



**PUBLISHED RESERVE:** \$85,000

**LAST ASKING:** First Time Offered

**SIZE:** 320± Acres

**ELEVATION:** 4,440± to 4,600± Feet

**ZONING:** F – Forest

**PROPERTY INSPECTION:** At Any Time. Four wheel drive is recommended.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 320± acre tract is located 3± miles south of Bly, and is 1/8 mile west of Auction Property #138, Pole Creek East. It may be purchased individually, or in combination with Pole Creek East, providing ownership of 480± acres. Pole Creek bisects the northwest corner and the USFS road provides excellent access throughout the property.

The sale of Pole Creek West Timber and Recreation Tract is subject to an easement over the spur road that provides access to Auction Property #138, Pole Creek East.

The topography is gentle to moderate, with some residual timber remaining on the tract, and some open meadows by Pole Creek and along the eastern boundary that would make a good hunting base camp or cabin location. 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 37S, Range 14E, Section 23, Tax Lot 3400.

From Bly, take Keno Springs Road south 1± mile and turn left on Forest Service Road 3752. Follow 2± miles. Once you cross the bridge, you are on the north portion of the property.

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