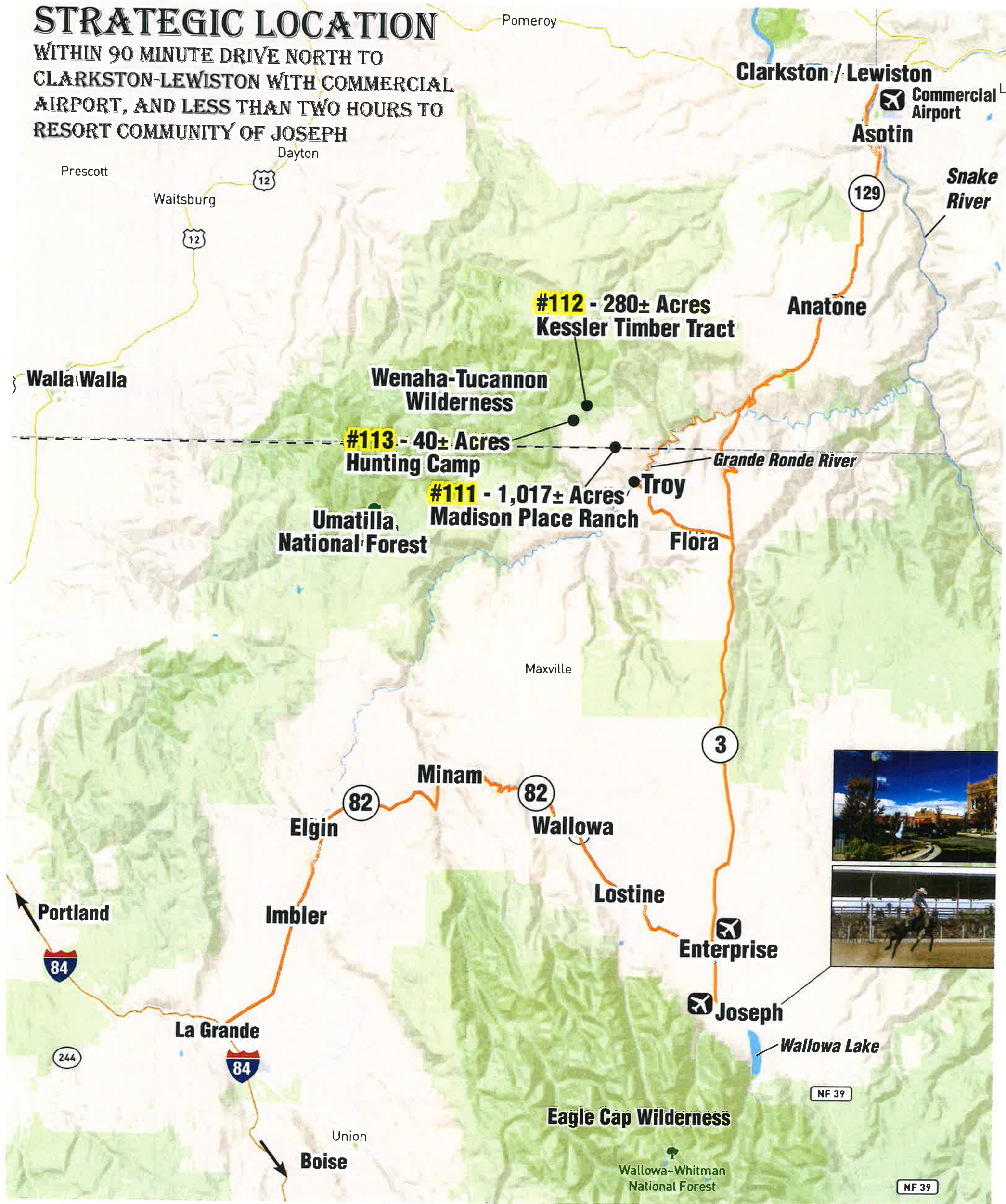
