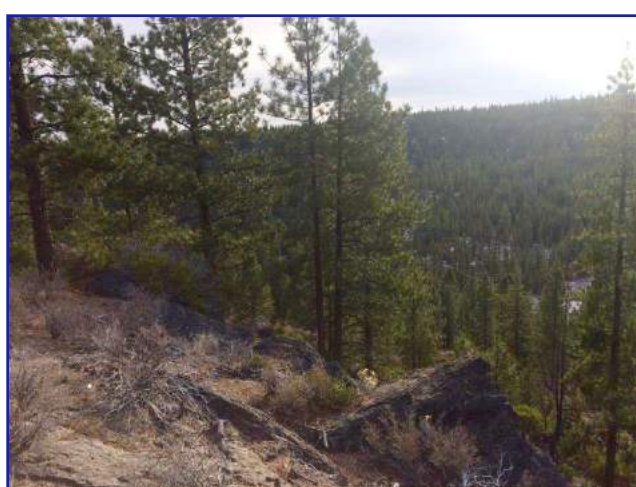
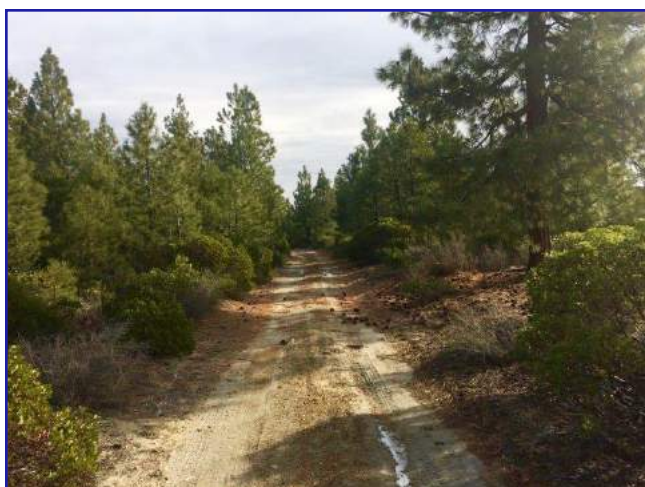


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# Oregon Forest Land Ranch

\$8,988,000



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# OREGON FOREST LAND RANCH

25,680 DEEDED ACRES, LAKE COUNTY & KLAMATH COUNTY, OR

The private Oregon Forest Land Ranch consists of 25,680 deeded acres all contiguous with no inholdings. The ranch is located approximately 60 miles south of Bend OR. The main gate is located approximately 10 miles north of Silver Lake off Hwy 31 at mile post 33. This is in the central Oregon area popular for various outdoor recreational activities. The topography is relatively gentle sloping with elevations from 4,800 to 6,100 ft. above sea level, providing for good access to all portions of the property.

This unique private forest preserve is a thriving conifer forest of predominately Ponderosa Pine trees with portions of Lodgepole Pine, True Fir and a minor component of Sugar Pine trees. Most trees 50-60 ft. tall. The relatively gentle forest floor begins at elevations of around 4,800 ft. rising to more than 6,100 ft. overlooking Oregon's vast high desert formations such as the Paulina Mountains and Fort Rock State Monument.

A 2007 Timber Cruise analysis indicated a yield of 60,591 MBF (million board feet). There have been trees cut since primarily for the "chip" market. It is estimated that the entire property adds about 2.5 MBF per year of new growth (approximately 100 board feet per acre per year).

It is extremely rare to find a 40 square mile tract of quality, all contiguous, deeded land anywhere in the United States. This is truly a rare opportunity to own 25,680 acres of private, forested, all contiguous land with no inholdings (40 square miles).

The private Oregon Forest Land Ranch is offered for sale at \$8,988,000.

Co-listed with Ken Thomas Real Estate LLC. Crane, OR.  
541-493-2776 Cell 541-589-3433



Price \$8,899,000

For complete offering package contact Pete Nevin  
775-829-2122, [www.FarWestRealEstate.com](http://www.FarWestRealEstate.com)

