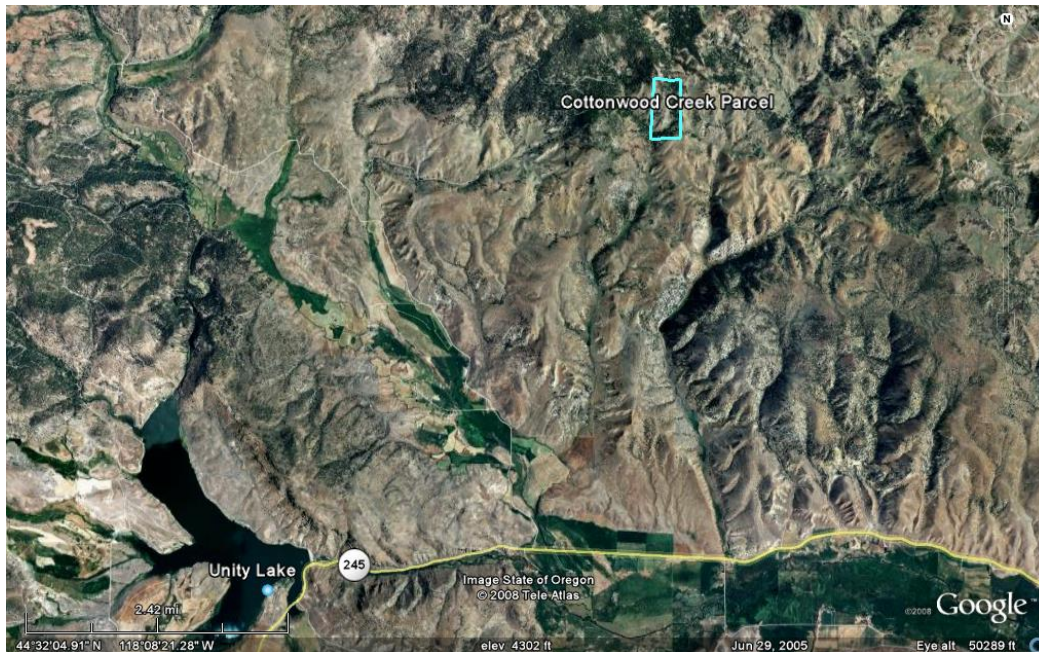


COTTONWOOD CREEK PARCEL—80 ACRES FOREST/RANGE LAND*
28 miles southwest of Baker City, OR



SIZE: 80 Acres*

LOCATION: Township 11 South, Range 37 East, Section 36, Tax Lot 2800. Property accessible by a primitive dirt road through US Forest Service land. Hwy. 245 is 2.5 miles south. It is approximately 5 miles northwest of Hereford and over two miles to Unity Reservoir.

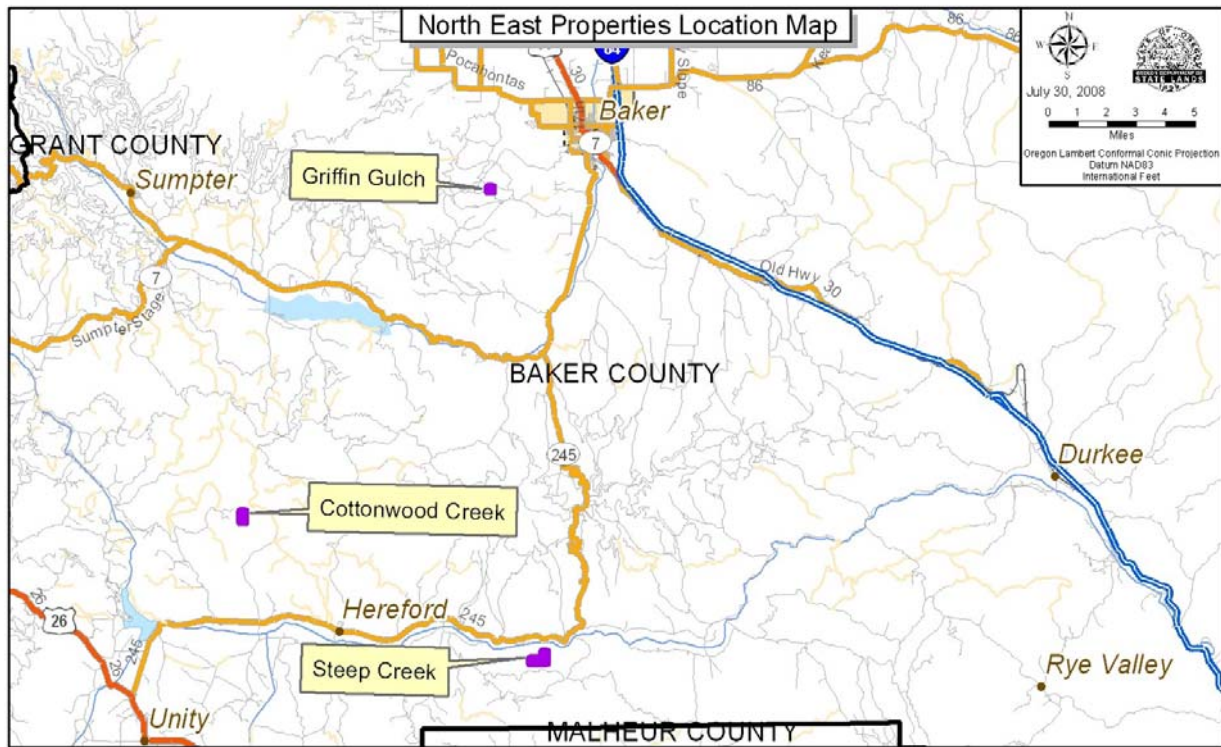
ZONING: Timber Grazing

COUNTY: Baker

ACCESS: Dirt road access to parcel through US Forest Service owned land. No legal access.

DESCRIPTION: This parcel is over two miles northwest of Unity Reservoir and is northwest of Hereford. The property has been used for timber. The parcel has an elevation ranging from 4,800 to 5,300 feet with rolling steep terrain. The parcel does not qualify for a homesite under current zoning laws and is limited to agricultural or forest use.

*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting an offer for the parcel.



Oregon Department of State Lands
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 Salem, OR 97301
 503-986-5200