

BURNT RIVER

589 Acres only \$850,000



This is a picture of the Burnt River that runs through the North West end of this beautiful property.

The Burnt River Property 589 Acres

The Burnt River Property is located in the Blue Mountains of Oregon. It has pristine views with lots of trees and water. There is an abundance of wildlife and plenty of recreational opportunities.

There is a significant amount of timber consisting of Douglas Fir and Ponderosa Pine. This property also features one river and two creeks. With easy access provided by the Whitney Road and nearby utilities this can be much more than just an investment property. There is some nice pasture area running along the Burnt River for the horses and stable and many excellent house

sites to pick from with endless views.

You can find all of the water you were looking for on this property. The Burnt River runs through the property on the northwest end and then runs the entire length of its western border. In addition, the China Creek runs the entire length of its southern border. If that is not enough, First Creek runs through the northerly portion of the property.

The property is bordered on the north by the Wallowa Whitman National Forest. The Wallowa National Forest offers some great opportunities for the out-

doors person. With over 60 miles of maintain trails running through this spectacular forest it is a haven for the ATV, snowmobile, hiking and horseback riding enthusiasts. Additionally, this 2.3 million acre forest reaches from Hells Canyon to the Eagle Cap Wilderness.

If you are a hunter then this property is exactly what you are looking for. There is an excellent population of deer and although you have to spend the time looking there are always Elk nearby.



The Location

Trees, Creeks and River

There are two small towns nearby, Unity and Sumpter. Of the two, Sumpter is the more popular as well as the larger town of the two <http://www.historicsumpter.com/>. The property is located in Baker County Oregon (<http://www.visitbaker.com/>). The property is about 45 miles from Baker City to the North and about the same distance to John Day to the west.

The small town of Unity also has a recreational lake that primarily offers fishing. To the north of the property there is another lake called Phillips Lake, which offers fishing, camping and boating <http://www.oregonicons.com/phillipslake.htm>. Both of these lakes have unique beauty and wilderness feel that takes one back to the wide open spaces of yesterday.

If you are flying in from out of state then you have two choices. You may either fly into the commercial airports at Pendleton, Oregon to the north or Boise, Idaho to the south. Both locations bring you within 140 miles of the property. Once you arrive in Baker City, Oregon take Highways 7 about 40 miles south to Whitney Road (about 13 miles south of Sumpter) near Highway marker 16. Go left heading in an easterly direction on Whitney Road for about 8 miles and you come to the entrance of the Burnt River Property. The property may also be reached coming from Highway 245. About 4 miles north of Unity on Highway 245 turn onto Whitney Road, travel about 6 miles in a westerly direction to the property.