



Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301
503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

HORSE HEAVEN, CROOK COUNTY, OR — 78.33 ACRES*



LOCATION: Township 16 South, Range 19 East, Section 16, Tax Lot 1100.

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Horse Heaven Road nearby – no direct connection

DESCRIPTION: Steep slopes with scattered brush and Juniper.

ODFW COMMENTS: Critical deer winter range. NE corner touches Elk range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

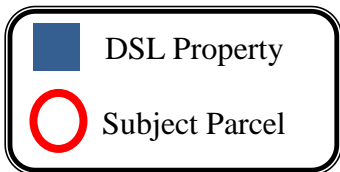
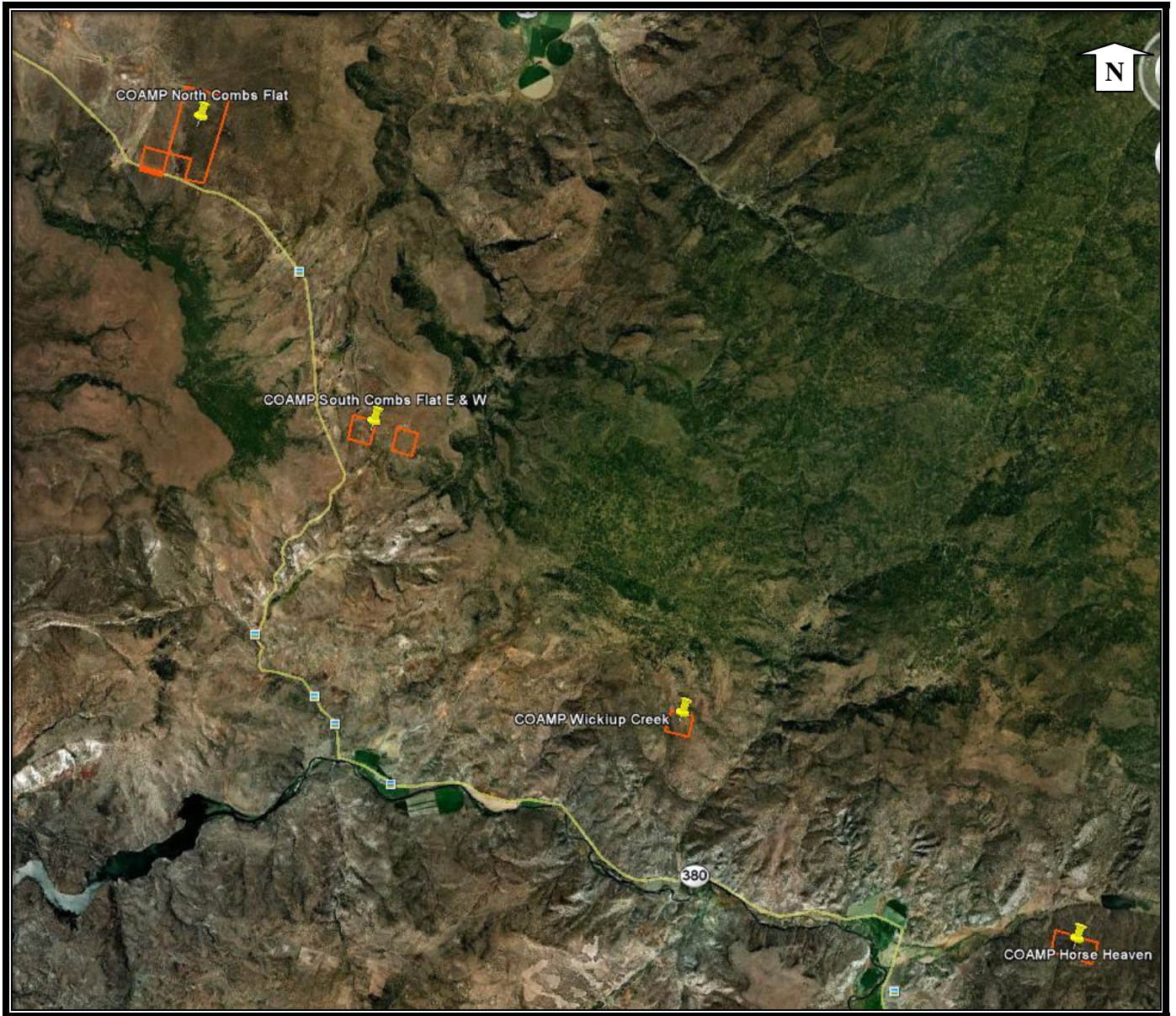
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Horse Heaven
County Assessor's Acct #: 5158

Parcel ID: 20
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 507
Lat/Long: 44°10'50.64"N 120°27'27.73"W



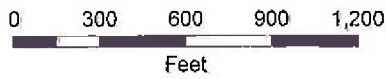
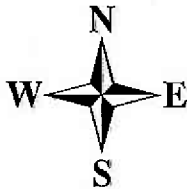
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COAMP Cultural 2010 HORSE HEAVEN



1 inch = 667 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 20

Parcel Name: Horse Heaven

County: Crook

LAS Parcel #: 507

DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 16S19E16; Tax Lot 1100

GIS Acres: 78.33

Co. Acct. # 5158

County Assessor's Acres: 80

County Assessor RMV (2009): \$160,000

Multiple Parcel site? No

Highest and Best Use: Sell/Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU -1

Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range, NE corner touches Elk Winter Range

Buildable Parcel? Unknown

Lot of Record? Yes, Sec 16

Property Boundaries/Corner Stakes/Survey Markers? None

Access/ Road name: Horse Heaven Road nearby, no direct connection

Legal Access: Note: no field inventory conducted as site is not accessible to DSL field staff

Unimproved Trails/roads located on-site? No

Identified Hazards? Access very challenging - steep slopes

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None

Water Features On-site or nearby? Minor drainage through southwest corner of site, Horse Heaven

Creek 1/4 mile to northwest; creek water impoundment approx. 1/2 mile due north

Known water/irrig rights? No

Water Well? No

View site/other amenities: No

Soils: No field inventory

Vegetation Cover Types: No field inventory

Vegetation Condition/Impact: No field inventory

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Steep slopes

Site Use/trespass/dumping/noxious weeds: No

Current Uses: Inactive

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: No access

ORBIC Listing: No

Other: Possible no access - physical or legal

Income Strategies/Highest & Best Use Prospects: Sell/Trade

Final highest & best use determination: Sell/Trade

Other comments, notes, considerations, actions/efforts needed: Procure access

ODFW Comments

Parcel embedded in critical deer winter range, at the edge of elk winter range, and in an area used heavily year around by elk. Riparian areas along Horse Heaven Creek and upland springs and meadows heavily used by elk for calving and rearing. Horse Heaven Creek contains Red Banded Trout. Continued use of this parcel for range and grazing activities would not be a concern for wildlife; development for residential or recreation activities would be a concern with significant detrimental impacts which ODFW could not support.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within this parcel, 8 surveys have been done within a 2 mile radius, but most of the lands in a 1 mile radius of this parcel have not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the proximity of water, but also the general terrain within and surrounding the parcel, and though 3 lithic scatters are to the NE~ 1.5 miles away, the chance of cultural resources of being on this parcel of land is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 2 Sites: 6 (1H, 5PH) Description: 5LS, 1RS

Cultural Resource Reports Available within 2 mi. of Parcel: 8

Recommendations: no pre or post-sale notice for cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

Legend: H – Historic LS – Lithic Scatter PH - Prehistoric RS – Refuse Scatter