



PUBLISHED RESERVE: \$575,000
 LAST ASKING: First Time Offered
 SIZE: 823± Acres
 ELEVATION: 1,000± to 3,600± Feet
 ZONING: F1 -- Exclusive Farm Use Zone
 with Critical Winter Range Overlay
 PROPERTY INSPECTION: At Any
 Time
 FINANCING: None – All Cash



DESCRIPTION: This 823± acre elk hunting and timber tract is located within the Umatilla Wildlife Unit along Lincton Mountain Road, near the Tollgate Resort area in the Blue Mountains of eastern Oregon.

The property is within a 30-minute drive of Milton-Freewater and Pendleton, Oregon. There is excellent access nine miles south along Lincton Mountain Road to Highway 204, and four miles north to Highway 11.

The property has an estimated 270 acres of ridge top along Lincton Mountain Road, with Douglas-fir and pine timber on 175± acres with an estimated 1,600± MBF. See Supplemental Information Package for report. There is a small livestock pond and a power line right-of-way which bisects this section of the property.

The balance of the property is steep slopes along both sides of Couse Creek, with residual timber located along both the Couse Creek Drainage and southeast-facing slopes. The southwest section of the property contains a 50± acre ridge top area that has timber, with access from Upper Basket Mountain Road.

The combination of the location, size, and topography with both rugged drainage and ridge tops provides