



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

# CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

**SOUTH COMBS FLAT EAST, CROOK COUNTY, OR — 39.57 ACRES\***



**LOCATION:** Township 15 South, Range 17 East, Section 36, Tax Lot 2500.

**ZONING:** Exclusive Farm Use (EFU-2)

**STRUCTURES/SITE IMPROVEMENTS:** None

**ACCESS:** Paulina Highway 380

**DESCRIPTION:** Very open, shallow rolling hills with scattered brush and Ponderosa Pine.

**ODFW COMMENTS:** Deer and antelope winter range. Elk, deer and antelope use year-around

**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

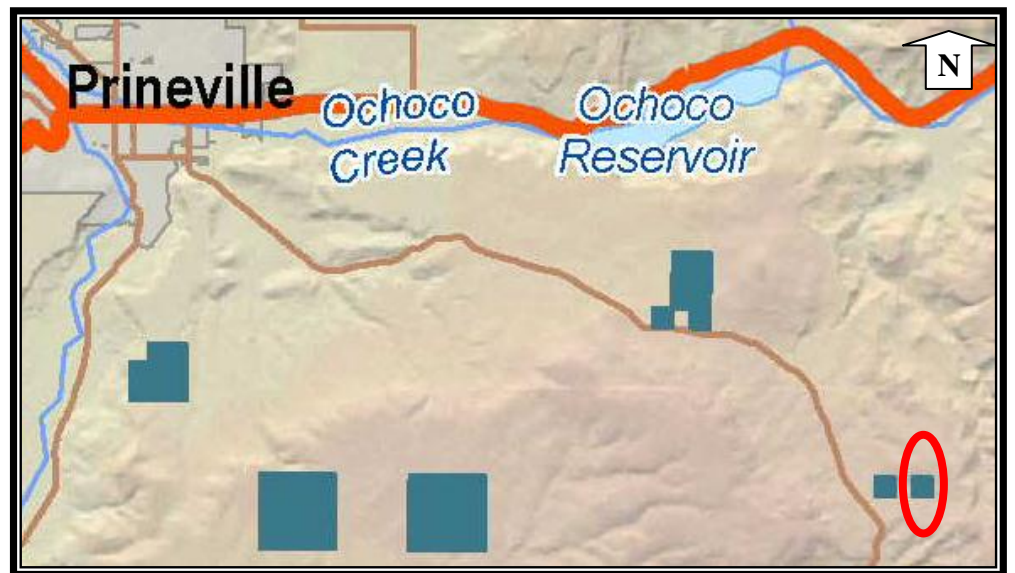
Parcel Name: South Combs Flat East  
County Assessor's Acct #: 1678

Parcel ID: 17  
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 550  
Lat/Long: 44°13'50.44"N 120°38'19.79"W



DSL Property  
 Subject Parcel



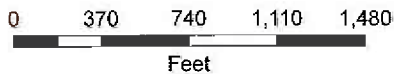
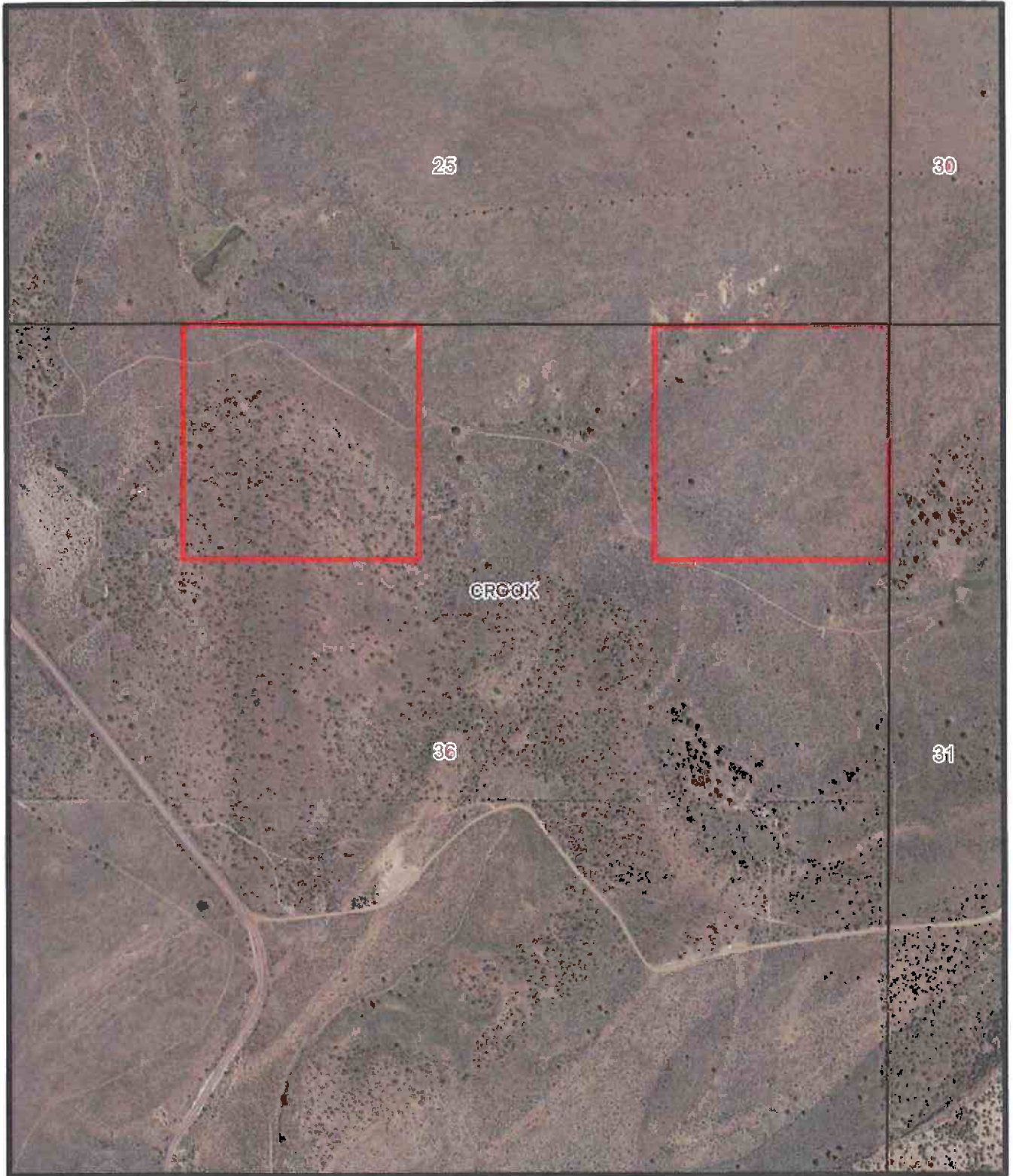
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# COAMP Cultural 2010 SOUTH COMBS FLAT E & W



