

104 - HEPBURN CREEK RECREATION AND HUNTING TRACT WALLOWA COUNTY

Marr Flat

Big Sheep Creek

Dead Horse
Ridge Road

Hepburn Creek

Tucker Creek

N

PUBLISHED RESERVE: \$120,000 / \$250 Per Acre

LAST ASKING: First Time Offered

SIZE: 480± Acres

ELEVATION: 3,200± to 5,000± Feet

ZONING: TG (Timber Grazing)

PROPERTY INSPECTION: At Any Time - Four-Wheel Drive Vehicle Required. See Supplemental Information Package for Map with Access Route

FINANCING: None – All Cash

DESCRIPTION: The 480± acre Hepburn Creek Recreation and Hunting Tract is located along the south-east-facing slopes of Dead Horse Ridge, with access to the northwest section from Dead Horse Ridge Road. This part of the property is a ridgetop, and could accommodate a base camp for hunting. It will qualify for up to two Landowner Preference Tags.

Hepburn Creek and Tucker Creek are both seasonal, and bisect the eastern slopes. They are tributary to Big Sheep Creek.

There are some residual stands of timber along the lower canyon that are not economical to harvest.

LOCATION: Township 2 South, Range 47 East, Section 14, Tax Lot 1101, Wallowa County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 11, 2018