

SUMMER 2017 AUCTION

No Starting Bids and No Hidden Reserves!

624± Acre High Prairie Ranch in Foothills of Cascades, within one hour of Eugene

Oakridge, Oregon



Ranch is largest private block of ownership along High Prairie with 322± acres of productive meadows, resident elk herd, complex with caretaker home, two large barns, equipment buildings and additional improvements

	<u>102</u>	<u>103</u>
SIZE:	450± acres	174± acres
PUBLISHED RESERVE:	\$1,335,000	\$240,000
LAST ASKING:	First Time Offered	First Time Offered
ELEVATION:	1,700± to 2,340± Feet	2,100± to 2,340± Feet
ZONING:	EFU - Exclusive Farm Use	F1/F2 - Forest Land District

PROPERTY INSPECTION: Auction Property #102 – Main Block -- By Appointment Only
Please Call Auction Information Office to Schedule. Do Not Disturb Tenant

Saturday, July 22 11:00 am to 3:00 pm
Friday, August 11 1:00 pm to 4:00 pm

Auction Property #103 – Inspect at Any Time. No Appointment Needed

FINANCING: None – All Cash. Northwest Farm Credit Services is preferred lender. Financing may be available by contacting: Craig Christopherson - Eugene Branch Manager at 541-685-6140 or email craigchristopherson@northwestfcs.com

SEALED BIDS DUE AUGUST 16, 2017

DESCRIPTION: The 624± acre High Prairie Ranch is largest private block of land along High Prairie, a 2,000± acre ridgetop between Middle Fork Willamette River and communities of Oakridge and Westfir, within foothills of the Cascades, one hour east of Eugene. There is excellent access from Highway 58.

Oakridge and Westfir are known as base camps for year-round outdoor recreation, with fishing along Middle Fork Willamette River, proximity to boating on the alpine Waldo Lake, and both downhill and cross country skiing at Willamette Pass Resort. Both Oakridge and Westfir offer world-class trails for mountain biking, including the Aufderheide Memorial Drive, a segment of the West Cascades Scenic Byway, by Westfir. The nine hole Circle Bar Golf Club and Oakridge State Airport are nearby.

Ranch has resident elk herd, due to location and proximity to Willamette National Forest.

High Prairie Ranch is located along High Prairie Road, and is currently used for cattle due to its over 320 acres of productive meadows that can accommodate 75 head on a sustainable basis, and up to 165 head for summer grazing. There are several springs on the ranch, and wells provide domestic and stock water.

Improvements on the 450± acre Main Block, Auction Property #102, include a three bedroom, one bathroom caretaker home which has detached garage, kitchenette and bathroom, two large barns, several equipment sheds, four-stall horse barn, 4,000± square foot metal building, and small barn located one-quarter mile east of the home.

Seller had recently purchased High Prairie Ranch for its timber, and the property is being sold subject to a three-year timber deed, with Seller responsible for reforestation. All harvesting of timber on Auction Property #103 has been completed. Please see Supplemental Information Package for copy of timber deed.

Ranch is being offered in its entirety, or in two parcels: 450± acres, with all improvements (Auction Property #102); 174± acres with potential home site (Auction Property #103.) Published Reserve Prices are \$1,335,000 for Auction Property #102, or \$2,935 per acre, and \$240,000 for Auction Property #103, or less than \$1,500 per acre.



Three bedroom home



4,000± square foot metal building has been used for mushroom production

**Auction #102 - 450± acre Main Block, with All Improvements
Published Reserve: \$1,335,000**

The 450± acre Main Block of the ranch, located at 77686 High Prairie Road, extends over one mile along High Prairie and is completely fenced, with an estimated 290 acres of meadows that contain a number of springs for livestock. Current hay production is about one ton per acre. The property has three gated entries, and is also cross-fenced as part of the management of cattle. There is a crossing under High Prairie Road to allow cattle access to use the smaller meadow east of High Prairie Road.

There are two outparcels. One is a small outparcel with private residence adjacent to caretaker home, and second is an outparcel with private residence on south side of the road.

The Main Block is currently leased to caretaker who has been on site for three years. Lease will terminate within 60 days of closing. Caretaker could be available to a new owner for management of the ranch.

