



64347 HARNEY AVE
CRANE, OR

**3,345 DEEDED
ACRES**

**2,690 ACRES IN
OREGON
655 ACRE IN
NEVADA**

**848.3 ACRES
WATER
RIGHTS**

**7,342 AUMs
BLM PERMIT**

**BLM
SURROUNDS
DEEDED**

**2 HOMES,
CORRALS,
BARN, SCALES**

REDUCED

**\$5,250,000
CASH**



DISASTER PEAK RANCH MCDERMITT, NV



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

DISASTER PEAK RANCH, MCDERMITT, NEVADA

LOCATION: About 20 mile west of McDermitt, NV on a county road. The deeded and BLM is in both Oregon and Nevada. McDermitt Creek runs through the majority of the deeded land in Oregon for approximately 6 miles. The Trout Creek Mountains are on the western boundary of the BLM and Disaster Peak is the southwest corner of the BLM.

PROPERTY: Approximately 3,345 deeded acres, with 2,690 acres in Oregon, and 655 acres in Nevada. The ranch has been in this family since 1950. There are approximately 848.3 acres of water rights from McDermitt Creek and its tributaries. This is free water and all of the irrigated land is flood irrigated with no pumping costs. The irrigated land is native meadow. Owners do not fertilize and said they normally put up 200 tons of hay and pastured the balance when running yearlings. Owners say the potential is there to raise 1800 tons of hay. The owners have always had enough irrigation for a minimum of one irrigation, but McDermitt Creek is a year round creek for stock water. The majority of the deeded land is along the creek. There are two isolated parcels, one an 80 acre piece, and the other one is 160 acres.

IMPROVEMENTS: There are two homes on the property. The main house is over 1900 sq. ft. and has 3 bedrooms and 2 baths. There is a bunkhouse with 3 bedrooms and one bath. There is a building for cutting meat and has a walk in cooler. The barn is made of rock and has a metal roof. A large portion of the corrals are made of willow. There is a hydraulic squeeze chute and a good loading chute. The shop has a cement floor and joins the equipment shed. The second house is about 2 miles to the northwest and the house is over 1700 sq. ft. with 3 bedrooms and 2 baths and a basement. The barn is smaller and used as a horse barn and /or calving barn. There is a machine shed/shop and some corrals. Both houses have power and telephone.

BLM: The BLM permit surrounds the deeded land, and there is BLM in both states. There are 53,218 acres in the BLM, with approximately 20,000 acres in Nevada. The permit is administered out of the Vale District. The ranch has 7,342 AUMs. The turnout date is April 1 of each year. The numbers are staggered though out the summer with the last date to be off for the year is November 30. Owners have historically run yearlings on the ranch. Depending on when they brought them to the ranch, the owners would feed some hay and then turn out. They normally ran 1500 yearlings or more.

Disaster Peak Ranch, McDermitt, NV

The BLM has a new Biological Assessment for this ranch which just came out August, 2015. The Assessment allows the ranch to run 700 cows or up to 1500 yearlings. They also have a permit to run 12 head of horses. This Assessment outlines the management plan. The BLM is well watered with numerous creeks and springs. There is one pipeline with five troughs that comes out of a reservoir. The BLM has 12 pastures and the Assessment shows the rotation to be used. One of the nice things about this ranch is that all turnout is right out the gate and everything is relatively close. Serious buyers would want to meet with the BLM to discuss rotations, etc. However, the problem is that the cattle have to come off of the BLM for two months or so in the summer. Then, they can go back out on the BLM. So, it would be hard to rate this ranch as a 700 cow ranch year round. In addition, it is currently leased for this year.

TAXES: Malheur County, OR- \$1,837.91 ; Humboldt County, NV- \$635.62

WATER RIGHTS: There are 848.3 acres of water rights, all in Oregon. These are 'Surface Water Registration Statement- pre-1909 Vested water right claims'. The claim numbers are:
SW195, SW196, SW197, SW198, SW199, SW200, SW201, SW202, SW204, & SW205

EQUIPMENT: All haying and livestock handling equipment, plus a dozer and grader. List can be provided.

REMARKS: This ranch runs from an elevation of about 5300 feet to about 8000 feet. Wildlife includes mule deer, antelope, big horn sheep, sage grouse, chukar, and ducks, to name a few. This is a rare opportunity to purchase and own not just an intact historical family owned cattle ranch, but it is also an investment in a rare income producing legacy ranch property.

