

Wilkins Creek Tract has no public access and therefore has potential for development of private hunting preserve



along Desolation Creek with cabins, tent and RV camping facilities, to a hunting base camp located above the Desolation Creek Drainage which has no public access. The property is located within the Desolation Wildlife Management Unit and is eligible for six Landowner Preference Tags. The property also provides excellent habitat for both elk and deer, with timber, meadows, ridge tops and fifty miles of year-round and seasonal creeks.

In addition to potential recreation and conservation values, both properties are currently leased for grazing, which has generated annual income of \$27,300.

Acquisition of the 18,749± acre Portfolio, owned by Hood River County, either in bulk or by individual property, provides a rare opportunity to own one of the largest blocks of productive timberland in eastern Oregon, with exceptional growth potential as a long-term forest investment, with the added benefits of hunting, recreation and potential attainment of conservation values through easements, or carbon sequestration, at prices that start at \$395 per acre.

PUBLISHED RESERVE PRICES:

100 – Desolation Creek	13,440± acres	\$6,875,000 / \$511 per acre
200 – Wilkins Creek	5,309± acres	\$2,100,000 / \$395 per acre

LAST ASKING PRICE: First Time Offered



FINANCING: None - All Cash. Northwest Farm Credit Services may have financing available for qualified parties by contacting Gina Bryan at 1-800-838-4374 or gina.bryan@northwestfcs.com.

INSPECTION:

100 – Desolation Creek – At Any Time

200 – Wilkins Creek - Locked Gates – Inspection is by Appointment, only. Please contact Auction Information Office at 1-800-845-3524 for entry permit.