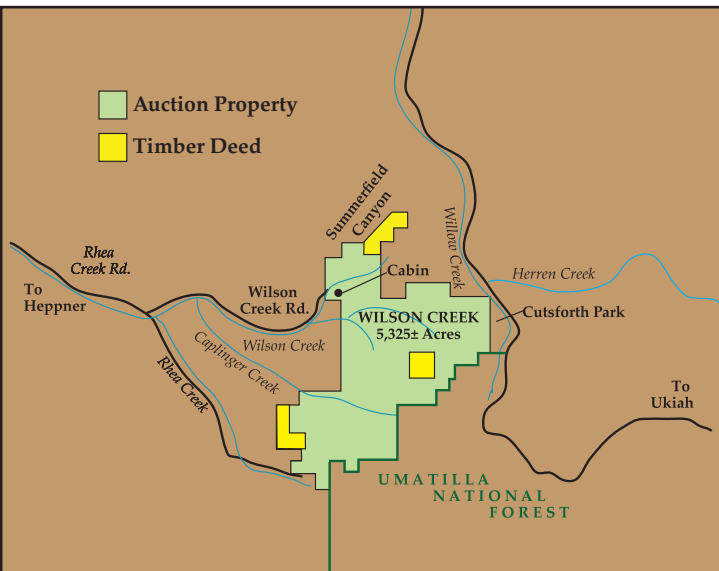




*Meadow along Wilson Creek below cabin*



Creek drainages, and has been managed as commercial timberland for over 75 years. It was part of the Kinzua Pine Mill Company’s original ownership, and provided logs to mills located in nearby Heppner and in the company town of Kinzua, east of Fossil in Wheeler County.

There is an airport in Lexington, near Heppner, that can accommodate private jet aircraft, and I-84 is within a 40-minute drive of Heppner.

The property extends over four miles north to south from Summerfield Canyon to Rhea Creek drainage, to nearly three miles west to east from Wilson and Caplinger Creek drainages to Cutsforth County Park, Willow Creek and Blue Mountain Scenic Byway.

Topography ranges from 3,700± feet to 5,300± feet and the property has 9.5± miles of frontage along Wilson, Alder and Caplinger Creeks, with a number of large meadows that could be used for additional cabins, a hunting base camp or owner’s residence, with horse facilities.

The Wilson Creek Tract has numerous springs, plus twelve stock tanks which have been installed in order to enhance habitat for wildlife. Additional conservation opportunities exist for a new owner to fence and restore 200± acres of riparian areas along all three creek drainages, which are all fish-bearing streams.

There is a good system of internal roads, with gated entries in the northwest from Wilson Creek Road, and in the southwest via an easement to Rhea Creek Road, which provide access throughout the Tract. Heppner is approximately a 30 minute drive from the property.

The Umatilla National Forest boundary is along the southeast section and several large private cattle ranches are to the west and southwest.

Grazing rights to the Wilson Creek Tract were exchanged in 1996 for a timber deed which covers 475± acres and are part of the sale. Grazing and timber rights expire in 2061. Thompson Ranches owns the grazing rights and has been a good steward of the property. Grazing from June through early October reduces fire hazard. Additionally, the twelve stock tanks installed by Thompson Ranches have enhanced grazing and wildlife attributes. The cabin and area surrounding it is fenced-off from grazing. The new owner will have the ability to work with Thompson Ranches in further improving the property through additional conservation and restoration projects.

Wilson Creek is within the Heppner Hunt Unit and is an outstanding recreation and hunting property, with