

107 - LOWER BIG SHEEP CREEK RECREATION AND HUNTING TRACT WALLOWA COUNTY



PUBLISHED RESERVE: \$495,000 / \$688 Per Acre

LAST ASKING: First Time Offered

SIZE: 720± Acres

ELEVATION: 2,300± Feet to 4,000± 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 720± acre Lower Big Sheep Creek Recreation and Hunting Tract is located 28± miles northeast of Joseph and 3.5± miles south of the riverfront community of Imnaha, gateway to Hells Canyon National Recreation Area. Imnaha Highway (OR 350) is less than three-quarters mile north-west of the property. There is access via a private road along Big Sheep Creek.

Lower Big Sheep Creek Tract has an estimated two miles of Big Sheep Creek frontage along both sides, and is fenced along the riparian area. The property is used as spring and fall pasture for trailing livestock to and from the USFS Grazing Permit area. There is a metal clad calving barn, related livestock working facilities, and small feed lot area which has 800-head CAFO permit. Corrals and feed bunks are all wood. Gates are metal with overhead supports. Pens use Power River Water Troughs. The property has a Water Rights Certificate (#9396) for 11.2± acres from Big Sheep Creek. Water is piped from the Creek to the livestock facilities.

The bulk of the property is along very steep canyon slopes on both sides of Big Sheep Creek, and provides a spectacular setting for a base camp for hunting in Big Sheep Creek Corridor. The property will qualify for up to two Landowner Preference Tags.

LOCATION: Township 1 South, Range 48 East, Sections 5, 8, 17, Tax Lot 500, Wallowa County, Oregon

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

OR CALL 1-800-845-3524

LOWER BIG SHEEP CREEK TRACT HAS ESTIMATED TWO MILES CREEK FRONTAGE WITH A FENCED RIPARIAN AREA



Several sites on property are suitable for a base camp



Big Sheep Creek



Calving barn



Riparian area is fenced