

An estimated 1.3 million seedlings were planted by the Seller from 1992 through 2003, making Foley Butte Block one of the largest reforestation projects to take place on private lands in central Oregon. The replanting of 3,000 acres, and a program of pre-commercial thinning and limited harvesting, has significantly increased the long-term productivity and asset growth of the tree farm.

The property has a location strategic to year-round recreation. *Outside Magazine* recently rated central Oregon as one of the top fifteen sports and recreation communities in North America.

The Foley Butte Block has limited public access. It extends nine miles north to south, seven miles east to west, and is located along the slopes of the Ochoco Mountains, at elevations that range from 3,100±

5,484± feet, with a lookout tower maintained by the Oregon Department of Forestry, providing added fire protection. There are over 147 miles of creeks that contain the headwaters of Willow, Foley and Martin Creeks, all tributary to the Deschutes River Basin and Fall, Allen and Lofton Creeks, all tributary to the Crooked River. The 141 miles of logging roads provide access for hiking, mountain biking, horseback riding, and cross country skiing and snowmobiling in the winter. There are exceptional locations along Foley and Martin Creeks in the northeast corner, along Fall and Allen Creeks and by Martin Lake in the eastern section, and along Willow Creek in the western section, that could all be developed as a base camp or seasonal retreat. There is an existing two-bedroom cabin that overlooks a meadow along Willow Creek at the western entry to the property. The property

Year-round access from Allen Creek Road