1 inch = 808 feet

 DSL Property

# Central Oregon Area Management Plan-- COAMP

## FIELD AND OFFICE INVENTORY FORM

**Parcel ID# 17**      **Parcel Name: South Combs Flat East**      **County: Crook**

LAS Parcel #: 550      DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 15S17E36; Tax Lot 2500      GIS Acres: 39.57

Co. Acct. # 1678      County Assessor's Acres: 40      County Assessor RMV (2010): \$160,000

Multiple Parcel site? No      **Highest and Best Use: Sell**

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Ownership: Surface: DSL      Subsurface: DSL

Zoning: EFU-2      Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: General Deer and Antelope winter range

Buildable Parcel? Yes      Lot of Record? Yes, Sec 36

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: Off Paulina Hwy      Legal Access: Uncertain

Unimproved Trails/roads located on-site? Yes, 2-track roads across southwest corner

Identified Hazards? None      Fire District: Unknown

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

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None, old Juniper cut

Water Features On-site or nearby? None

Known water/irrig rights? No

Water Well? No

View site/other amenities: View of Combs Flat

Soils: Variable, sandy clay loams, rocky drainages

Vegetation Cover Types: Typical sagebrush steppe vegetation with some scattered ponderosa pine

Vegetation Condition/Impact: Excellent condition

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: High fuel load due to Juniper debris

Significant Physical/Terrain Features: Shallow rolling hills and drainages

Site Use/trespass/dumping/noxious weeds: None observed

Current Uses: Inactive, idle

Adjacent property: occupied? Yes, private      Direct access? Yes

Evidence of Site Trespass or Encroachment? None other than 2-track roads

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: None

ORBIC Listing: No

Other: None

Income Strategies/Highest & Best Use Prospects: Sell

**Final highest & best use determination: Sell**

### **ODFW Comments**

Used year around by deer, designated antelope and general deer winter ranges, and migration corridor for elk between Maury and Ochoco units, Maintaining big game habitat in this area is of particular concern due to the close proximity of Prineville Res Wildlife Management Area (WMA), and the Maury Unit where Mule Deer Initiative is a high priority. Disposal of these parcels and conversion from existing grazing and range uses to uses not compatible for big game would have adverse resource consequences which ODFW could not support.

### **Cultural Resources for Parcel Inventory**

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented on these parcels of land, 6 surveys have been done within a 2 mile radius, all of which are to the SE, S & SW. Nearly all of the land to the NW, N & NE have not been surveyed for cultural

Probability of Cultural Resources in Parcel: because there is a general lack of permanent water for these two parcels, and the parcels are a fair distance away from a known tributary of the Crooked River, & considering the terrain in and surrounding these parcels, the probability of cultural resources being on this land is moderately low

Cultural Resources within 2 mi. of Parcel: Isolates: 6 Sites: 6 (PH) Description: LS

Cultural Resource Reports Available within 2 mi. of Parcel: 6

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: LS – Lithic Scatter PH - Prehistoric