



attracts both elk and deer. There are numerous opportunities to develop a private hunting retreat along ridge tops overlooking the Desolation Creek Drainage in the southeast section of the property. Currently, the property is leased through 2014 to three ranchers for grazing purposes, and generates an annual income of \$20,232 for a total of 1,685 AUMS, at a rate of \$12 per AUM. 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 along Desolation Creek in order to take advantage of easy accessibility and vehicle traffic on USFS Road 10 to Olive Lake, a popular campground ten miles south of the property.

LOCATION: Township 7 South, Range 32 East, Sections 7, 8, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26, 27, 28, 33, 34, 35, 36 and Township 8 South, Range 32 East, Sections 1, 2, 3, 4, 10, 11, 12, and Township 8 South, Range 33 East, Section 6.