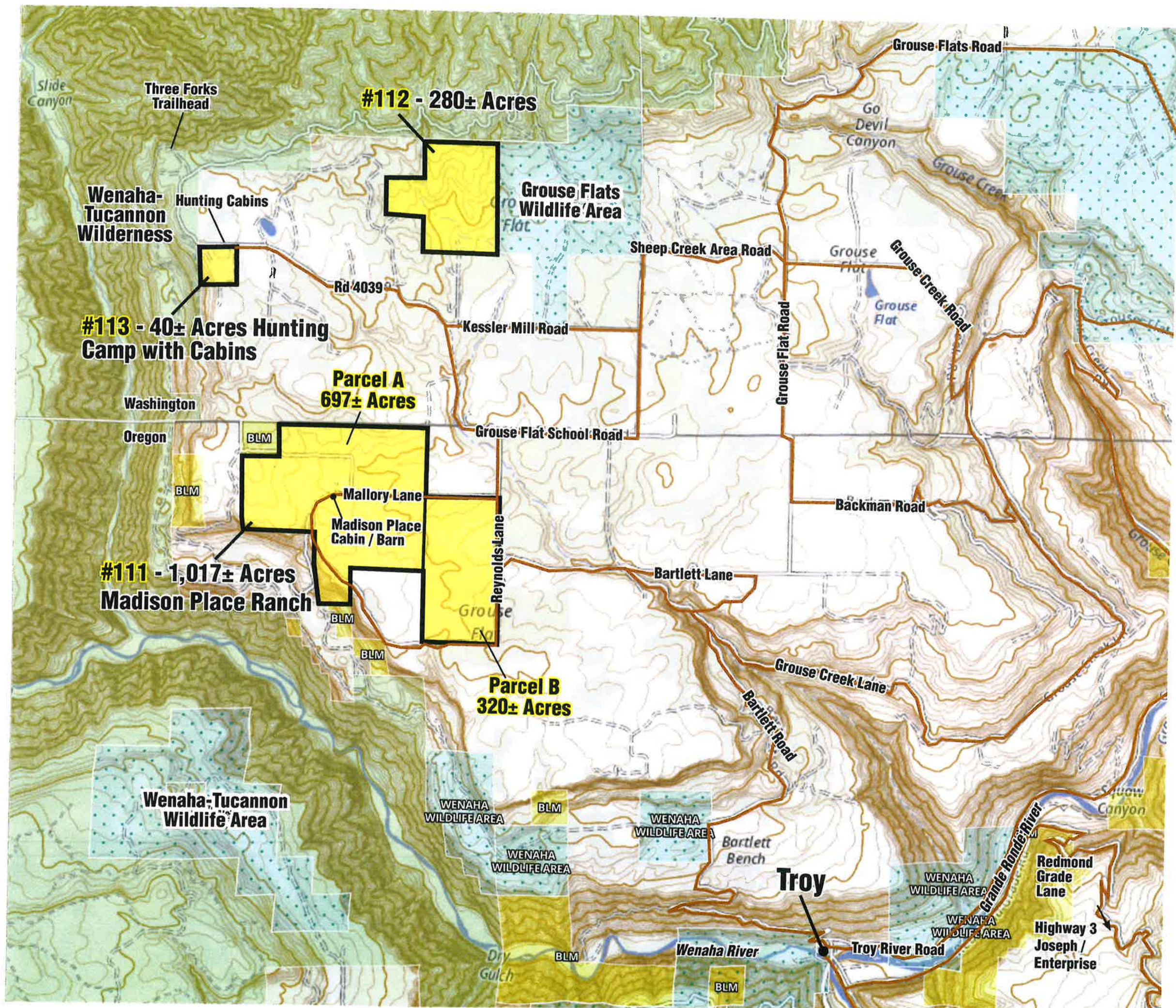


