

MOUNTAIN TIMBER RANCH

PRINEVILLE, OREGON

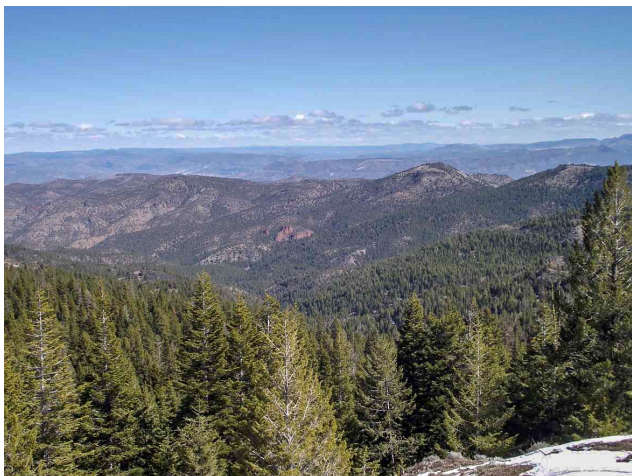
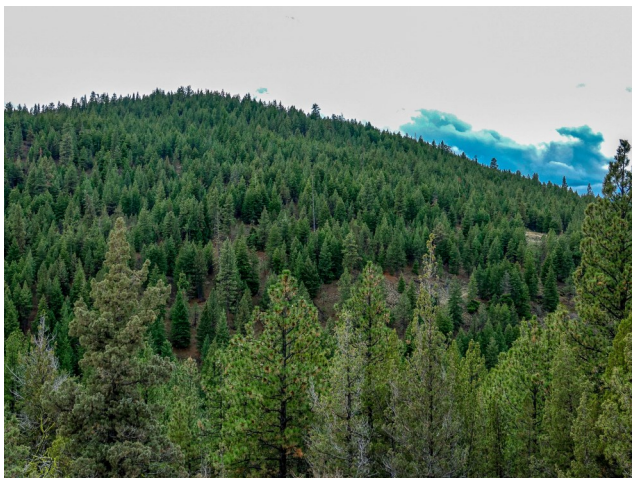




MOUNTAIN TIMBER RANCH

This combination ranch property includes timber, mountains, elk, summer livestock grazing and many other qualities making it truly unique. It is approximately 16,981.88 acres of prime Central Oregon timber land. The terrain is a variety of heavily timbered draws and side hills with open excellent feeding hillsides. Just a little more than an hour north of the town of Prineville, Oregon which offers convenience and access to the local airport and stores. Many small streams are included within the borders, wildlife is abundant, and the road system is excellent for reaching every area of the property.





Location

The property is located in Jefferson County north of the city of Prineville, Oregon and approximately two hours from Bend, Oregon. Several local mills are close by and the airport in Redmond serves the business community. Directions - HWY 97 north from Bend to Redmond, then HWY 126 takes you to Prineville, from there it is North on Main Street until it turns into Forest Road 2527.

Acreage

This ranch is very private with locked gates and full of wildlife. Several fish bearing streams run on the property including Opal Creek, Amity Creek and Horse Creek. Several high mountain peaks on the ranch include Stephenson Mountain, Opal Mountain and Box Springs Butte.





Improvements

One cabin is located on the property. It is used by the outfitter as a hunting cabin and sleeps six comfortably. The cabin sits on the edge of a meadow and is accessible by road.

Wildlife

This property has supported the same outfitting company for twenty plus years. The elk hunting is excellent and in addition the outfitter offers deer hunting and turkey. Many of the clients have been hunting for decades with the outfitter and return year after year due to the great hunting.





Timber Inventory

This timber property has not seen any substantial harvesting in many years and supports the majority being old growth tree stands including Douglas Fir, Larch, Concolor Fir, and Ponderosas Pine. Being on the north face of the mountain range and having many north facing slopes yields the high timber growth rate on this property in comparison to other area timber mountain properties. A recent timber evaluation estimates there to be approximately 80 million board feet on this property.





This tract of timberland is healthy and has excellent access for logging. The hunting is second to none in this area and could continue to provide income or be utilized as a private hunting ranch. There are annual Landowner elk hunting tags thus insuring elk hunting every year.

PRICE PER ACRE: \$785.00 | TOTAL PRICE: \$ 13,330,775.00

FOR MORE INFORMATION, CONTACT:



WILKS RANCH BROKERS, LLC
17018 IH-20, CISCO, TX 76437

Jimmy Williams | Designated Broker
Licensed Broker in TX, NE, KS, ME, OK, MO, NM,
TN, CO, ID, OR, GA, WY, MT

www.WilksRanchBrokers.com | (817)850-3610

Disclaimer: Seller makes full disclosure that they have common ownership in a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.

