

## THE OPPORTUNITY

The 5,235± acre Wilson Creek Tract is one of the largest blocks of private timberland located at the gateway to eastern Oregon's Blue Mountains having a combination of well-stocked stands of ponderosa pine, Douglas-fir and western larch, providing a long-term forestry investment and exceptional landscape for hunting and recreation. There is a newly-built owner's cabin and the property has views west to Mt. Hood, Mt. Jefferson, Mt. Adams and Mt. Rainier.

The Wilson Creek Tract is located 12± miles southeast of Heppner, between the Rhea and Willow Creek drainages, and has been managed as commercial timberland for over 75 years. It was part of the Kinzua Pine Mill Company's original ownership, and provided logs to mills located in nearby Heppner and in the company town of Kinzua, east of Fossil in Wheeler County.

There is an airport in Lexington, near Heppner, that can accommodate private jet aircraft, and I-84 is within a 40-minute drive of Heppner.

The property extends over four miles north to south from Summerfield Canyon to Rhea Creek drainage, to nearly three miles west to east from Wilson and Caplinger Creek drainages to Cutsforth County Park, Willow Creek and Blue Mountain Scenic Byway.

Topography ranges from 3,700± feet to 5,300± feet and the property has 9.5± miles of frontage along Wilson, Alder and Caplinger Creeks, with a number of large meadows that could be used for additional cabins, a hunting base camp or owner's residence with horse facilities.

The Wilson Creek Tract has numerous springs plus twelve stock tanks which have been installed in order to enhance habitat for wildlife. Additional conservation opportunities exist for a new owner to fence and restore 200± acres of riparian areas along all three creek drainages, which are all fish-bearing streams.



*Cabin overlooking Wilson Creek*



*Meadow along Wilson Creek below cabin*



*Cabin built in 2009*