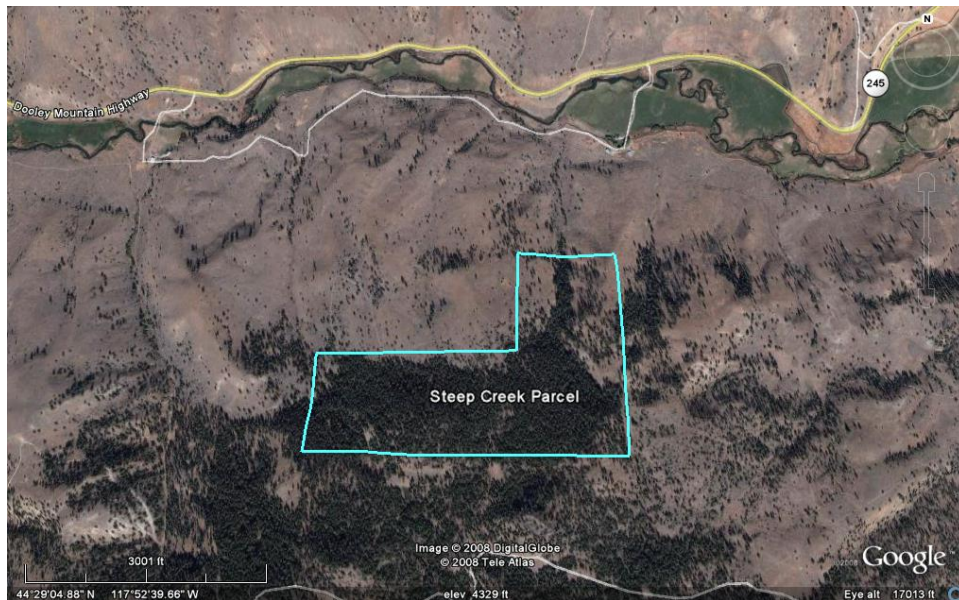


STEEP CREEK PARCEL—155 ACRES FOREST LAND*
25 miles southwest of Baker City, OR



SIZE: 155.08 Acres*

LOCATION: Township 12 South, Range 39 East, Section 36, Tax Lot 3600. The property is accessed by a primitive ATV road through privately owned land. Hwy 245 is 0.5 miles north, but property is on the south side of Burnt River.

