



PUBLISHED RESERVE: \$460,000

LAST ASKING: \$799,000

SIZE: 405± acres

ELEVATION: 2,000± feet

ZONING: General Rural

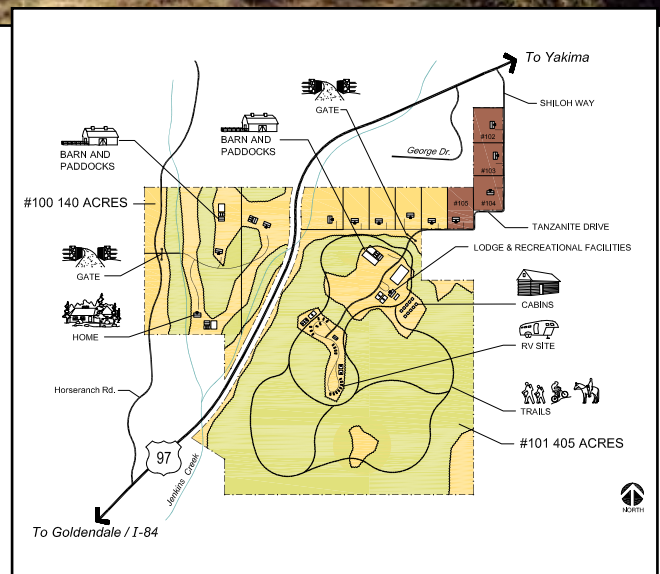
PROPERTY INSPECTION: At Any Time

FINANCING: Seller shall offer purchase money financing, subject to Seller's approval of buyer's credit, on the following terms: A 20% down payment with the balance secured by a first deed of trust, amortized over 20 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

DESCRIPTION: This 405± acre recreation tract is located across Highway 97, east of Auction Property #100, and has gentle to rolling topography. There is access by easement using Tanzanite Drive, a private road into the northeast corner of the property. The Elk Haven Ranch is dominated by a large meadow with a stocking of ponderosa pine along the western slopes leading down to the Highway. The property would make an excellent hunting retreat for elk, deer and upland birds, with the potential for development of a rural master-plan recreation development with shared ranch facilities. The Little Klickitat River runs just below the southeast corner of the property.

LOCATION: Township 5N, Range 16E, Section 36, portion of Tax Lot 05163600000100

SEALED BIDS DUE NO LATER THAN 5:00 P.M., December 6, 2011



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.