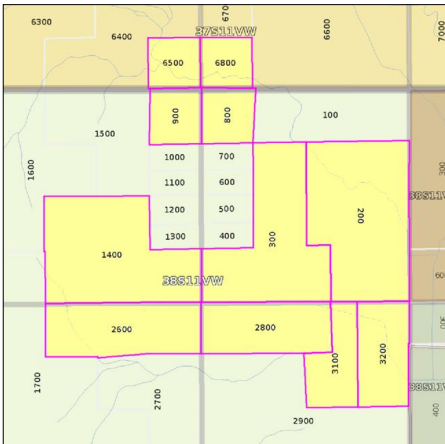
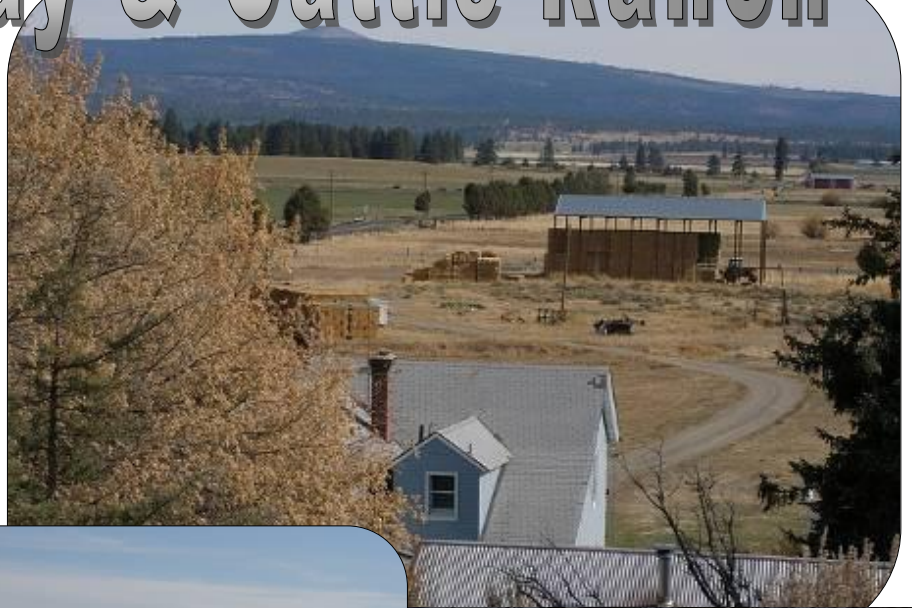


Historic Hay & Cattle Ranch



HISTORIC CATTLE & HAY Ranch in the same family since 1880.

1125 diversified acres with alfalfa, pasture and tree covered hill ground, creating a private valley with abundant deer and wildlife bordering BLM.

Two homes; one is a classic 4 bedroom, 2 bath farmhouse built in 1880. Buildings include two traditional livestock-hay barns with hand hewn beams, plus a pole hay barn, equipment storage-shop building and other outbuildings. 2000 GPM irrigation well with 9 wheel lines irrigate approx. 300 acres, and 200 acres of dryland crop ground, shale pit round out the amenities of this wonderful opportunity, and allow it to be great winter feed grounds.

Owner terms possible on approved credit!