PRICE: **REDUCED!!** **\$5,250,000**

**In cooperation with Pete Nevin, Far West R & C
Sales/Mgt. Co. 775-892-2122**

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Disaster Peak Ranch, McDermitt, NV



Disaster Peak Ranch, McDermitt, NV



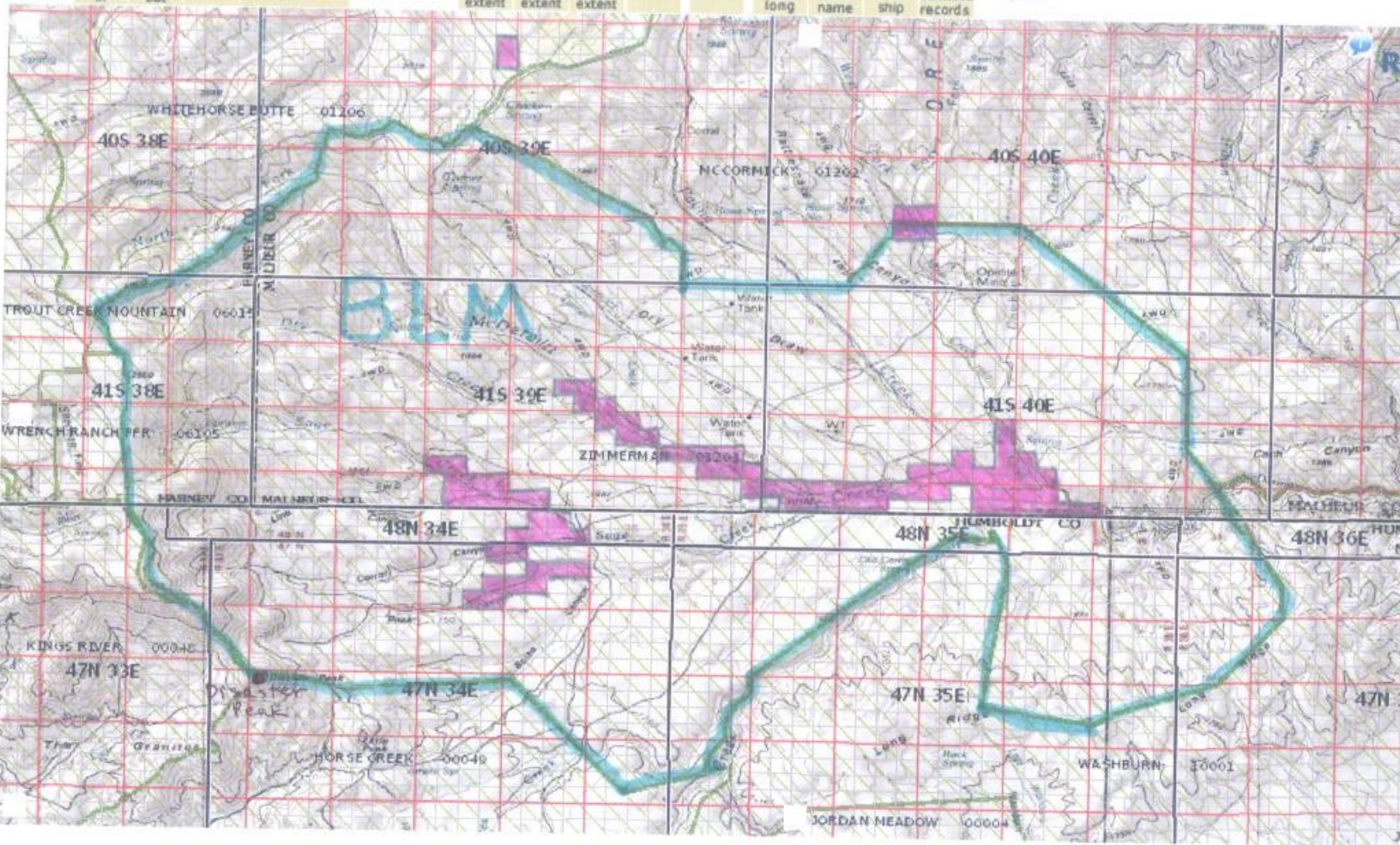
Disaster Peak Ranch, McDermitt, NV





Geocommunicator

 Deeded land



0  2 mi

DISASTER PEAK RANCH

DATA DISCLAIMER

Data last published on: 02/14/2011

PRIVACY

Group: Layer Opacity:

