

next 25 years may also increase conservation values. A working forest conservation easement to incorporate these objectives, while accommodating a certain amount of harvest to improve the health and productivity of the forest, plus provide limited income, could be an option.

The Pacific Forest Trust, based in San Francisco, has been the pioneer in developing this type of easement on lands within Oregon and California. Prospective buyers may contact Constance Best, co-CEO, at 415-561-0700 extension 19, or cbest@pacificforest.org

There is some development potential near existing residences for four or five 320± acre ranchettes along Lofton and Kuiman Creeks, in the southeast section of the property. Access would be from Allen Creek Road. Additional opportunity for a year-round residence or

ranch is along Allen Creek near the property entry gate, which was historically a homestead.

The 32,475± acre Foley Butte Block Sealed Bid Auction has been structured with the option for bids to be submitted on the property either in its entirety, or in three parcels: the Ochoco Main Block of 30,324± acres, Lofton Creek Tract of 1,714± acres, Willow Creek Tract with cabin of 437± acres. Northwest Farm Credit is the preferred lender, and is offering attractive financing terms to a qualified buyer.

This Sealed Bid Auction of Ochoco Lumber Company's Foley Butte Block provides opportunity to acquire a well-stocked high-quality ponderosa pine tree farm having exceptional growth potential with a combination of recreation, development and conservation values, at a price of less than \$570 per acre.

PUBLISHED RESERVE PRICES:

Foley Butte Block	32,475± acres	\$18,500,000
A – Ochoco Main Block	30,324± acres	\$17,020,000*
B – Lofton Creek Tract	1,714± acres	\$ 995,000*
C – Willow Creek Cabin Tract	437± acres	\$ 485,000*

* The sale of A, B, or C is subject to combined total accepted bids in the aggregate to equal, or exceed, \$18,500,000

LAST ASKING PRICE: First Time Offered



FINANCING: None -- All Cash. Northwest Farm Credit Services may have financing available for qualified parties by contacting: Gina Bryan at 1-800-838-4374 or Gina.Bryan@NorthwestFCS.com

INSPECTION: Locked Gates – Inspection is by Appointment, only. Please contact Auction Information Office at 1-800-845-3524 for entry permit.



FOR SUPPLEMENTAL INFORMATION