MLS# 80349

\$1,940,000

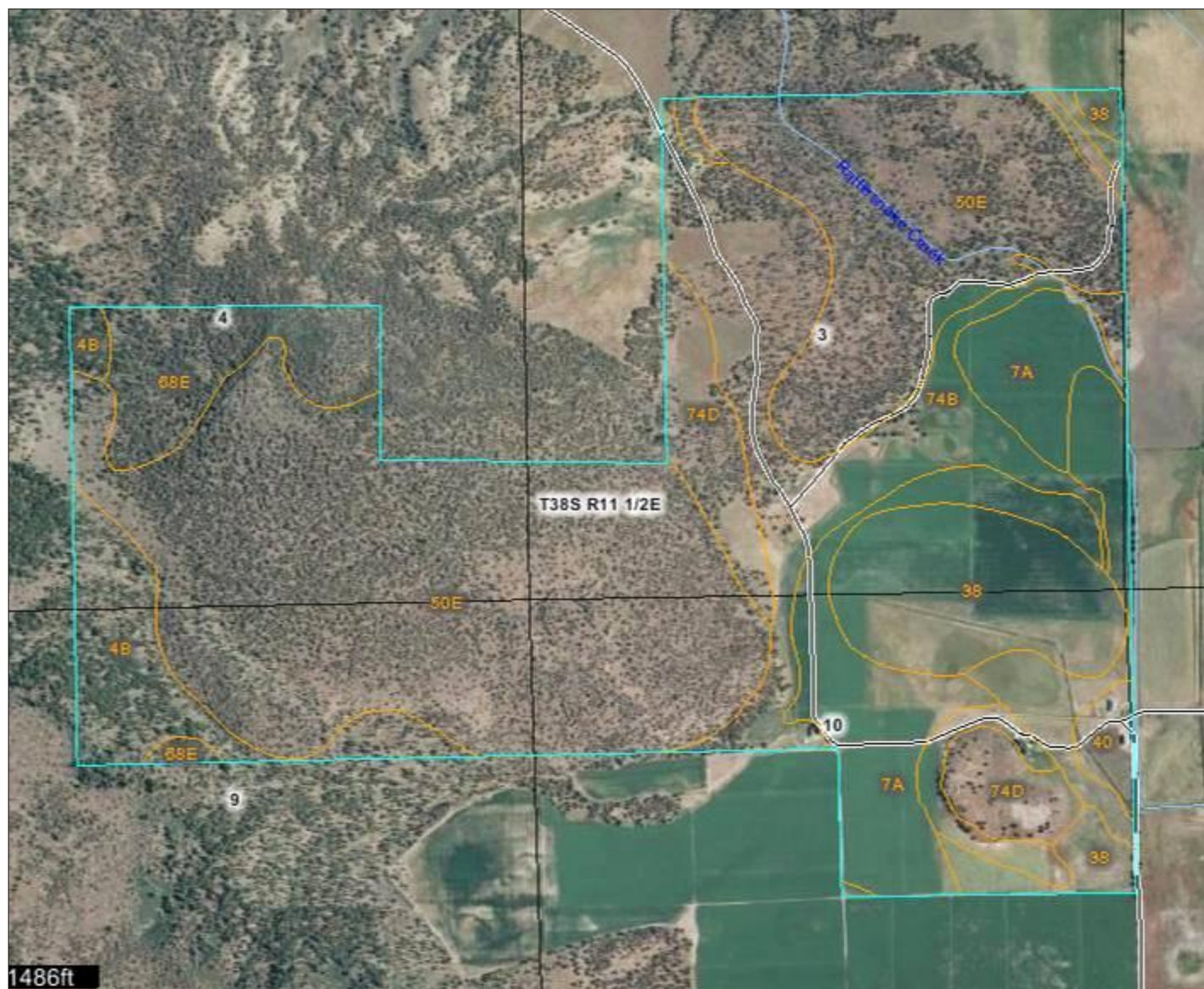


Linda Long, Principal Broker/Owner
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www.CraterLakeRealtyInc.com



Soils, Drew Ranch, Hildebrand. Lines are approximate.



