

[www.rusticrealtyinc.biz](http://www.rusticrealtyinc.biz)



**PRICE: \$99,000.**

**ADDRESS:** Stices Gulch  
Baker City, OR 97814

**LISTING AGENT:** Ilena Fleming

**LISTING: B-1702**

**Very Private – Remote – With Trees**

Flat area to park trailer or build on.

20 +/- acres has been DEQ approved, septic & drainfield already in.

Gold mine dating back to 1910 "The Cougar Placer Mining Claim".

(Has not been actively mined for 50+ years, condition of mining unknown.)

Merchantable timber

Surrounded on 2 sides by USFS

Abundance of big game (Deer-Elk-Bear-Cougar)

**Directions:** Unity Hwy #245:

At the highway department gravel shed on top of Dewely Mt.

Take a right at Skyline Rd Forest Service Rd # 11.

Go across the cattle guard go to Y, take a right at the Y.

Turn right and go over the 2<sup>nd</sup> cattle guard (approx. .10 mi from the gravel shed).

1.5 mi (from the gravel shed) to the SW corner bordering on Forest Service property.

Turn right at the corner of Rd #1130/Stices Gulch onto Rd #092.

At the blue gate continue right and go up the hill to building site. (Rough 4 wheel drive Rd)

Stices Gulch Entrance:

From Stices Gulch turn off Hwy #245 go approx. 4 mi to the Rd#1130/ Rd#090

**TERMS:** Cash

**MAP#:** 11 S 40 TL 5900

**TAXES :** 06 \$33.03

THIS INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THE AGENT AND IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION OR WITHDRAWAL. INTERESTED BUYERS SHOULD INSPECT THIS PROPERTY AND VERIFY ALL INFORMATION.

**Main Office In Baker:**

975 Campbell St. Suite "A"-Baker City, OR 97814

Office: (541) 523-8000 Fax: (541) 523-8001

Ilena R. Fleming, GRI. Principal Broker /Owner

ilena@rusticrealtyinc.biz

Barbara England, Broker

barbara@rusticrealtyinc.biz

**Branch Office in Sumpter:**

110 S. Mill

P.O. Box 370

Sumpter, OR 97877

Office: (541) 894-0116 Fax: (541) 894-0119

Ilena R. Fleming, GRI. Principal Broker /Owner

ilena@rusticrealtyinc.biz

[www.rusticrealtyinc.biz](http://www.rusticrealtyinc.biz)