

FALL 2018 AUCTION

No Starting Bids and No Hidden Reserves!

CONSERVATION PROPERTY OPPORTUNITY

***1,854± acre Fourmile Preserve at Agency Lake
by Upper Klamath Lake Wildlife Refuge***

Fort Klamath, Oregon

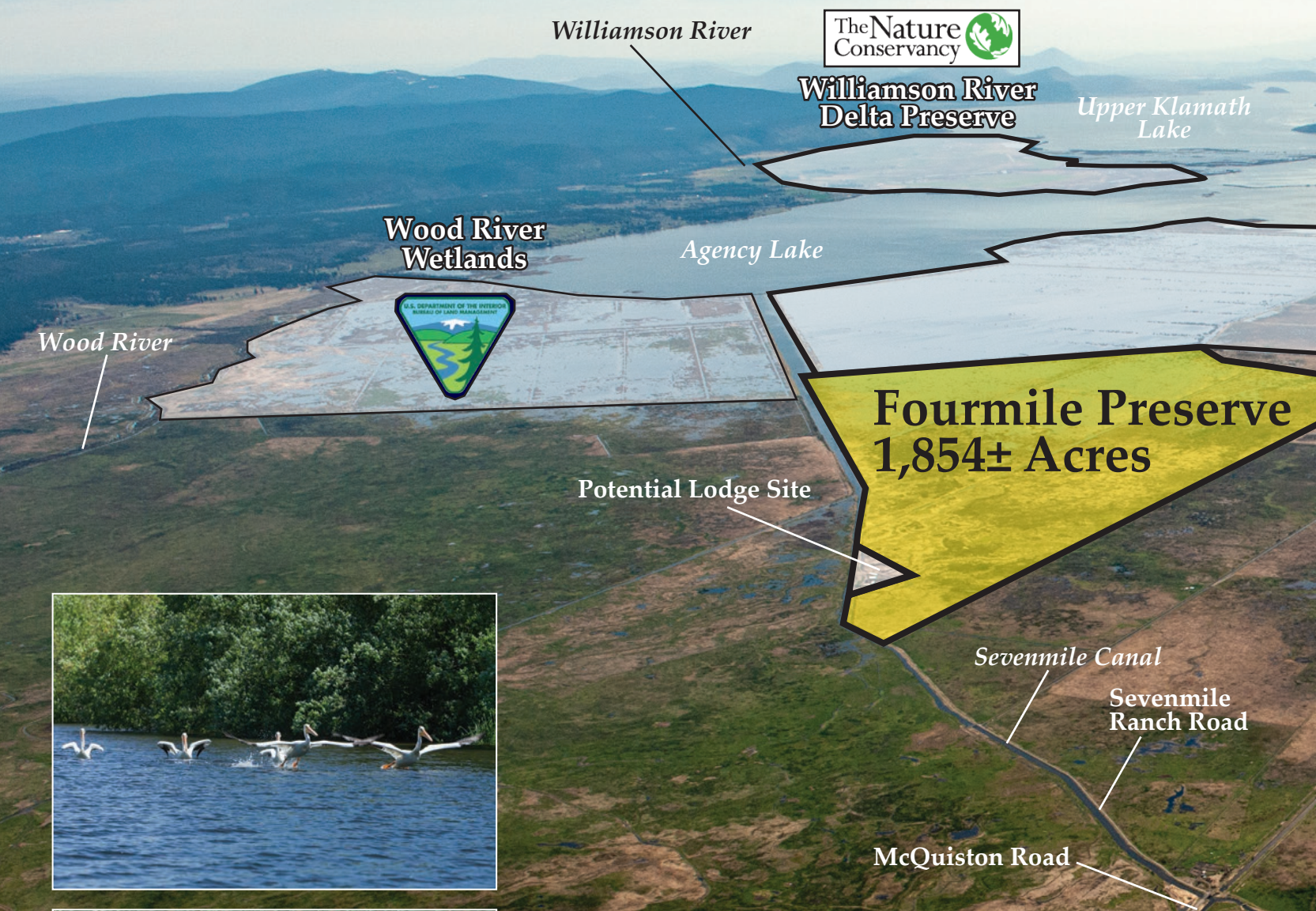


- Strategic location within Wood River Valley for private hunting or recreation retreat, along the Pacific Flyway
- Excellent access to Agency and Upper Klamath Lakes for fishing and boating
- Less than one hour drive to Crater Lake National Park and Klamath Falls
- Six acre site for home or lodge, with existing horse barn and caretaker residence