Map Unit Symbol	Map Unit Name	Acres	Percent of AOI
4B	Bly loam, 2 to 8 percent slopes	56.8	5.5%
7A	Calimus loam, 0 to 2 percent slopes	100.8	9.8%
7B	Calimus loam, 2 to 5 percent slopes	0.5	0.1%
38	Laki loam	90.3	8.8%
40	Laki-Henley loams	9.7	1.0%
50E	Lorella very stony loam, 2 to 35 percent south	478.8	46.7%
51E	Lorella-Calimus association, steep north slopes	0.0	0.0%
53	Malin clay loam	35.9	3.5%
68E	Royst stony loam, 5 to 40 percent north slopes	52.2	5.1%
74B	Stukel-Capona loams, 2 to 15 percent slopes	142.8	13.9%
74D	Stukel-Capona loams, 15 to 25 percent slopes	56.3	5.5%
Totals for Area of Interest		1,024.3	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
4B—Bly loam, 2 to 8 percent slopes								
Bly	4e	3	2.5	7.5	—	—	—	—
7A—Calimus loam, 0 to 2 percent slopes								
Calimus	2c	6	4	10	105	370	185	100
7B—Calimus loam, 2 to 5 percent slopes								
Calimus	2e	6	4	10	105	370	185	100
38—Laki loam								
Laki	4s	5.5	3.5	10	95	300	150	90
40—Laki-Henley loams								
Laki	4s	5.5	3.5	10	95	300	150	90
Henley	4w	3.5	3	7	85	—	125	70
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	—	—	—	—	—	—	—	—
51E—Lorella-Calimus association, steep north slopes								
Lorella, north	—	—	—	—	—	—	—	—
Calimus, north	—	—	—	7	—	—	—	—
53—Malin clay loam								
Malin	3w	—	—	6.5	85	—	—	—
68E—Royst stony loam, 5 to 40 percent north slopes								
Royst, north	—	—	—	—	—	—	—	—
74B—Stukel-Capona loams, 2 to 15 percent slopes								
Stukel	4e	—	—	6.5	35	—	65	40
Capona	4e	—	—	10	95	—	185	90
74D—Stukel-Capona loams, 15 to 25 percent slopes								
Stukel	—	—	—	—	—	—	—	—
Capona	—	—	—	—	—	—	—	—

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have slight limitations that restrict their use.

Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Capability subclasses are soil groups within one class. They are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, 2e. The letter *e* shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by *w*, *s*, or *c* because the soils in class 5 are subject to little or no erosion.

Capability units are soil groups within a subclass. The soils in a capability unit are enough alike to be suited to the same crops and pasture plants, to require similar management, and to have similar productivity. Capability units are generally designated by adding an Arabic numeral to the subclass symbol, for example, 2e-4 and 3e-6. These units are not given in all soil surveys.

Reference:

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

(Full size copies of documents are on file.)

QQ	Acres	T-R-S	Status
SE NE	0.6	38.00S-11.50E-3	NC
SE SW	6.9	38.00S-11.50E-3	NC
NE SE	35.2	38.00S-11.50E-3	NC
NW SE	14.0	38.00S-11.50E-3	NC
SW SE	38.6	38.00S-11.50E-3	NC
SE SE	40.0	38.00S-11.50E-3	NC
Sum of Acres: 135.3			

QQ	Acres	T-R-S	Status
NE NE	35.6	38.00S-11.50E-10	NC
NW NE	37.6	38.00S-11.50E-10	NC
SW NE	28.0	38.00S-11.50E-10	NC
SE NE	24.8	38.00S-11.50E-10	NC
NE NW	12.4	38.00S-11.50E-10	NC
Sum of Acres: 138.4			

QQ	Acres	T-R-S	Status
NW NW	2.0	38.00S-11.50E-11	NC
SW NW	7.6	38.00S-11.50E-11	NC
Sum of Acres: 9.6			

STATE OF OREGON
COUNTY OF CLATSOP

CERTIFICATE OF WATER RIGHT

This Is to Certify, that JAMES W. GAGE State of Oregon, has made proof of priority in the acquisition of the STATE WATERPOWERS of Oregon, of a right to the use of the waters of a well,
situated at Beach Creek for the purpose of
irrigation and supplemental irrigation of 283.3 acres,
under Permit No. 4077 of the State Engineer, and the said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right herein conferred dates from May 23, 1909,

that the amount of water to which said right is entitled and having application, for the purposes aforesaid, is limited to one acre-foot beneficially used for said purposes, and shall not exceed 3.0 cubic feet per second,

as prescribed in one of the notices, submitted at the point of diversion from the stream,
the amount of diversion is located in the NW 1/4, Section 3, Township 36 North, Range 12 East, T. 36 N., R. 12 E., and 1/4 Sec. 3, N. 36th NE cor., Sec. 3,

The amount of water used by or to whom, together with the amount received under any other rights existing on the same land, shall be limited to one acre-foot of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3 cubic feet per acre for each acre irrigated during the irrigation season of each year.

reference to such measurable reaction system as may be ordered by the proper state officer; and shall
A description of the place of use under the right hereby conferred, and to which said right is
appurtenant, is as follows:

0.6 acre 283.3 ft.	821
5.9 acre 283.3 ft.	822
12.2 acre 283.3 ft.	823
15.6 acre 283.3 ft.	824
36.6 acre 283.3 ft.	825
70.6 acre 283.3 ft.	826
48.8 acre 283.3 ft.	827
Section 3	
35.6 acre 283.3 ft.	828
27.6 acre 283.3 ft.	829
26.0 acre 283.3 ft.	830
23.6 acre 283.3 ft.	831
12.4 acre 283.3 ft.	832
Section 10	
2.0 acre 283.3 ft.	833
7.6 acre 283.3 ft.	834
Section 11	
Township 36 North, Range 12 East, T. 36 N., R. 12 E.	

