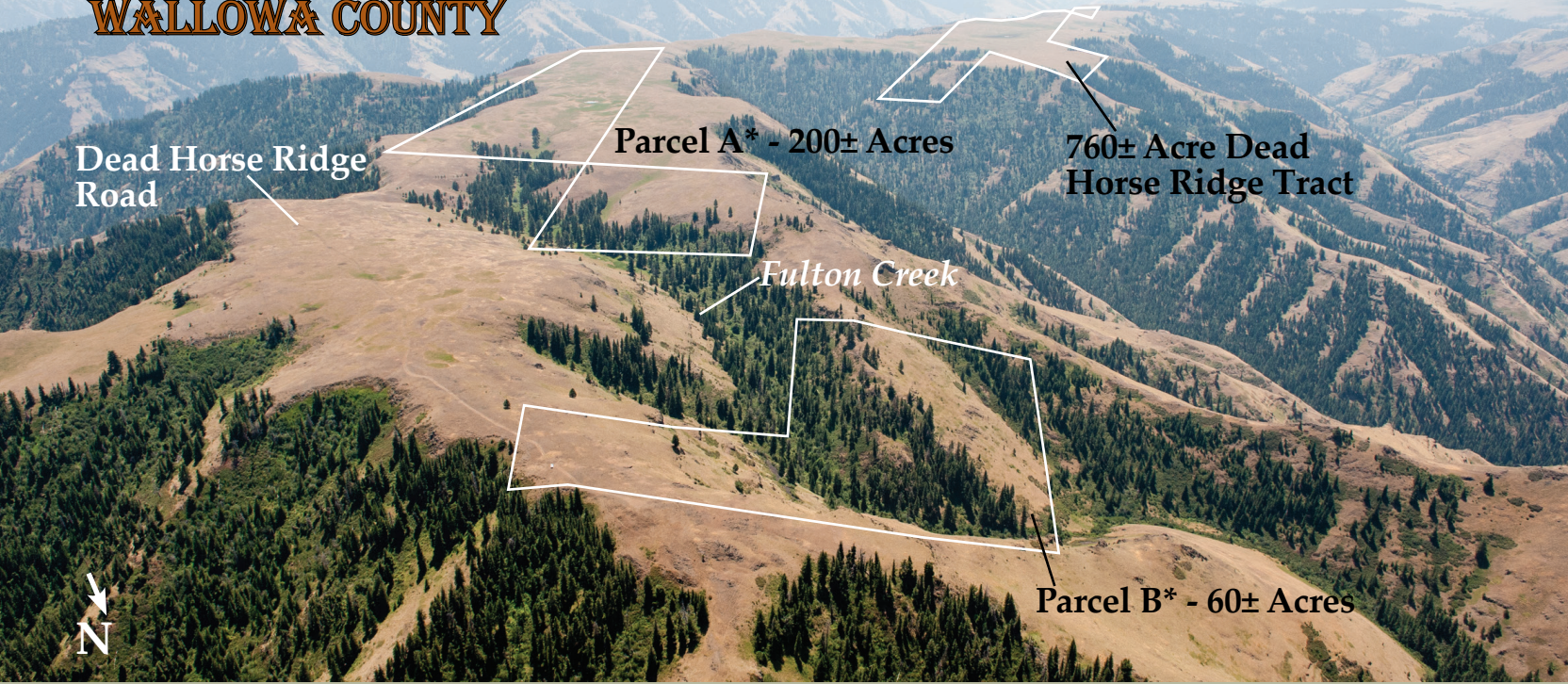


106 - FULTON CREEK RECREATION AND HUNTING TRACT
WALLOWA COUNTY



	BULK	PARCEL A	PARCEL B
PUBLISHED RESERVE:	\$95,000 / \$365 Per Acre	\$80,000* / \$400 Per Acre	\$15,000* / \$250 Per Acre
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered
SIZE:	260± Acres	200± Acres	60± Acres
* Sales of Parcels A and B are subject to total bids in the aggregate to equal, or exceed, the bulk Published Reserve Price of \$95,000			

ELEVATION: 4,800± Feet to 5,500± 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 260± acre Fulton Creek Recreation and Hunting Tract is located one-half mile east of Auction Property 105 - Dead Horse Ridge, along Dead Horse Ridge Road. There are two non-contiguous tracts of 200± and 60± acres. It is being offered in its entirety, or in two parcels of 200± acres and 60± acres. The sales of Parcels A and B are subject to total bids in the aggregate to equal, or exceed, the bulk Published Reserve Price of \$95,000.

Parcel A is 200± acres and is primarily a ridgetop along Dead Horse Ridge Road. There is a small live-stock pond. The source for Fulton Creek, tributary to Little Big Sheep Creek, is on the property. It would be a good location for a base camp.

Parcel B is 60± acres and the smallest tract in the entire estate portfolio. It is located one-half mile north of Parcel A and has access from the northeast section. The bulk of the property is steep west-facing slopes. Dead Horse Ridge Road ends just north of the property.

The entire 260± acre Fulton Creek Recreation and Hunting Tract, or Parcel A alone, will qualify for up to two Landowner Preference Tags, which require a minimum size of 160 acres. The property is unfenced and is used with the USFS Grazing Permit. There is some residual timber along the steep canyon of Fulton Creek that is not economical to harvest.

LOCATION: Township 1 South, Range 48 East, Sections 30 and 19, Tax Lots 1602, 1700 (Parcel A) and Tax Lot 1601 (Parcel B), Wallowa County, Oregon

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