STRATEGIC LOCATION

WITHIN 90 MINUTE DRIVE NORTH TO CLARKSTON-LEWISTON WITH COMMERCIAL AIRPORT, AND LESS THAN TWO HOURS TO RESORT COMMUNITY OF JOSEPH

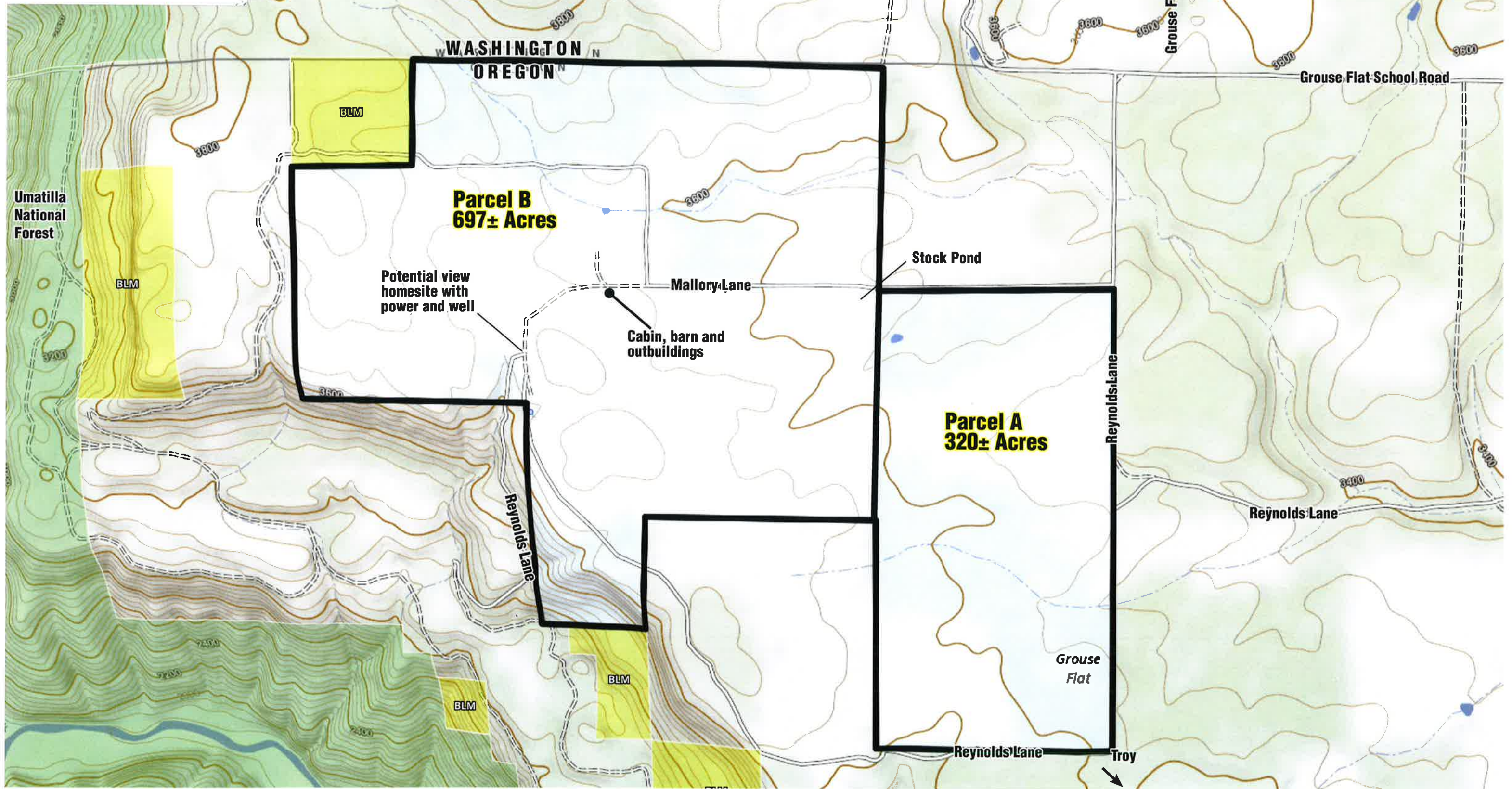




