

## THE CABIN

The cabin was recently built, is located in the northwest section of the property, overlooks the meadow along Wilson Creek, and has views west. There is some interior finishing still needed which includes both installation of a wood stove and flooring, and completion of kitchen. The cabin is 30 feet by 25 feet, and has a large sleeping loft. The interior is blue stain pine and the exterior is rough pine siding, with blue metal roof. The cabin is elevated above the ground on concrete piers, and has a covered front porch.

The main level has a two-story great room with antler chandelier and an enclosed bathroom with shower and sink. A portion of the lower level is designed for a kitchen area. The covered deck overlooks the Wilson Creek meadow.

The cabin was designed to use propane cooking and is wired for a generator. Water is available from a spring located on a hillside south of the cabin. An outhouse is located nearby.

An estimated \$20,000 has been invested in the building of the cabin.

## GRAZING LEASE AND TIMBER RIGHTS

A Real Property Exchange Agreement executed in March 1996 between Terry and Karen Thompson, and Pioneer Resources, LLC, exchanged 475± acres of timber rights located within three parcels, for grazing rights, for a term of 65 years. The grazing and timber rights expire in 2061. There is a 160± acre parcel, or inholding, located in Section 31 that has 160± acres at the southwest corner in Sections 1 and 2, and 155± acres in the northwest section by Summerfield Canyon.

There is some residual timber on portions of the timber rights which could provide future harvest income.

The owner of the Wilson Creek property may utilize the lands containing the timber rights for hunting and additional recreation uses.

Please see Supplemental Information Package for property boundary detail



View northwest from Section 3 by Umatilla National Forest