All improvements are located on the Main Block and include:

Three Bedroom, One Bathroom Home with Two-Car Garage

This two-level home has two bedrooms and full bathroom, kitchen, dining area and living room with insert pellet stove, all on main level, and third bedroom on upper level. Home has electric heat. There is a two-car garage with small kitchenette and full bathroom that has a covered walkway into the home. Home is served by a well, and septic system.

Equipment Sheds

Three equipment and storage sheds near the home include a storage building for an RV, 2,500± square foot equipment shed containing some of the equipment being sold with Ranch, and 1,200± square foot shed used as a shop.



Barns

There is a 6,700± square foot barn near the equipment sheds used for cattle, with access to the tunnel under High Prairie Road. The other barn is 6,000± square feet, and used primarily for hay storage.

Horse Stall

There is an open four-stall barn of 850± square feet just west of the equipment shed currently used by the caretaker for his horses.

Well Building by Home

There is a two-story well with storage tank that provides domestic water to the home and to both barns.

Metal Building and Equipment Barn

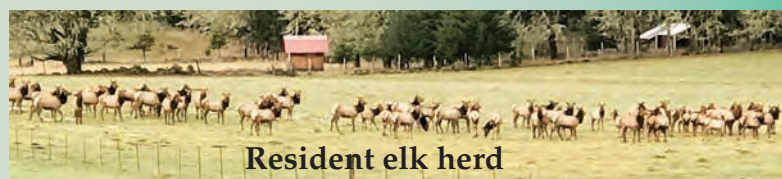
There are two additional buildings on the Main Block, located east of the caretaker home, along High Prairie Road. One is a 4,000± square foot metal building on concrete slab with an office that was used for mushroom production. Adjacent to that building is an older, 1,800± square foot barn used for equipment storage.

Timber Deed

There is an estimated 152 acres of commercial timberland on the Main Block, with 42± acres that contain young reproduction located along the west-facing slopes above the North Fork of Middle Fork Willamette River.

The mature timber is subject to a three-year timber deed by the Seller, with 62± acres on the ridgetop, along western section of Ranch, and the balance of 48± acres across High Prairie Road. The Seller will be responsible for reforestation, and may be interested in selling the remaining timber to the buyer as part of the sale, on a negotiated basis.

Acquisition of the 450± acre Main Block provides opportunity to own the largest portion of High Prairie Ranch as a private retreat, with options for a grass-fed beef operation, development of indoor horse arena and additional equine uses, and construction of new owner residence to take advantage of spectacular views along High Prairie and the Cascades.





Auction #103 - 174± acre East High Prairie Road Tract

Published Reserve: \$240,000

The 174± acre East High Prairie Road Tract is located along both sides of the road, with Dead Mountain Road (Willamette National Forest Road) along the east, which is also the location of a fire station that serves the Hazeldell Rural Fire District and nearby homes along High Prairie and Mountain View Roads.

Property contains 123± acres of recently harvested timberland, and will be replanted in Douglas-fir. An additional 18± acres south of the road had been used for Christmas trees, and is available now to be replanted, or reused for meadow land.

There are two meadow areas that total 26± acres. The larger meadow north of the road is next to Auction Property #102, and a smaller meadow is across from the fire station, at the corner of High Prairie and Dead Mountain Road.

Tax Lot 500, which contains 25 acres, is zoned F-2 and is on the northern portion of the property along First Creek. This part of the property may qualify for a home site, due to zoning and proximity to homes along Mountain View Road. Please see Supplemental Information Package.

Acquisition of Auction Property #103 provides opportunity to have a 174± acre tract with 123± acres as replanted tree farm, meadow for livestock, and potential home site, for less than \$1,500 per acre.