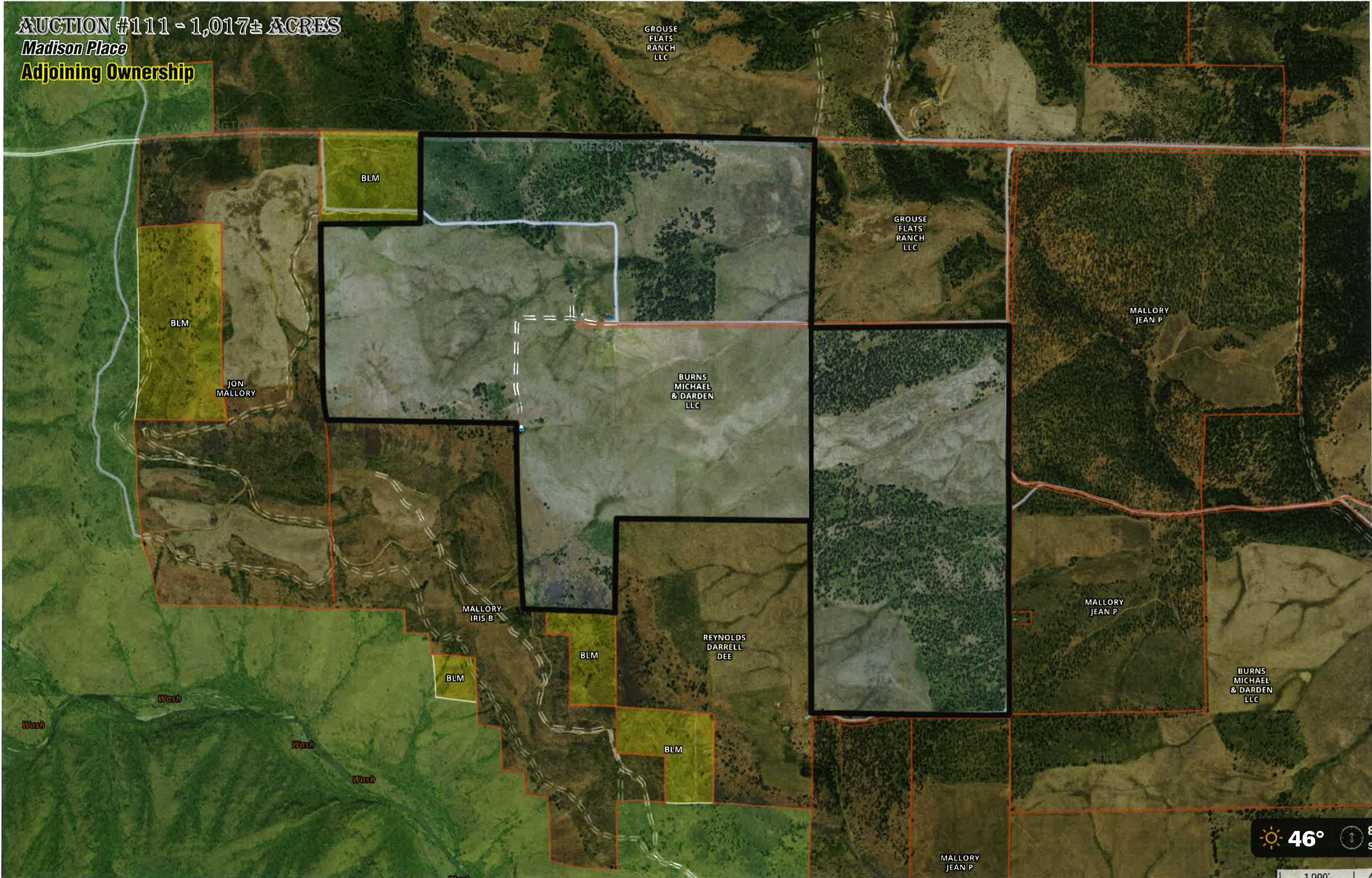


AUCTION #111 - 1,017± ACRES
Madison Place

TOPO MAP



AUCTION #111 - 1,017± ACRES
Madison Place
Adjoining Ownership



ASSESSOR PARCELS

The Madison Place Ranch includes five tax lots:

