



*View along Wilson Creek by cabin*



*Elk in Section 17 on Timber Deed Tract*

income.

The owner of the Wilson Creek property may utilize the lands containing the timber rights for hunting and additional recreation uses. Thompson Ranches has certain obligations under the grazing rights exchange that are outlined in the agreement and are available in the Supplemental Information Package.

#### HUNTING

The property is located within the Heppner Hunt Unit and the property's size of 5,000± acres provides for up to five land owner preference tags.

#### ZONING

The Morrow County zoning is FU (Forest Use) which allows, with a conditional use permit, seasonal accommodations for fee hunting or for a dwelling with a minimum parcel size of 240± acres.

#### LEGAL ACCESS

There is legal access via an easement from Rhea Creek Road in Section 12 in the southwest portion of the property.