PI SS

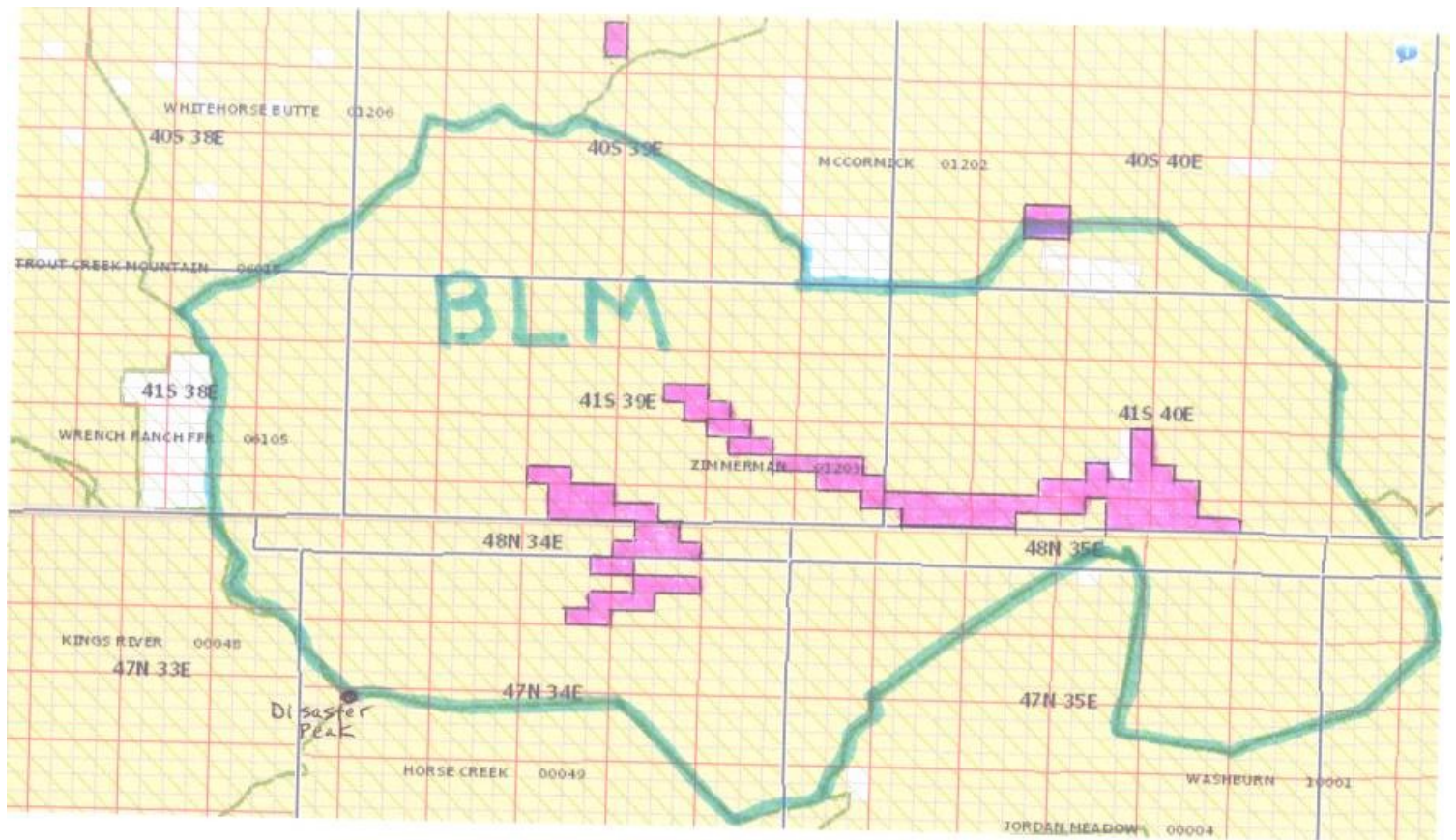
70

Overlays:



☐ Roads ☐ Places

<http://www.geocommunicator.gov/blmMap/Map.jsp?MAP=GA>



DISASTER PEAK RANCH

Dredged

0 2 mi

Disaster Peak Ranch, McDermitt, NV