Parcel A

Tax Lot 1200	320 acres
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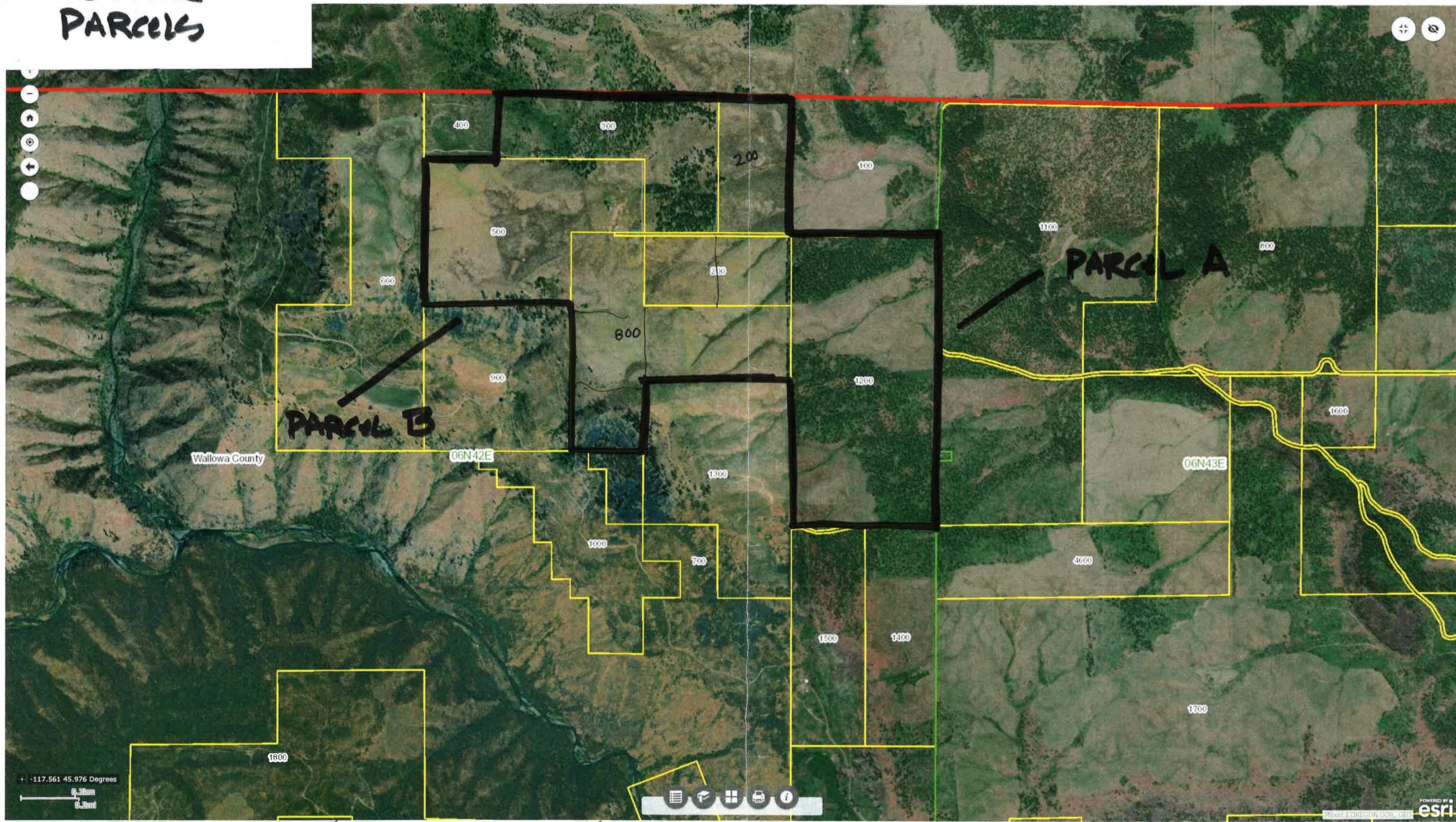
Parcel B

Tax Lot 500	200 acres
Tax Lot 300	149.98 acres
Tax Lot 200	152.49 acres
Tax Lot 800	<u>200 acres</u>

701.47 acres

Please note the corrected size of Parcel B versus the 697± acres contained in the marketing materials.

111- MADISON PLACE RANCH ASSESSOR PARCELS



Map: 06 N42 E

TL: 500 (200 Ac.), 800 (200 Ac.), 200 (152.49 Ac.), 300 (149.48 Ac.) 1200 (320 Ac.)