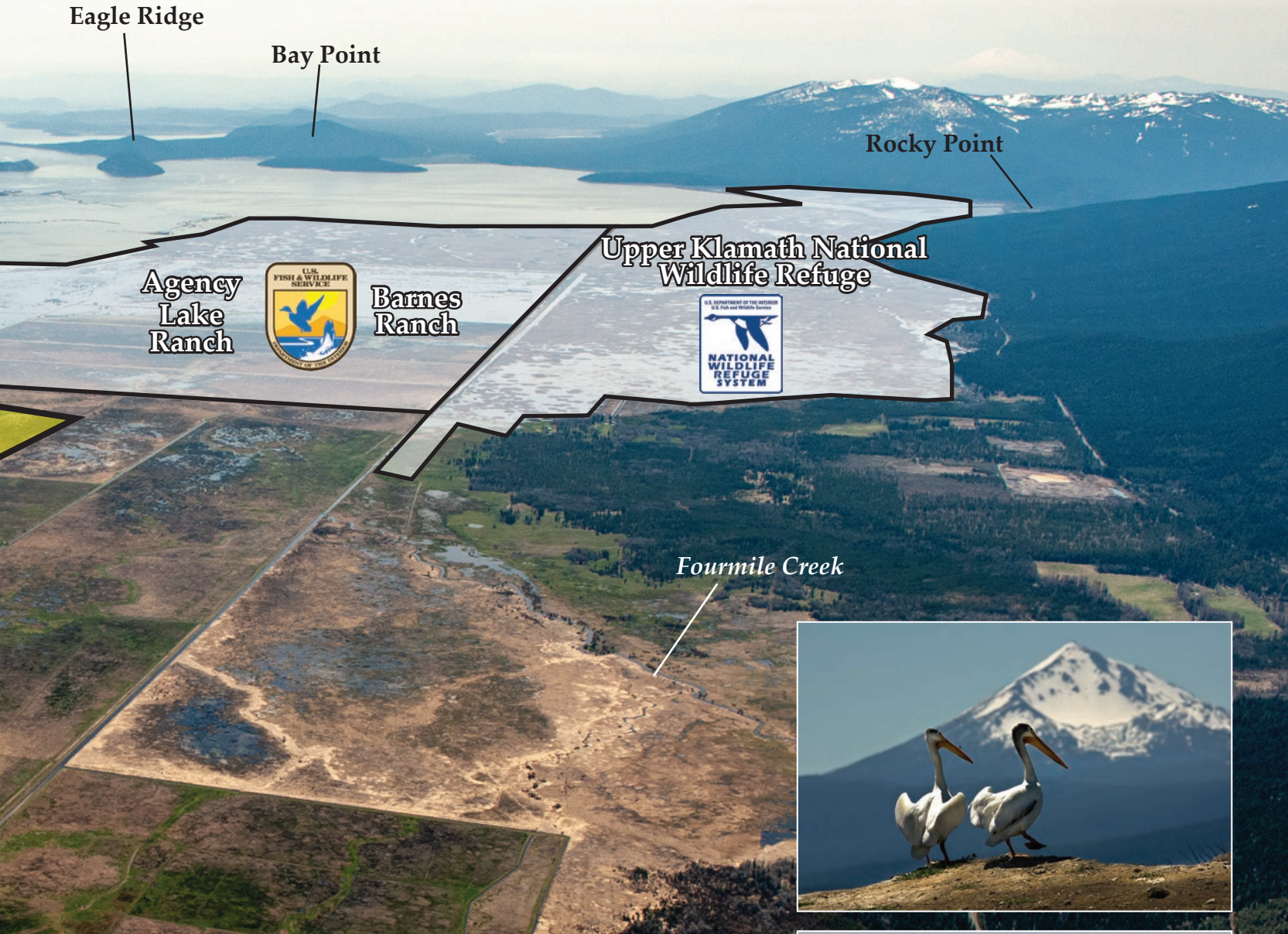
PUBLISHED RESERVE: \$975,000 / \$525 per acre

SEALED BIDS DUE DECEMBER 5, 2018

ONE OF THE LARGEST CONSERVATION PRIVATE HUNTING AND RECREATION



OWNERSHIP OPPORTUNITIES FOR A RETREAT IN HEART OF THE PACIFIC FLYWAY



Wildlife photos by Rick McEwan - TNC volunteer



The Nature Conservancy's 1,854± acre Fourmile Preserve is located at the base of Wood River Valley, two miles northeast of the shores of Agency Lake. The property is adjacent to U.S. Fish and Wildlife's Barnes and Agency Units of Klamath Basin National Wildlife Refuge, Bureau of Land Management Wood River Wetlands, and north of The Nature Conservancy's Williamson River Delta Preserve. A total of 43,500± acres near the auction property are dedicated to conservation.

