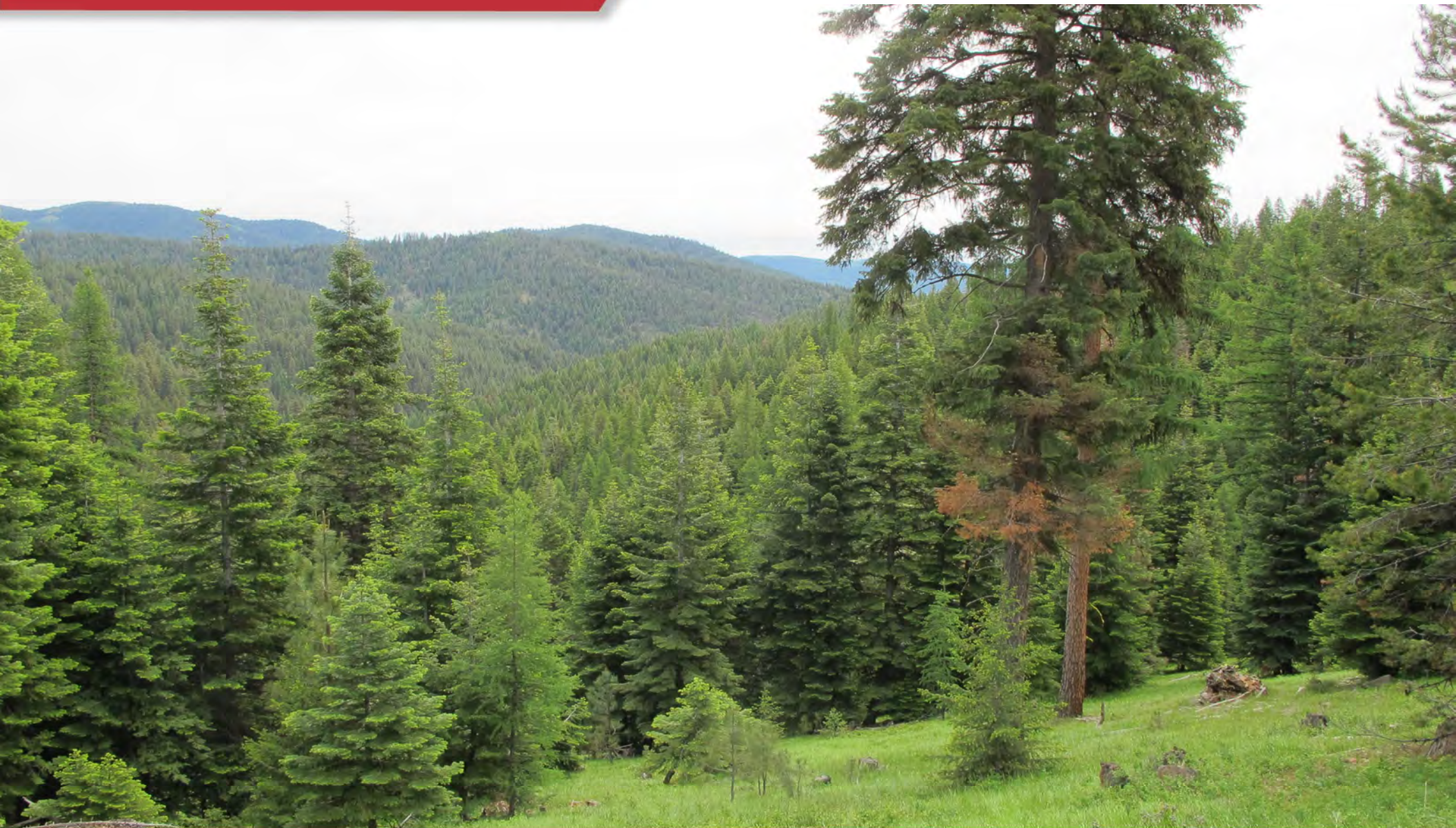


FOR SALE

Bear Creek Ranch | Premier Hunting Property

NAICascade
LAND | RANCH

WILBURN
Ranch Brokerage



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549 Mill View Way
Suite 201
Bend, OR 97702
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Bear Creek Ranch

Property Highlights

- Property has not been available on the market in over 30 years!
- Premier elk & deer hunting located between the towns of John Day and Prairie City in Grant County, Oregon. Located just three hours East of Bend, three 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 (46%), Whitewoods (true firs) of (13%), Douglas-fir/larch (32%) and lodgepole pine (13%).
- Well maintained roads throughout property for ease of accessibility with great rock source.



Price

\$1,056,000

Location

Between John Day and Prairie City in Grant County, Oregon

Land Area

+/- 880 Acres

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

2010 Inventory Mbf: 23,217 – Growth Total Mbf: 994 – Percentage Growth: 4.28%

*Growth factors based on Atterbury Consultants March 19, 2010 Valuation of the original configured 3,812 acres. Contact broker for details.

