



PUBLISHED RESERVE: \$175,000 (Bulk)

	Parcel A	Parcel B
LAST ASKING: \$599,999	\$150,000*	\$25,000*

•The sale of Parcel A and Parcel B is subject to combined total accepted bids in the aggregate to equal, or exceed, \$175,000.

SIZE: 365± Acres	75± Acres	290± Acres
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ELEVATION: 1,800± to 3,600± Feet

ZONING: Parcel A: Homestead Recreation Limited Use Combining Zone
Parcel B: Mining Extraction

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 365± acre tract is one of the largest private landholdings within the Snake River Canyon that has entitlements for recreation development that may allow 25 cabin and 25 tent sites, 10 recreational vehicle sites, marina, caretaker residence and additional buildings. The property is available in its entirety, or in two parcels of 75± and 290± acres. It is located south of the Hells River National Recreation Area, and four miles north of the Oxbow Dam.

Baker County Commissioners approved PA-07-005 in 2008, which changes the zoning on 75± acres along the Snake River (Parcel A) from EFU to Homestead Recreation Limited Use Combining Zone. A four-year extension for the entitlements has been granted that will expire December 3, 2014, providing a new owner the opportunity to develop a master plan for the 75± acres along the Snake River. A conditional use permit will be required. A copy of the Baker County Final Staff Report and additional documents are available in the Supplemental Information Package.

