

Willow Creek Cabin Tract – 437± Acres

Published Reserve: \$485,000

The 437± acre Willow Creek Cabin Tract is located at the southwest entry to the property in Section 19, Township 12 south, Range 16 east, and has one quarter mile of Willow Creek frontage. There is a cabin on this tract, and it has been used by Ochoco employees and customers.

The cabin is a two-bedroom, one-bathroom structure, located above the creek and meadow area, and is being sold fully-furnished. The cabin is approximately 500 square feet, with a living area heated by a wood stove, and a kitchen with sink and propane range. The bathroom has a combination bathtub/shower and propane hot water tank. Non-potable water is supplied from a gravity-fed spring on the property. Propane is stored in a large outdoor tank nearby. The cabin is wired so that an on-site generator could provide power for lights.

There is a gated entry from an extension of Ramms Road, with a trail that crosses both the meadow and

small bridge over Willow Creek. The meadow could easily accommodate a horse barn and corral. The existing cabin is located on a small ridge above the creek, and additional cabins could be constructed nearby.

There is an estimated 1,065 MBF of primarily ponderosa pine, with a nominal amount of Douglas-fir and grand fir on the property. The topography ranges from 4,000± to 4,400± feet, and access in winter will require a snowmobile. The road is not plowed.

There is private land ownership to both the east, and west.

The sale of the Willow Creek Cabin Tract is subject to partition approval by Jefferson County.



View of western entry to Foley Butte Block along Willow Creek