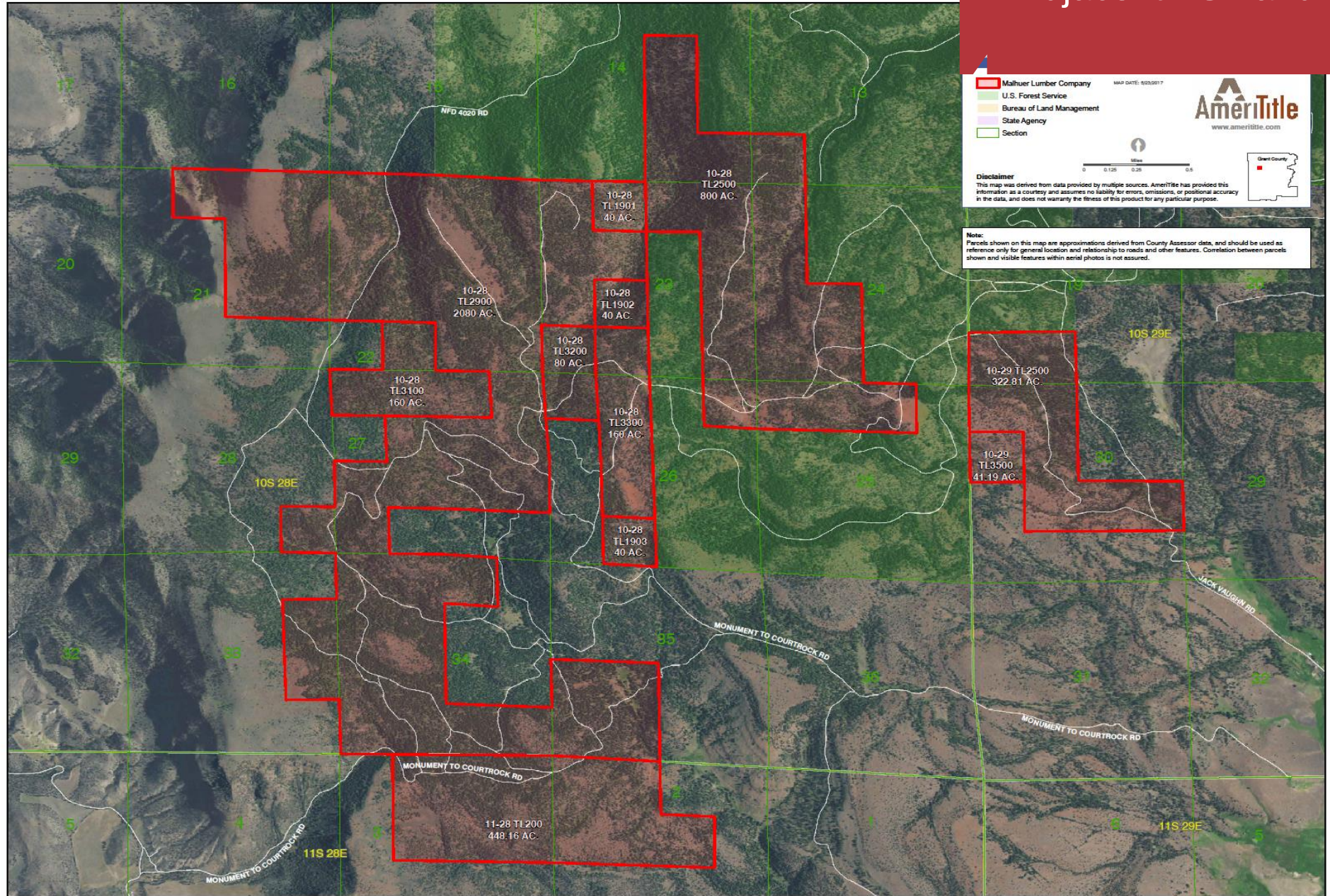


FOR SALE
Fox Block
Premier Hunting
Property



Property Map W/Highlighted Adjacent FS Land



Premier Hunting Property

Property Features

- Property has not been available on the market in over 30 years!
- Premier elk & deer hunting located just outside the town of Long Creek in Grant County, Oregon. Located just three hours East of Bend, three and half hours West of Boise, Idaho and five hours East of Portland.
- Grant county is one of the top counties in the state to produce record book Rocky Mountain Elk and Mule Deer. There are 71 entries for Rocky Mountain Elk over 305" B&C and 21 entries for Mule Deer over 160" B&C in the Oregon Record Book.
- The Largest Elk from Grant County scored 401 1/8" and the largest Mule Deer scored 281 3/8".
- Historically utilized for Commercial Timber Production. Primary merchantable species include Ponderosa and sugar pine (58%), Whitewoods (true firs) of (10%) and Douglas-fir/larch (32%).
- The main parcel is gated and fenced with the an abundance of the property abutting other private lands.
- Well maintained roads throughout property for ease of accessibility.

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Bend OR 97702
+1 541 706 9370
NAIcascade.com

Price

\$3,589,000

Location

Between Fox and Long Creek Oregon.

County

Grant County

Land Area

4,212.16 Acres (10 Total Tax Lots)

Property Type

In the past property utilized primarily for Commercial Timber Production. Highest and best use today is a for recreation/premier hunting property. Zoned - Forest Lands.