The 1,854± acre Fourmile Preserve may be one of the largest conservation properties available for purchase by the general public in Southern Oregon, with opportunity for use as a private hunting or recreation retreat in the heart of the Pacific Flyway, within one hour of Crater Lake National Park, and with access to Upper Klamath Lake, and proximity to both Williamson and Wood Rivers.

The Nature Conservancy acquired this former cattle ranch in 2013 encumbered by a U.S. Department of Agriculture Wetland Reserve Program Easement, with the objective of having the property become part of the largest single planned wetland restoration and reconnection projects in Upper Klamath Basin, due to its location adjacent to the 9,800± acre Barnes and Agency Lake Ranches, owned by U.S. Fish and Wildlife.

Reconnection of these lands with Agency Lake will open a total of 11,828± acres of habitat for endangered Lost River and Shortnose Suckers, waterfowl, and wildlife. It will also improve water quality, quantity, and aquatic condition, and would serve to increase storage capacity in both Agency and Upper Klamath Lakes.

The Nature Conservancy has invested \$1.2 million in this property for wetland restoration. Additional large scale restoration will provide added habitat, with increased water quality and quantity benefits by allowing for reconnection to Agency Lake, and enabling 10,848± acres to be restored to riparian, wet prairie, and emergent wetland.

A 6± acre homestead site in the northeast section of the property is not encumbered by the easement, and is an excellent location for building a private hunting lodge or recreation retreat with spectacular views of Upper Klamath Lake, Wood River Valley, and west to the Cascades.

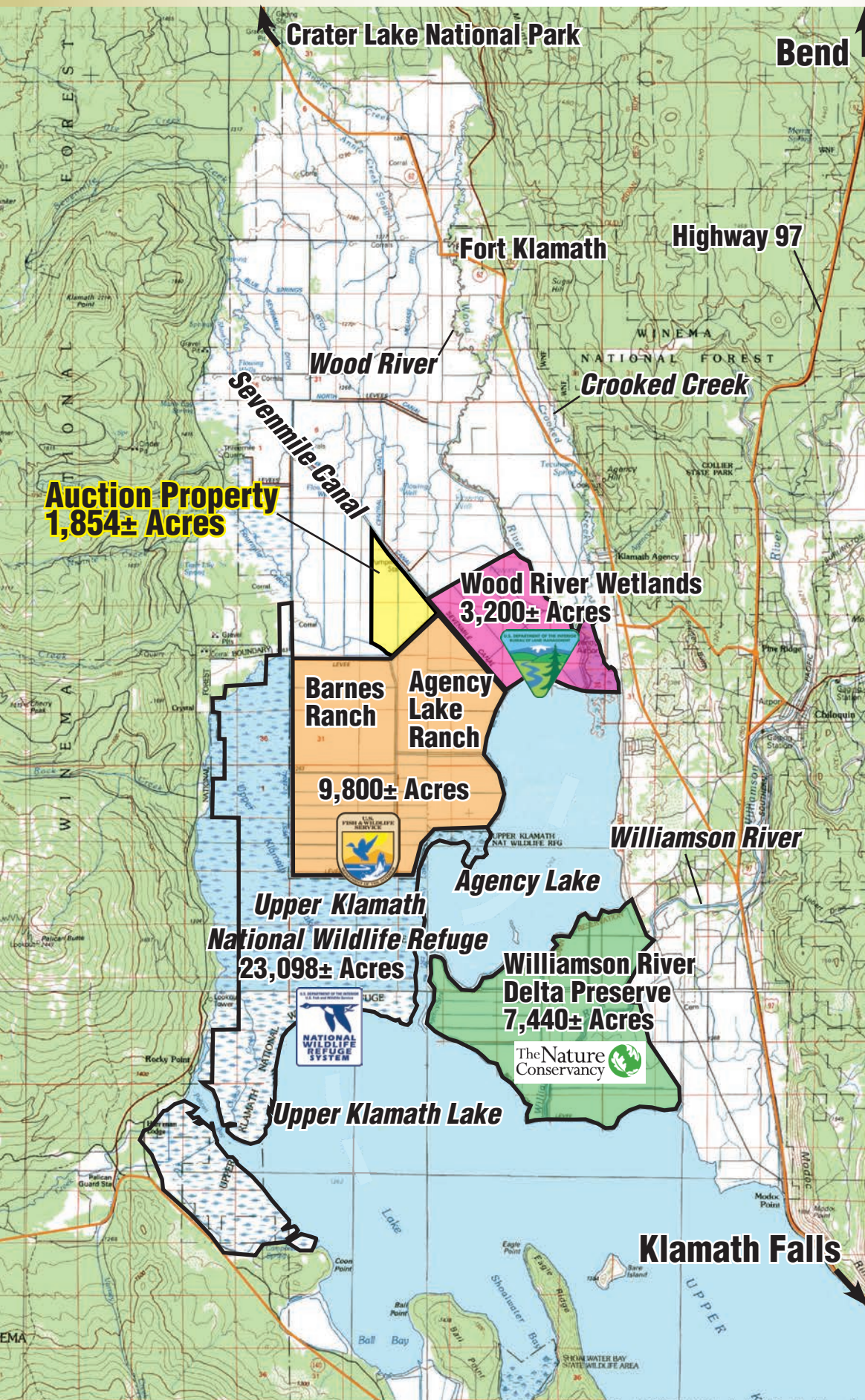
Acquisition of the 1,854± acre Fourmile Preserve for \$975,000, with the restoration investment of \$1.2 million already complete, is a rare conservation ownership and legacy opportunity for a private retreat adjacent to over 43,000± acres of Upper Klamath Basin Wildlife and Wetland Preserves.