LOCATION: #102 - Township 20 South, Range 3 East, Sections 34, 27, Tax Lots 700, 100, 200, 1000 and Township 21 South, Range 3 East, Section 3, Tax Lot 20, Oakridge, Oregon

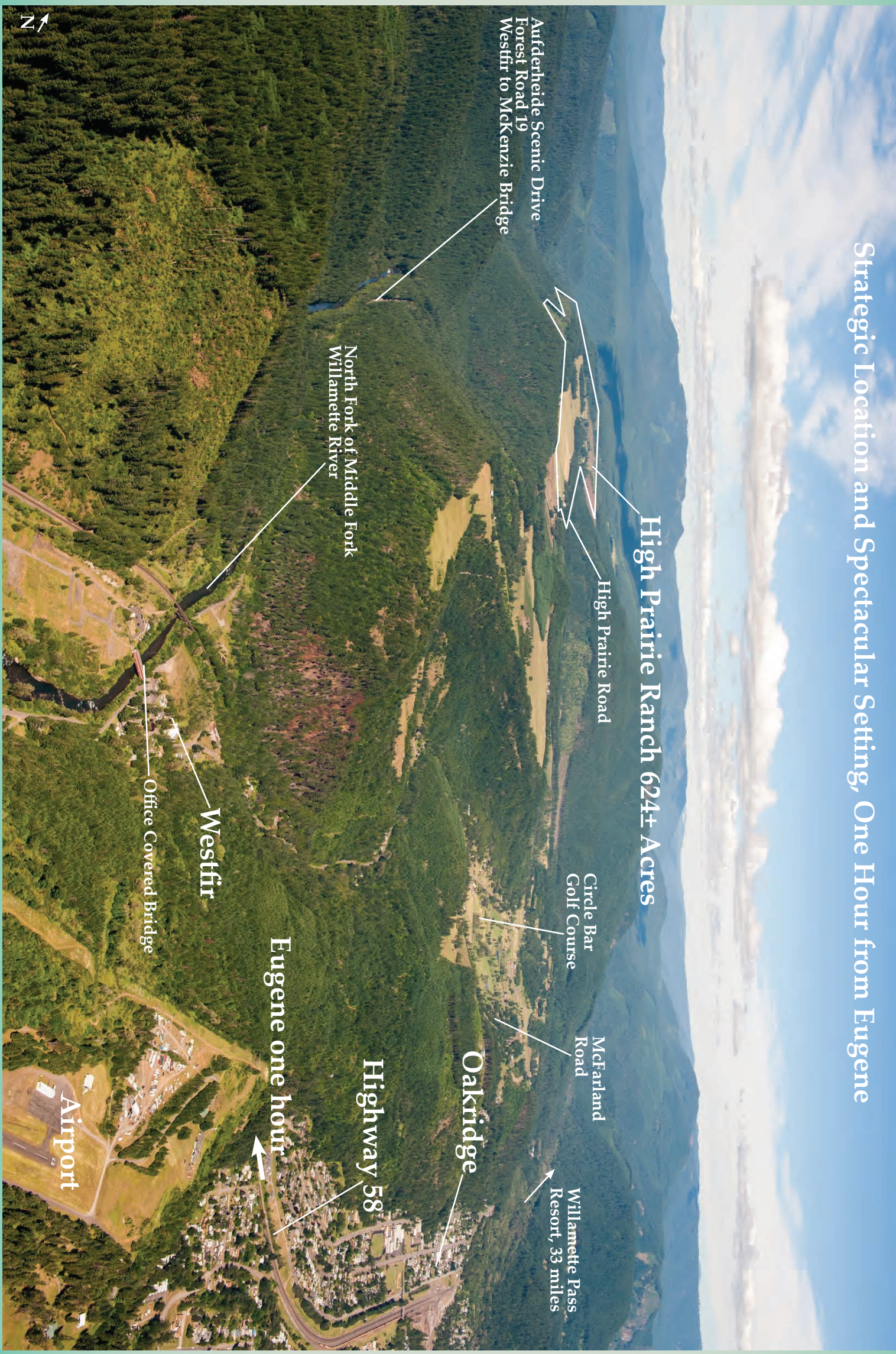
LOCATION: #103 - Township 20 South, Range 3 East, Section 35, 26, Tax Lots 500 and 600, Oakridge, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 16, 2017

