



excellent habitat for Rocky Mountain elk, mule deer, and turkey. Its proximity to the Umatilla National Forest as well as to meadows along Wilson, Caplinger and Alder Creeks, with open ridge tops, has created a favorable hunting environment. The hunting lease expired in January 2015.

The Wilson Creek Tract is also an exceptional timber property due to its well-stocked stands of timber which cover an estimated 3,529 acres, additional 1,538± acres that have residual timber, and some young natural and planted regeneration. Less than 12% of the property is considered non-timberland, and an estimated 200 acres of riparian area is located along the three creek drainages.

The property has 2,300± acres of north-facing slopes that provide additional productivity as a long-term forestry investment. Pre-commercial thinning of overstocked stands could increase overall productivity for the property. There is an estimated total of 5± million board feet, with 48% of the volume being ponderosa pine, 22% Douglas-fir, and the balance primarily western larch and true fir.

It is projected that within the next twenty years the volume will exceed 11.3 million board feet, providing both near-term cash flow and long-term asset growth.

The Wilson Creek Tract has nearby domestic pine and fir log markets in John Day, Pilot Rock, Pendleton and La Grande. There are also pellet mills in both John Day and Pilot Rock. In addition, an export facility in Umatilla handles Douglas-fir.

Acquisition of the 5,235± acre Wilson Creek Tract and timber rights to an additional 475± acres provide an exceptional opportunity to own a well-blocked, productive timberland property with the added benefits of hunting and recreation, located at the gateway to the Blue Mountains and proximity to the North Fork John Day River Valley.

#### TIMBER INVENTORY

Arrowhead Forestry, LLC, located in Pendleton, Oregon, was retained in order to prepare an update to the timber inventory. Timber inventory is being provided as a courtesy to the bidder, and is in no way warranted or guaranteed by Arrowhead Forestry, LLC, Realty Marketing/Northwest, or the Seller.

#### THE CABIN

The cabin was recently built, is located in the northwest section of the property, overlooks the meadow along Wilson Creek, and has views west. There is some interior finishing still needed which includes both installation of a wood stove and flooring, and completion of kitchen. The cabin is 30 feet by 25 feet, and has a large sleeping loft.



*Wildlife and stock tanks are located throughout the property*