The Opportunity



PUBLISHED RESERVE: \$975,000 / \$525 per acre
LAST ASKING: First Time Offered
SIZE: 1,854± Acres
ZONING: EF-G (Exclusive Farm Use – Grazing)
ELEVATION: 4,139± feet to 4,144± feet
FINANCING: None – All Cash
PROPERTY INSPECTION: Locked gate – please contact Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com



THE PROPERTY: The 1,854± acre irregular shape property is located 30 miles northwest of Klamath Falls at the southern end of Wood River Valley, and four miles south of Fort Klamath, at Highway 62, Crater Lake Highway. There is gated access from McQuiston Road via a gravel easement along Sevenmile Canal. There are cattle ranches to the west, east, and north, BLM Wood River Wetlands to the southeast, and U.S. Fish and Wildlife Refuge to the south.

The property was used as a cattle ranch until 2012. There are improvements on a 6± acre site of: a small one bedroom, one bathroom caretaker residence, carport, pump and scale house, 3,072± square foot horse barn with corral, and 2,400± square foot Quonset hut. 6± acres are not encumbered by the conservation easement and, under the zoning, could be used as a private residence, hunting lodge, or for other recreation use.

Leasing out of hunting rights is allowed under the conservation easement. Existing caretaker residence, horse barn, and storage buildings could be used by a new owner.

Fourmile Preserve is home to mallard, American wigeon, shoveler duck, Canada goose, and white-fronted goose during migration. Bald eagles, white pelicans, herons, egrets and ibis also use the property. Sevenmile Canal along the eastern boundary of the property provides boat access to Agency Lake and Upper Klamath Lake.



FOURMILE PRESERVE WETLAND RESTORATION PROJECT

The \$1.2 million Fourmile Wetland Restoration Project was designed by Cardno ENTRIX, Environmental Consultant, based in Concord, California, and completed in Fall 2014. Fourmile Wetland Restoration Project Construction Summary Report is included in Supplemental Information Package with Bid Documents.

Restoration components completed:

- Removal of internal dredge spoil berms, over six miles of fencing and one hundred culverts, all to improve hydrologic and habitat connectivity between fields. Grading to create topographic and habitat complexity for enhancement of wetland use
- Maintenance of perimeter berms and culverts
- Internal drainage canals filled with water to enhance waterfowl use of wetlands
- Drop board water control structural installation allows better management of water outflow from property
- Dredge spoil berm footprints rejuvenated with native seed

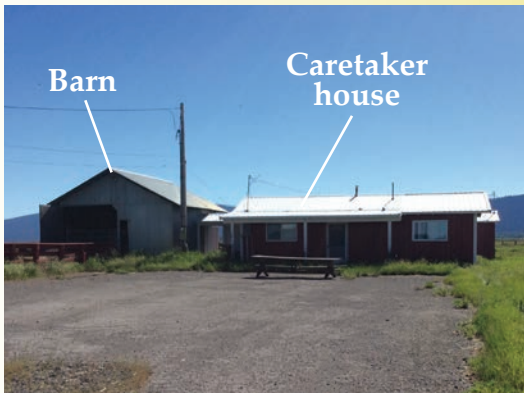
Permits were obtained from U.S. Army Corp of Engineers, Oregon Department of Environmental Quality, and Oregon Department of State Lands.

