

There is a good system of internal roads, with gated entries in the northwest from Wilson Creek Road, and in the southwest via an easement to Rhea Creek Road, which provide access throughout the Tract. Heppner is approximately a 30 minute drive from the property.

The Umatilla National Forest boundary is along the southeast section and several large private cattle ranches are to the west and southwest.

Grazing rights to the Wilson Creek Tract were exchanged in 1996 for a timber deed which covers 475± acres and are part of the sale. Grazing and timber rights expire in 2061. Thompson Ranches owns the grazing rights and has been a good steward of the property. Grazing from June through early October reduces fire hazard. Additionally, the 12 stock tanks installed by Thompson Ranches have enhanced grazing and wildlife attributes. The cabin and area surrounding it is fenced-off from grazing. The new owner will have the ability to work with Thompson Ranches in further improving the property through additional conservation and restoration projects.

Wilson Creek is within the Heppner Hunt Unit and is an outstanding recreation and hunting property, with excellent habitat for Rocky Mountain elk, mule deer, and turkey. Its proximity to the Umatilla National Forest as well as to meadows along Wilson, Caplinger and Alder Creeks, with open ridge tops, has created a favorable hunting environment. An existing hunting lease expires in December 2014, providing opportunity for the new owner to develop a private hunting preserve.

The Wilson Creek Tract is also an exceptional timber property due to its well-stocked stands of timber which cover an estimated 3,529 acres, an additional 1,538± acres that has residual timber, and some young natural and planted



*View along Wilson Creek by cabin*



*Wildlife and stock tanks are located throughout the property*



*Elk in Section 17 on Timber Deed Tract*