

PUBLISHED RESERVE: \$155,000
LAST ASKING: First Time Offered
SIZE: 310± Acres
ELEVATION: 4,300 to 4,600± Feet
ZONING: F - Forestry
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

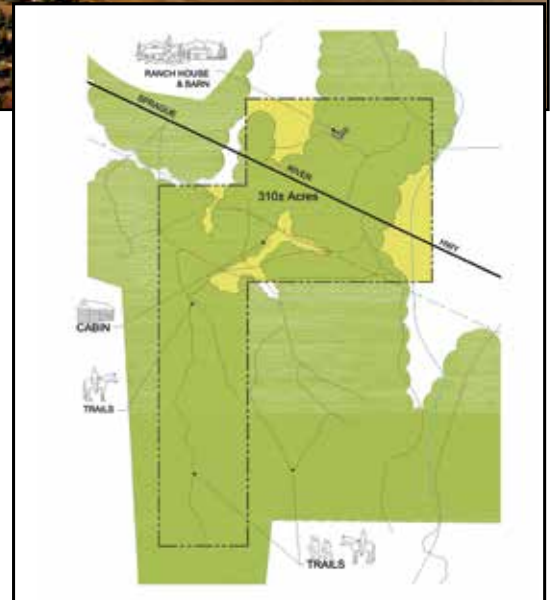
DESCRIPTION: This 310± acre timber and recreation tract is located along the Sprague River Highway within the southwest corner of the Sprague River Valley, 10± miles from Chiloquin and Highway 97. The property has an estimated 272 acres of forestland and 38 acres of meadow. The largest meadows are located north of the Sprague River Highway, which could be used for livestock and for a potential home site as part of a ranch complex on the ridge, with views of the Sprague River Valley.

The forestland has an estimated 681 MBF of primarily residual ponderosa pine, and a network of internal logging roads that provide access throughout the tract and could be used for hiking and horseback riding.

The topography is mostly gentle, with some moderate to steep north-facing slopes at the southern end of the property. There are several easements in the north from Sprague River Highway South, to several adjoining ranches.

LOCATION: Township 34 South, Range 8 East, Section 35. Tax lot 1400. Township 35 South, Range 8 East, Section 2. Tax lot 700. From Highway 97, take Chiloquin Exit and proceed to Sprague River Highway. Proceed east five miles to intersection with Williamson River Road, and continue on Sprague River Highway four miles to Auction Property, which is located just west of Nine Mile Road.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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