Merchantable Timber

2017 Inventory Mbf: 14,361 – Growth Total Mbf: 683 – Percentage Growth: 4.76%
*Growth factors based on Atterbury Consultants March 19, 2010 Valuation

GMU & LOP Tags

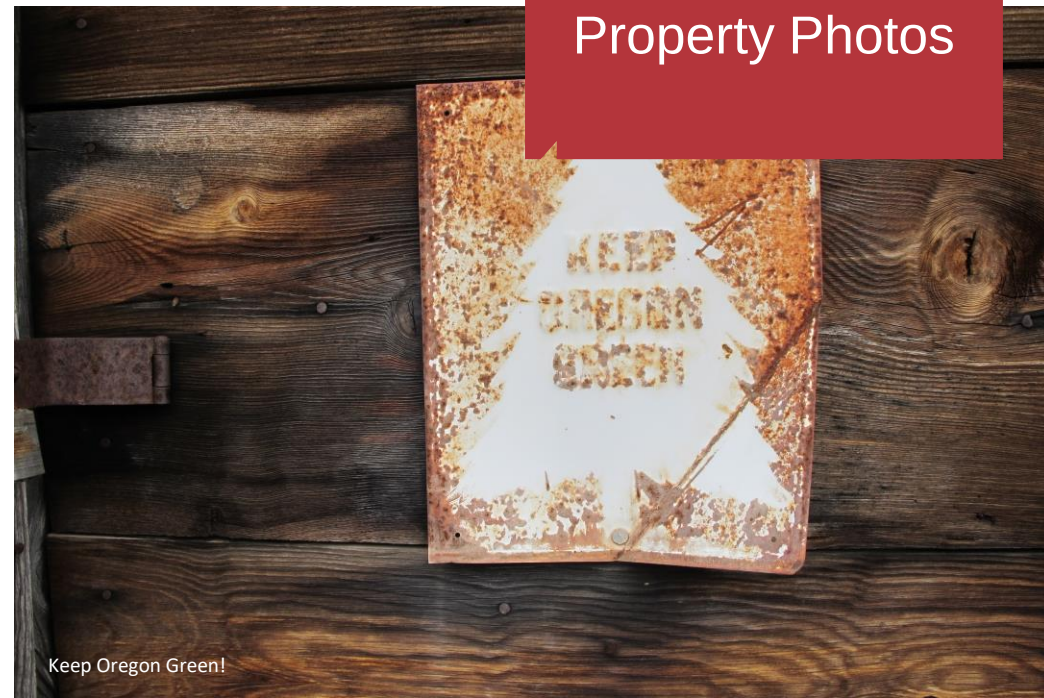
Northside Unit – 4 Bull Elk and 4 Buck Deer LOP Tags Available
*Buyer to confirm with Oregon Department of Fish and Wildlife







Old Line Shack



Keep Oregon Green!







Trophy Bull from Property



Trophy Bull from Property



Trophy Bucks from Property



GRANT COUNTY | OREGON

The Lifestyle

Grant County Oregon has been treasured in the heart of pioneers for over 150 years and it continues to be for those who still dare to dream. It defines adventure. Grant County itself is nearly the size of Connecticut. It's boundaries contain all the headwaters for the four forks of the John Day River. With such a vast abundance and diversity of natural resources-from the green rolling hills of the John Day River valleys to the timbered slopes of alpine lakes and mountains-Grant County is a challenge to portray fairly and accurately in any single publication.

History

Grant County was established on October 14, 1864, from parts of old Wasco and old Umatilla counties. After Gold was discovered in 1862 on Whiskey Flat, it has been estimated that within ten days 1,000 miners were camped in Canyon Creek. This increased population created a need for county government. Since the 1930s, the city of John Day has served as the main economic center of the county, and boasts the largest population.

The Water

Most of Grant County is drained by the four forks of the John Day River, all of which have their headwaters in the county. The John Day River system drains some 7,900 square miles. It is the third longest free-flowing river in the lower 48 states and has more miles of federal 'Wild and Scenic River' designation than any other river in the United States. The river system in Grant County includes the upper 100 miles of the Main Stem, all of the 112 miles of the North Fork, all 75 miles of the Middle Fork, and all 60 miles of the South Fork of the John Day River. From Grant County, the lower John Day River flows another 184 miles to its confluence with the Columbia River. The southeastern corner of the county includes headwaters of the Malheur and Little Malheur rivers, which find their way to the Snake River. The southern part of Grant County includes the northern-most reaches of the Great Basin, including the Silvies River Watershed, which flows south into Harney Lake in the High Desert of Eastern Oregon

Climate

Grant County enjoys a great deal of sunshine, with an estimated 200 days of clear sunny or mostly sunny days, or an estimated 300 days of clear sunny, mostly sunny, or partly sunny days each year.

Source: Grant County Chamber of Commerce

QUICK FACTS | County Wide

Population	7,180
Square Miles	4,529
Median Age	51.1 years
Avg. Home Price	\$136,000
Median Household Income	\$38,046
Total Households	3,246

Notable Links:

- Boone & Crockett Club:
<http://www.boone-crockett.org/>
- Pope & Young Club:
<https://www.pope-young.org/>
- Oregon Record Book:
<http://www.nwbiggame.com>
- Grant County Oregon Live:
<http://www.gcoregonlive.com/>
<http://www.gcoregonlive.com/lodging/>

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FOR SALE
Fox Block
Premier Hunting
Property



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