It is projected that breaching of levees along Barnes and Agency Lake Ranches, owned by U.S. Fish and Wildlife on the southern boundary, will be accomplished within the next five years, completing wetland restoration of all these properties, totaling 11,828± acres.

CONSERVATION EASEMENT

1,848± acres of the property were enrolled in the Wetland Reserve Program (WRP) in 2013 as a perpetual easement. Please see Supplemental Information Package for copy of easement. The easement allows the landowner to restrict public access, leasing of hunting and fishing rights, and undeveloped recreation use. WRP easement provides water rights from Sevenmile Irrigation Canal for the purpose of wetland wildlife habitat. Landowner obligations are outlined in Supplemental Information Package.

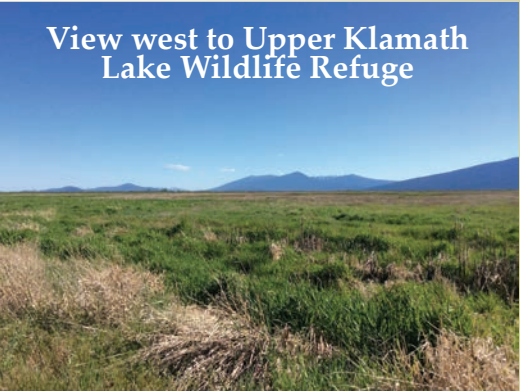
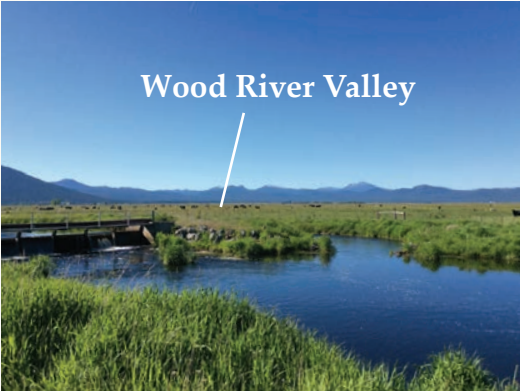
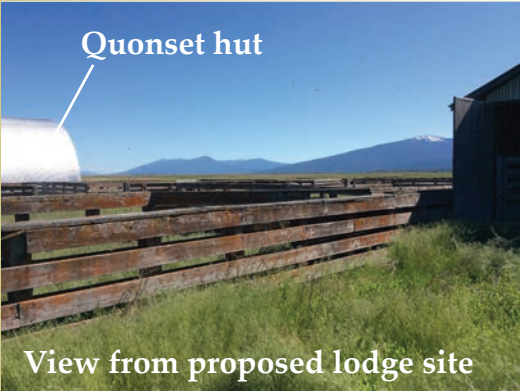
LOCATION: 46400 McQuiston Road
 Fort Klamath, Oregon 97626
 Township 34S, Range 7E, Sections 5, 8, 16, 17, 20, 21
 Tax lots 600, 1500, 3100, 3400, 3800 and 4200



Concept Plan for Hunting Lodge Complex with Horse Barn



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





Levee for future breach



Sevenmile Canal

THE NATURE CONSERVANCY AND UPPER KLAMATH BASIN

The Nature Conservancy has a twenty-five year history of wetland restoration within the Upper Klamath Basin. 30,539± acre Sycan Marsh, located at headwaters of Sycan River in Northwest Klamath County, was a restoration project established by The Nature Conservancy in the 1990s. Over 20,000 acres of wetland have been restored. Jim Castle Applied Research Station was completed in 1997, and is used by conservation scientists, and educators.

In addition, in 1996 The Nature Conservancy acquired 7,440± acres at mouth of Williamson River, three miles south of the auction property, to create the Williamson River Delta Preserve. A total of 5,500 acres were restored with the breaching of two miles of dike in 2007, returning farmland to marsh.

The Nature Conservancy has a field office in Klamath Falls to serve its projects throughout Southern Oregon.



SOUTHERN OREGON PRESERVE LOCATIONS



SEALED BIDS DUE DECEMBER 5, 2018

Broker Cooperation Invited

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGE 1804-116**

1-800-845-3524