111 - MADISON PLACE WITH HOME, BARN, DEVELOPED VIEW HOMESITE, MEADOW, AND TIMBER - WALLOWA COUNTY, OREGON

Parcel B
697± acres

Wenaha River

Wenaha Wildlife Road

Barn/cabin

View
homesite

Mallory Lane

Reynolds
Lane

Wenaha
Wildlife
Road

Parcel A - 320± acres





Mallory Lane

Barn

Cabin

Roping and
Branding Arena

Homesite



Parcel A to the left along Mallory Lane



View west from Parcel A along Reynolds Lane



View northwest from Parcel A along Reynolds Lane



Cabin by roping and branding arena

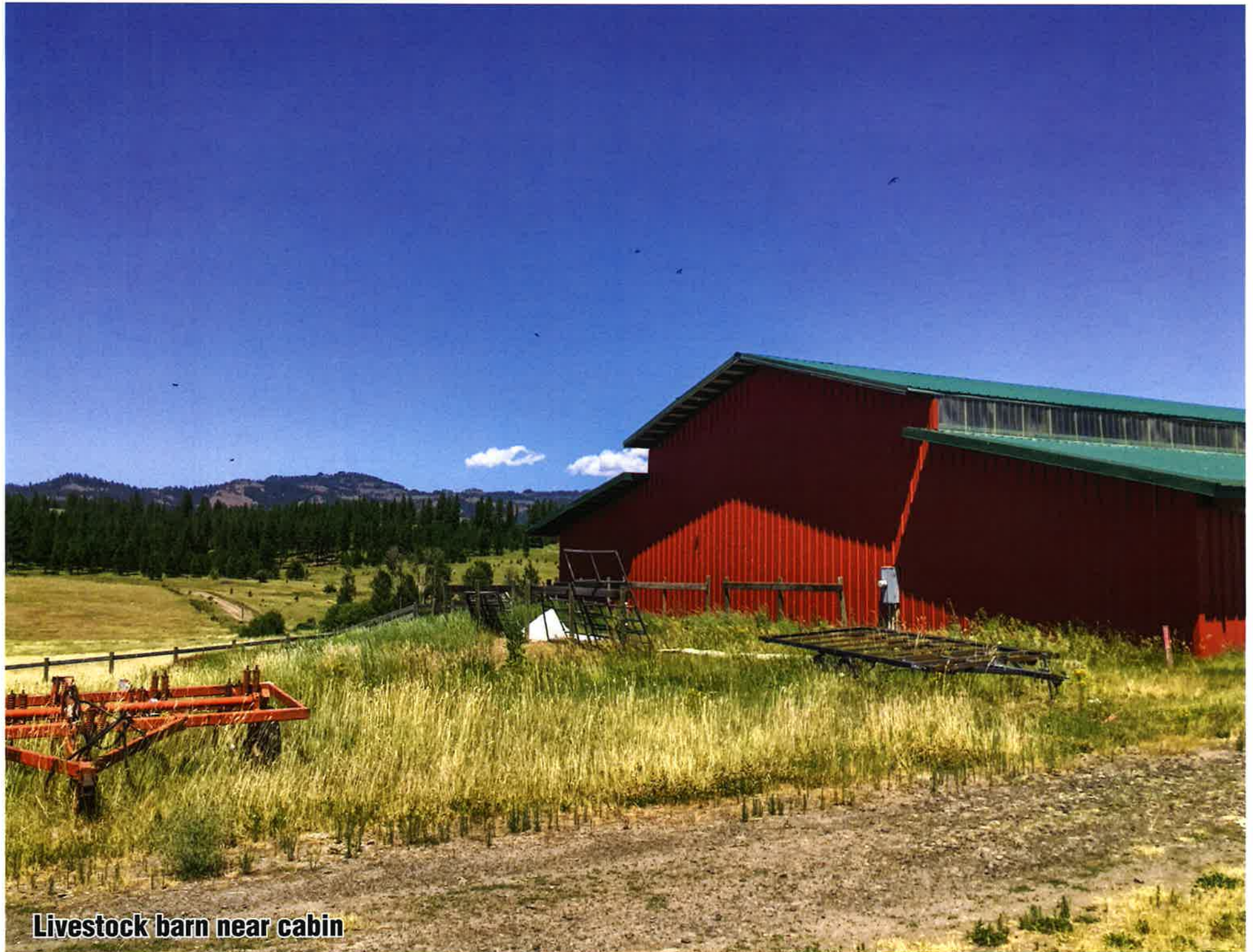


View west on Mallory Lane





Cabin by roping and branding arena



Livestock barn near cabin

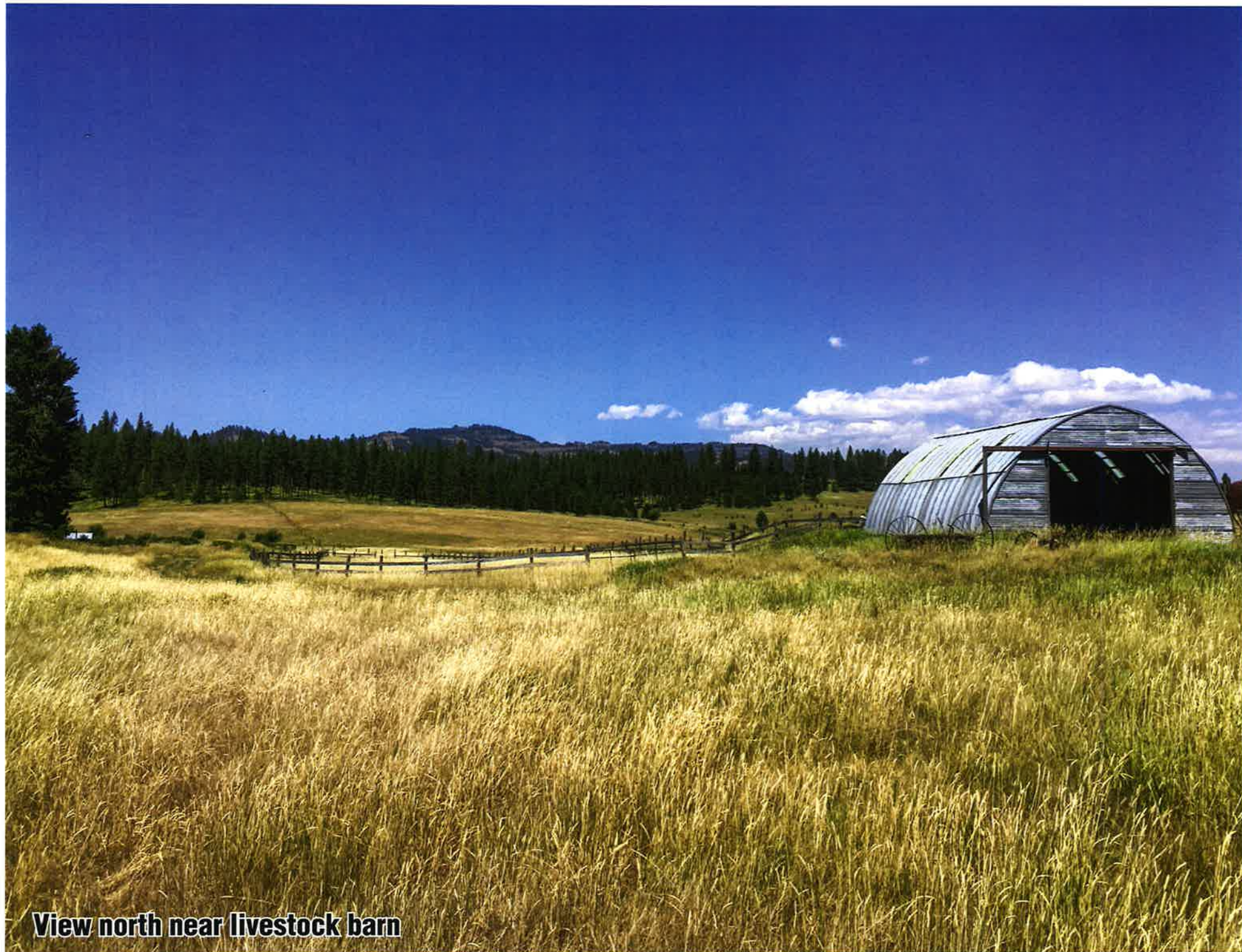


Livestock barn

View northeast from potential homesite



View west to Wenaha-Tucannon Wilderness



View north near livestock barn





View of meadow from Reynolds Lane



Cabin at end of Mallory Lane



View northwest from developed homesite



*Madison Place has cabin, barn, outbuildings.
Bulk of property is meadows, with opportunity for
equestrian operation*