20, Tax Lot 1300. Section 28, Tax Lot 100. Section 29, Tax Lots 100, 1000, 1100, 1200, 1201. At Beatty, take Godowa Springs Road north 2.5± miles, to Sycan Road. Turn right and follow 3± miles to Powerline Road. At junction of Powerline Road and Sycan Road proceed north on Sycan Road 1± mile to the property.

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.