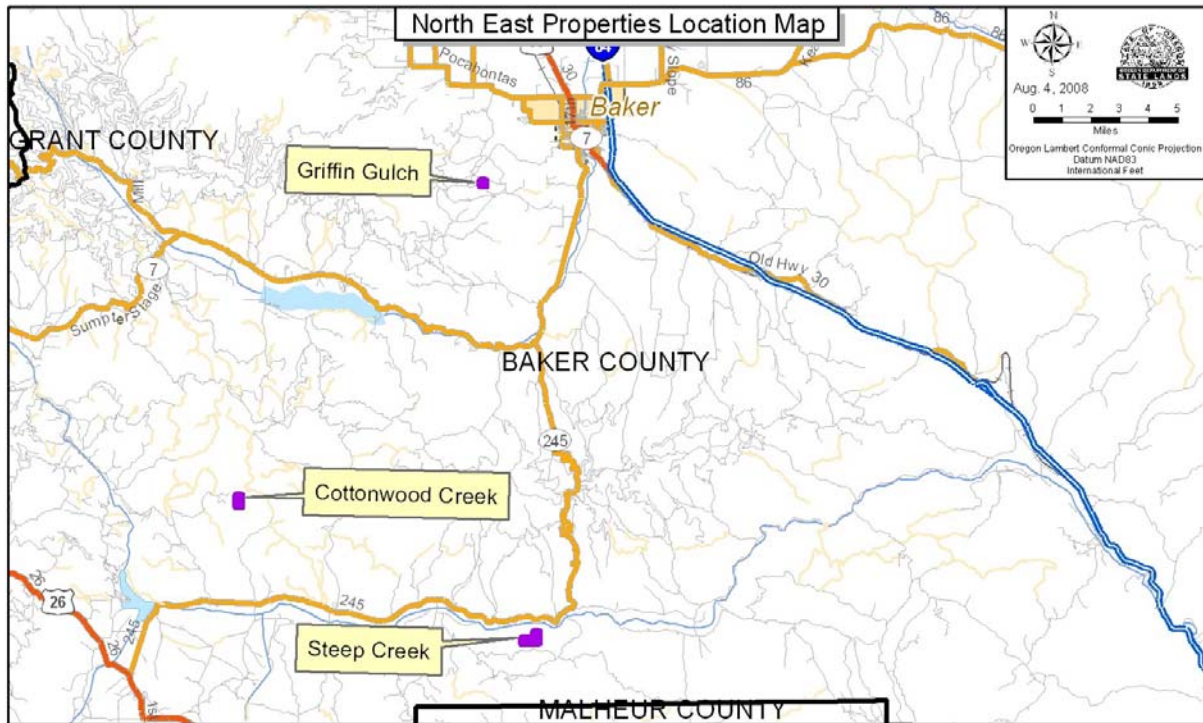
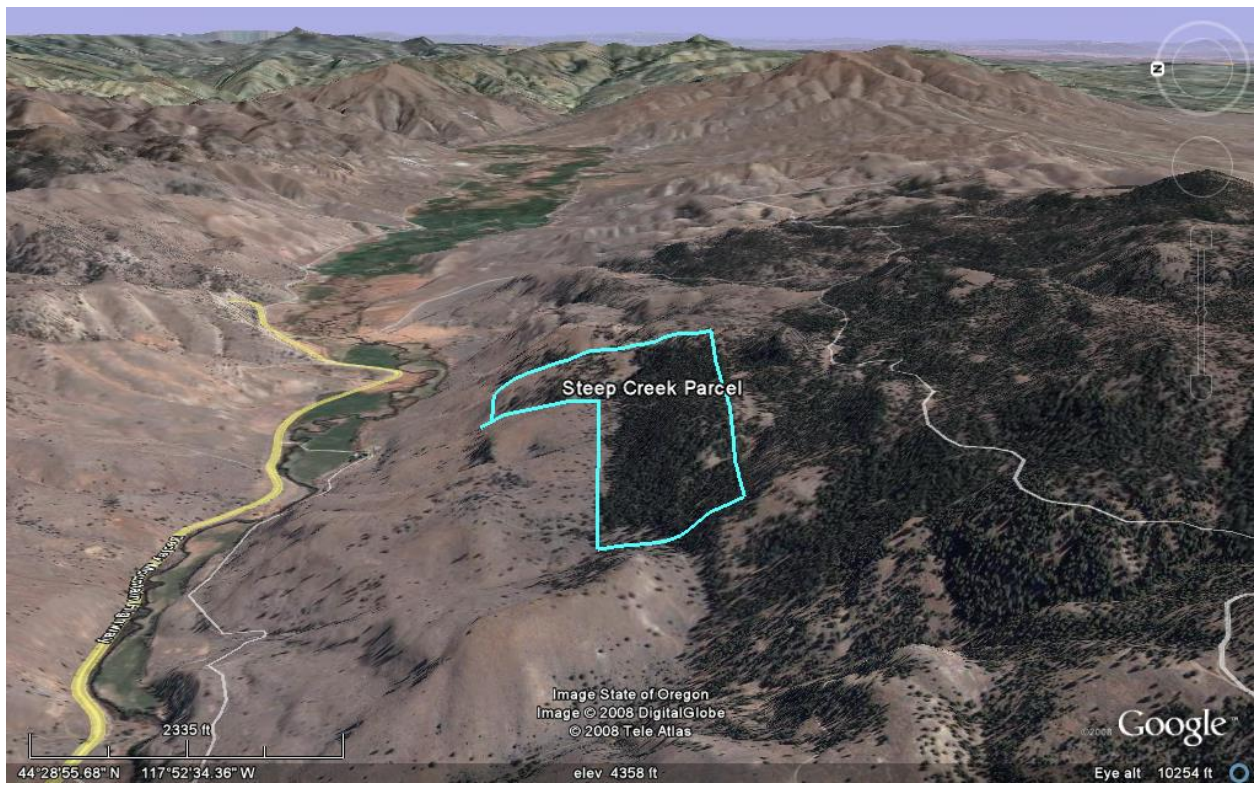
ZONING: EFU-Exclusive Farm Use

COUNTY: Baker

ACCESS: Dirt road access to parcel through privately owned land. No legal access.

DESCRIPTION: This parcel is on the south side of Burnt River just off of Hwy 245 (Dooley Mountain Hwy), and is about halfway between Bridgeport and Hereford. It has been managed for commercial timber and is visible from Hwy. 245. The L-shaped parcel has an elevation ranging from 3,900 to 5,000 feet, with a north facing slope ranging from moderately steep to very steep. The parcel could qualify for a homesite if it meets the financial and physical criteria established by Baker County, but its primary use is agricultural or forest use. Buyer is responsible for researching this possibility with the Baker County Planning Office prior to buying the parcel for this use. Over two thirds of its value is in its mature stand of timber.

*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