



200

## WILKINS CREEK

5,309± ACRES

### UMATILLA COUNTY, OREGON

The Wilkins Creek Tract is located eight miles west of Ukiah, along a ridge between the Five Mile Creek Drainage and Highway 53, which is part of the Blue Mountain Scenic By-Way that provides access west to Heppner, and east to La Grande. The property is a contiguous block of private ownership, with Wilkins Creek and its two tributaries creating a total of three drainages which, in combination with the ridge top in the southwest section, provides excellent hunting habitat for both elk and deer. The Seller has not leased the property for hunting.

Access to both the northwest and southwest is from Highway 53 and USFS Road 5309, and to USFS Road 5310, to locked gates on the property. Elevations range from 3,200± to 4,500± feet, with primarily moderate north- and northwest-facing slopes. There is a system of internal logging roads that provides access throughout the property, but is in need of some maintenance and repair. The majority of the property may be harvested using ground-based systems.

76% of the Wilkins Creek Tract, 4,011± acres, is classified as forestland. 1,255± acres are grasslands and include a large meadow in the southwest section by the Elk Gate that could easily accommodate an airstrip. Within the grasslands area are two stock ponds along with an old hunters' cabin that is in disrepair. Two ranchers lease the Wilkins Tract for grazing through 2014, which generates \$7,092 in annual income. Leases may be terminated or re-negotiated upon sale of property.

The 2013 timber cruise estimates a total of 10,750± MBF, with 90% of the volume Douglas-fir and ponderosa pine. It also shows a significant 80% increase in growth since the property was acquired in 2002, with 5,912± MBF. The Seller has harvested only 314± MBF during its ownership. It has been projected that within the next 25 years the timber volume will increase by over 200%, to 21.5 million board feet.

Acquisition of the 18,749± acre Portfolio, owned by Hood River County, in either bulk, or by individual property, provides a rare opportunity to purchase large blocks of productive eastern Oregon timberland as long-term forest investment, with added benefits of hunting, recreation, and potential attainment of conservation values from providing easements or carbon sequestration.

Northwest Farm Credit Services is the preferred lender, and may have financing available for qualified parties. Please see Auction Catalog for details.