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGE 1706 - 102/103**

1-800-845-3524

Strategic Location and Spectacular Setting, One Hour from Eugene



High Prairie Ranch 624+ Acres

High Prairie Road

Circle Bar
Golf Course

McFarland
Road

Willamette Pass
Resort, 33 miles

Oakridge

Highway 58

Eugene one hour

Westfir

Office Covered Bridge

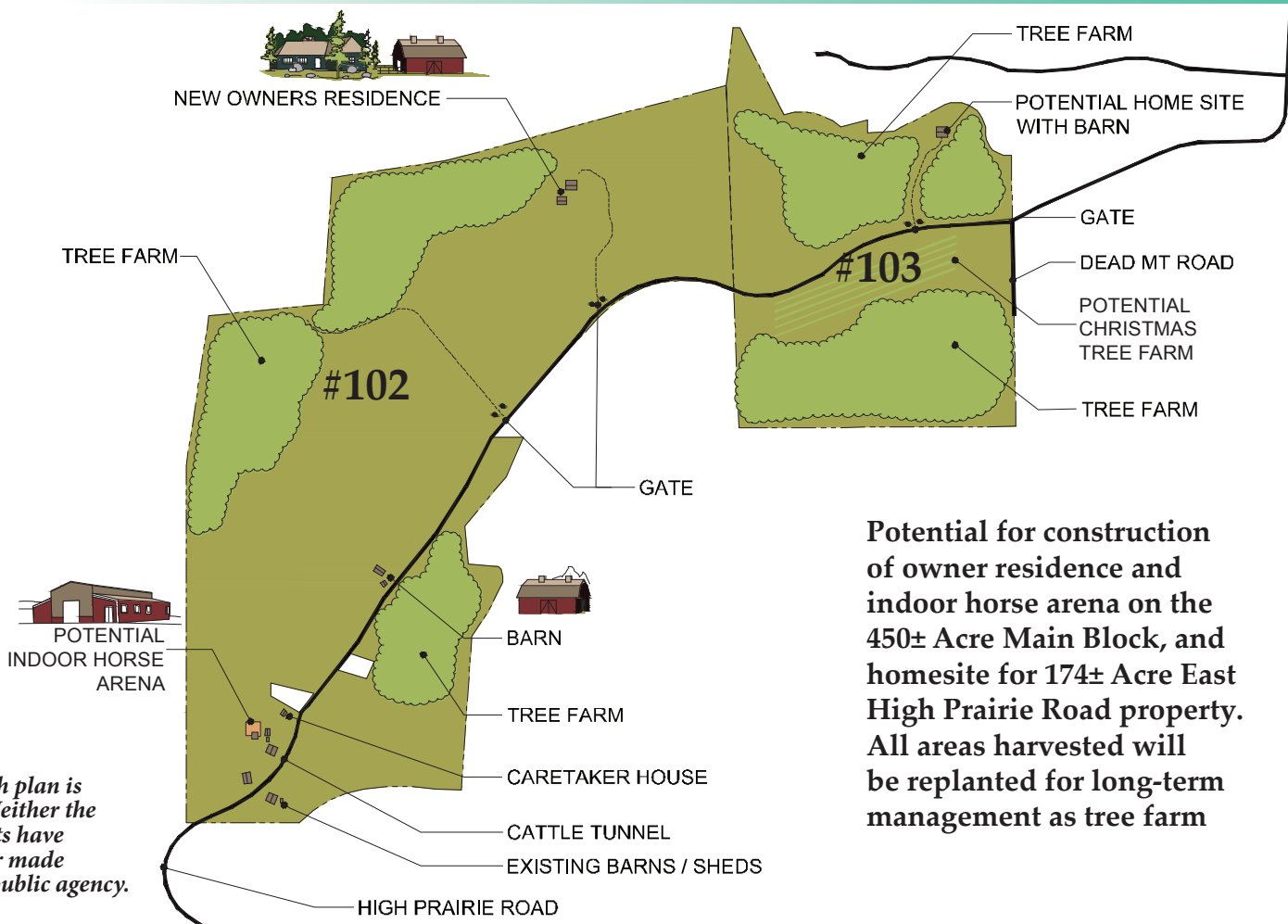
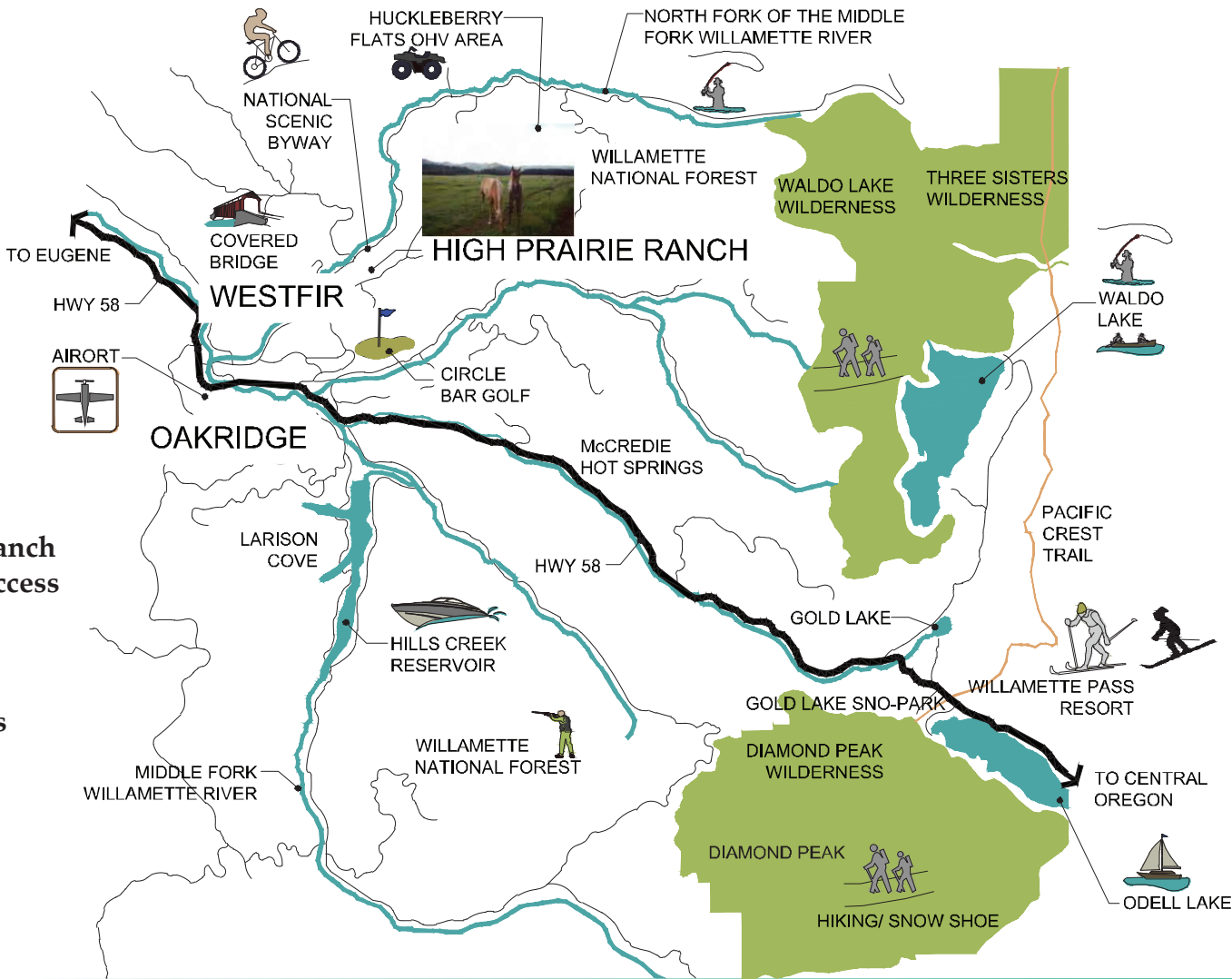
Airport

Aufderheide Scenic Drive
Forest Road 19
Westfir to McKenzie Bridge

North Fork of Middle Fork
Willamette River



High Prairie Ranch
has excellent access
to year round
recreation and
nearby Central
Oregon Resorts



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.

Potential for construction of owner residence and indoor horse arena on the 450± Acre Main Block, and homesite for 174± Acre East High Prairie Road property. All areas harvested will be replanted for long-term management as tree farm