



100

DESOLATION CREEK

13,440± ACRES

GRANT COUNTY, OREGON

Desolation Creek is the largest private block of ownership within the Desolation Watershed which is tributary to North Fork John Day River, 1.5± miles from the property. Over ten miles of Desolation Creek runs on the property, and supports Chinook salmon, steelhead, bull trout, brook trout, cutthroat trout and mountain whitefish.

The North Fork John Day River and its tributaries account for about 70% of the salmon production within the John Day Basin, according to the U.S. Forest Service. Acquisition of the Desolation Creek Tract provides significant opportunity for a new owner to obtain conservation values in restoration of the 20± miles of riparian areas along Desolation Creek. Additional riparian restoration opportunity includes: Kelsay, Moonshine, Spring, Starveout and East Meadow Creeks.

86% of the Desolation Creek Tract, or 11,601± acres, is classified as forestland, and is mostly located on north- and west-facing slopes, with good site productivity. Elevations range from 3,000± to 5,000± feet with a well-developed system of both USFS and private roads. The bulk of the property may be harvested using ground-based systems.

The 2013 cruise estimates a total of 35,700± MBF, a 57% increase from the 2001 volume, prior to purchase by Hood River County. 72% of the 2013 estimated volume is Douglas-fir and ponderosa pine, with the balance being western larch, grand fir and lodgepole pine. The Seller has harvested only 221.9± MBF during its ten-year ownership. It has been projected that within the next 25 years timber volume will increase by over 265% to 96± million board feet.

The Desolation Creek Tract is also an excellent hunting and recreation property. It has not been leased for hunting by the Seller. The combination of ridge tops, meadows, steep draws and plentiful water have attracted both elk and deer. There are numerous opportunities to develop a private hunting retreat along ridge tops overlooking the Desolation Creek Drainage in the southwest section of the property. Currently, the property is leased through 2014 to three ranchers for grazing purposes, and generates annual income of \$20,232. These leases may be terminated or re-negotiated by the new owner upon sale of the property.

Historically, a number of creek front cabins were built along the north bank of Desolation Creek. There are two remaining private in-holdings with cabins still on the property. An old hunters' cabin in disrepair remains in the southwest section. Additional cabins or campgrounds could be developed by a new owner in order to take advantage of easy accessibility and vehicle traffic on USFS Road 10 to Olive Lake, a popular campground that is south of the property.