

102 - MARR FLAT RECREATION AND HUNTING TRACT WITH TWO USFS GRAZING PERMITS - WALLOWA COUNTY



PUBLISHED RESERVE: \$1,477,500 / \$755 Per Acre

LAST ASKING: First Time Offered

SIZE: 1,958± Acres

ELEVATION: 4,800± Feet to 5,400± Feet

ZONING: TG (Timber Grazing)

PROPERTY INSPECTION: At Any Time - Four-Wheel Drive Vehicle Required. See Supplemental Information Package for Map with Access Route

FINANCING: None – All Cash



DESCRIPTION: Marr Flat is the largest block of private land along Big Sheep Creek Corridor, within the Wallowa-Whitman National Forest. It is located 15 miles east of Joseph and is primarily expansive ridge top which extends three miles north to south, and two and a half miles east to west.

The 1,958± acre auction property contains fifty percent of the private ownership of Marr Flat, with the balance owned by two other private ranchers. There is access to the southwest in Section 16 from USFS Road 3930 -- Harl Butte Road -- which connects to the northwest to Coyote County Road 805, and Imnaha Highway (OR 350). The entire 1,958± acres is fenced. There is a large set of corrals located in the northwest corner of Section 16 used by Marr Flat Cattle Company for weaning calves, and then shipment back to Wallowa River Valley.

A cow camp is located at the head of Timber Creek in Section 8, with an old dilapidated cabin and small metal building by a spring that could be an excellent site for a hunting or recreation base camp. The property will qualify for three Landowner Preference Tags for hunting, and could easily accommodate a back country airstrip.

FOR SUPPLEMENTAL INFORMATION, PLEASE EMAIL INFO@RMNW-AUCTIONS.COM

Headwaters of both Marr and Timber Creeks are located on the property, which are tributary to Big Sheep Creek to the north. There is an estimated 2.2 million board feet of timber located in the upper reaches of these two drainages, based on a 2017 timber report, with 70% in ponderosa pine and Douglas-fir/larch. Please see Supplemental Information Package for details.

Marr Flat is the base property for both USFS Grazing Permits #211055W and #210024W, the Big Sheep Allotment. 3,028 acres are suitable for grazing based on USFS criteria defined as: distance to water, type of slope, and type of soil in order to produce 200 pounds of forage per acre. Overall size of allotment is 18,870± acres.

Two USFS Grazing Permits are part of the sale of Marr Flat. Transfer of permits is subject to approval by USFS. Existing permits are for ten years, and will require renewal in 2021.

The permits provide the following AUMS, which total 2,275:

PERMIT #211055W		
100 head cow/calf	5/11 to 6/30	200 AUMS
100 head cow/calf	11/1 to 12/31	200 AUMS
PERMIT #210024W		
300 head cow/calf	11/1 to 12/31	600 AUMS
350 head cow/calf	4/16 to 6/30	875 AUMS
100 head cow/calf	7/1 to 10/31	400 AUMS
		2,275 AUMS

Copies of permits, allotment map, and contacts at Wallowa-Whitman National Forest are included in the Supplemental Information Package.

LOCATION: Township 3 South, Range 47 East, Sections 3, 4, 5, 8, 9, 16, 17, Tax Lots 400, 1100, Wal-lowa County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 11, 2018



OR CALL 1-800-845-3524



Access from USFS Road 3930



Corrals in Section 16

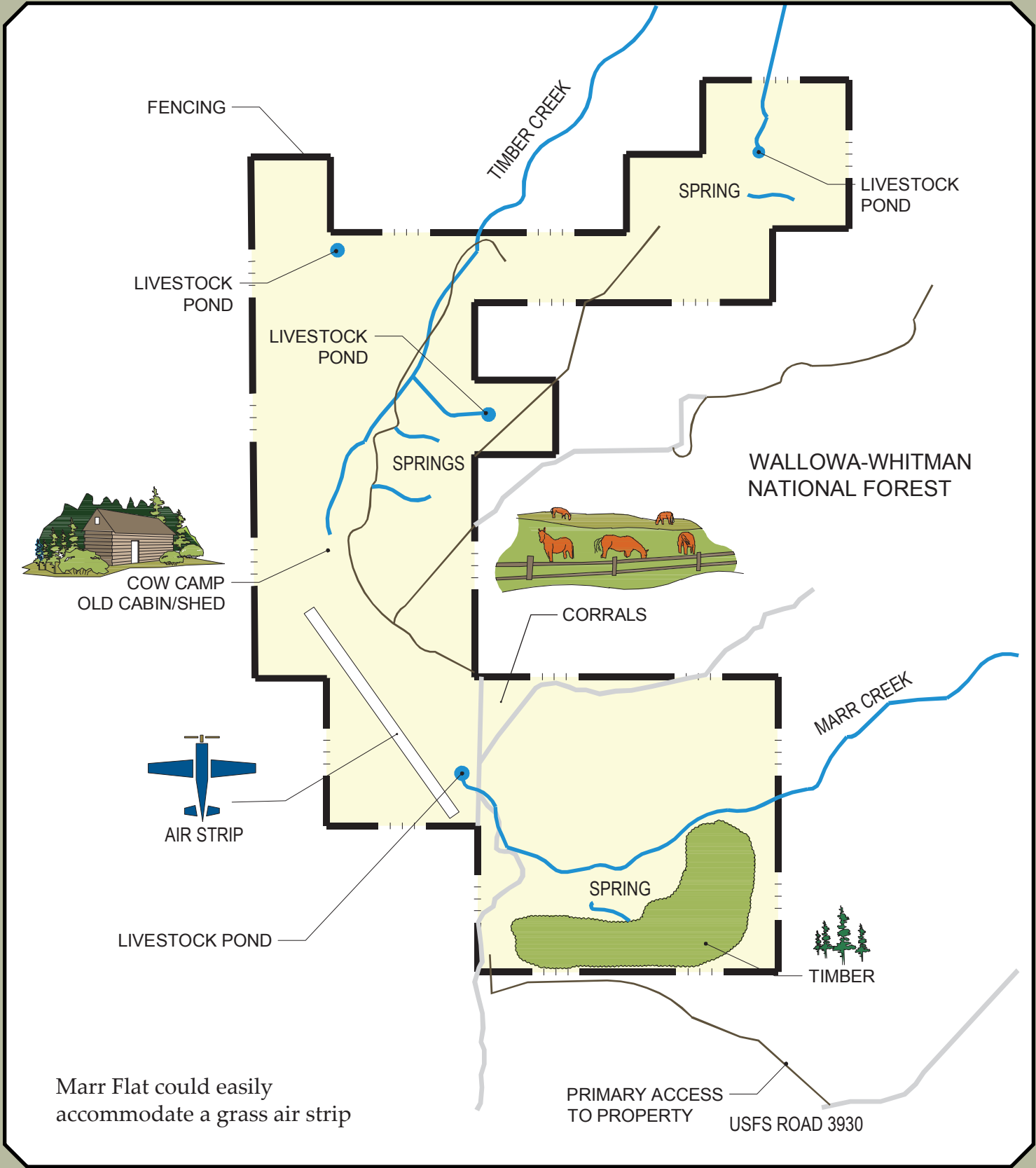


Cow camp by Timber Creek



View of Marr Flat

MARR FLAT - CONCEPT PLAN



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