GMU & LOP Tags

Northside Unit – 2 Bull Elk and 2cBuck Deer LOP Tags Available

*Buyer to confirm with Oregon Department of Fish and Wildlife



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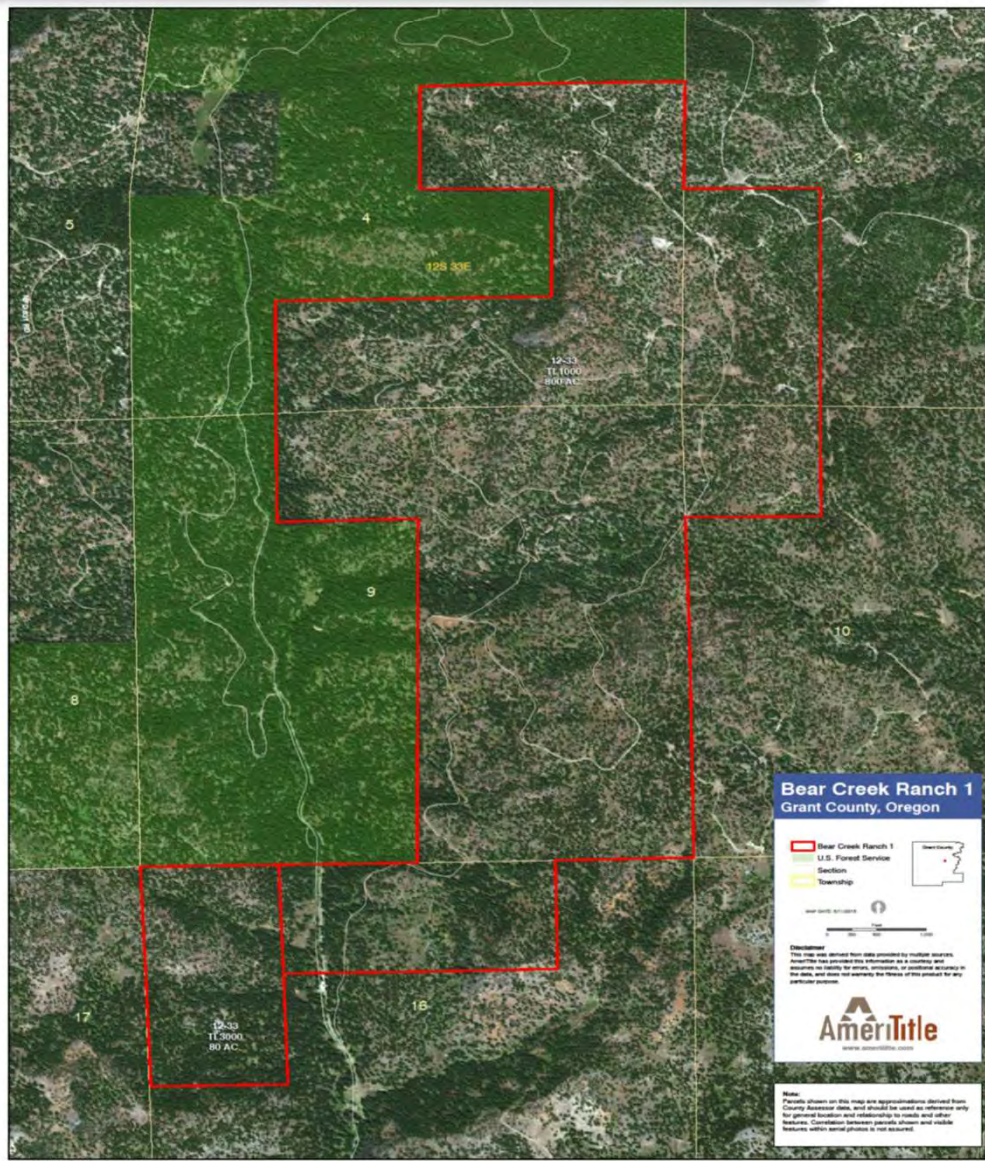
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Property Map



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Wildlife Photos



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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.

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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Disclaimer

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Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Flyer, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for purchase at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Flyer or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.

NAI Cascade Land | Ranch Local Knowledge. Global Reach.

Being a member of the NAI Global network keeps us on the cutting edge of real estate and provides worldwide opportunities for our clients. Our strong ties to our local community and our global reach provide a holistic understanding of business cultures and economic environments.

Experience innovative commercial real estate solutions through consulting, investment sales, leasing, and opinions of value, without pretense. Experience NAI Cascade.



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Wilburn Ranch Brokerage | Honesty, Integrity & Excellent Service.

Wilburn Ranch Brokerage specializes in properties ranging from 160 acre parcels to untamed 51,000 deeded buckaroo ranches. Rich and Andy Wilburn also have been in the cattle business since 1964 and still run around 400 pairs on ranches in Grant County and Harney County. This gives them a unique look at ranches and can give a potential buyer insights as to the cattle business pertaining to the ranch they are looking for. Rich and Andy help clients after their purchase signing up for the Land Owner Preference program, planting crops, cow rotation, water improvements and the general running of the property that they own.



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