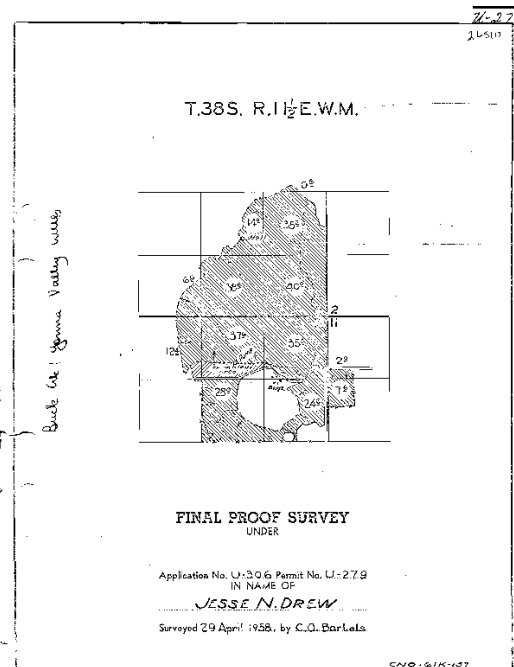
The right in the use of the water for the purposes aforesaid is reserved in the lands or place of use hereby described.

Witness the seal of the State Engineer, official
this day, 22nd day of May, 1910.

JAMES A. STEWART, State Engineer

Dated December

Recorded in State Record at Water Rights Commission, Volume 16, page 187, 113



7500 Hildebrand Road
Bonanza
\$1,940,000

MLS info —>

<http://goo.gl/IF8rm>

AGRICULTURAL CLASS Class 2, Class 3, Class 4
TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded, Hillside
IRRIGATION On Site Streams, On Site Well, Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Pond Site
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Equipment Barn, Corrals, Chutes, Fuel Tank Above Ground
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 2
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 2068
YEAR BUILT 1880
HOME OCCUPANCY OWNER
#BEDROOMS FOUR
BATHS Two
POWER SOURCE Public Utility
TERMS/NEGOTIABLE Owner Carry, 1031 Exchange
POSSIBLE FINANCE OPEN
TAX ACCT # 1 NUMEROUS
TAXES 2325.00
TAX YEAR 2011
SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
POSSESSION Negotiable

HISTORIC CATTLE & HAY Ranch in same family since 1880. 1125 diversified acres w/alfalfa, pasture & tree covered hill ground. Private valley w/abundant wildlife bordering BLM. Two homes-one classic 4 bd/2 ba built in 1880. Two livestock-hay barns w/hand hewn beams, plus pole hay barn, equipment storage-shop building & other outbuildings. 2000 GPM irrigation well w/9 wheel lines irrigate approx. 300 acres, 200 dryland crop ground, shale pit and great winter feed grounds. owner terms possible OAC.

This offering was originally listed with 160 acres less ground, at the same price!!!! Additional acreage has Buck Creek frontage, timber, stock well. There is a new certified wood stove and new composition roof on the main home, as well as a new heat pump for the second home.

MLS # 80349
STATUS ACTIVE
APPROX. MILES TO TOWN 24 TO KF
AREA BONANZA
NUMBER OF ACRES M/L 1,125.15
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 100 cows
SEASON/YEAR ROUND summer
CROPS ALF-GR-PAS
PRODUCTION ASK
WATER RIGHTS ACREAGE 273.7
WATER COST FREE
PUMPING COST 3000 +/-
APPROX. ACRES RANGE 654.00
APPROX. ACRES TIMBER 300 +/-
IRRIGATED ACRES: FLOOD 100 +/-
IRRIGATED ACRES: SPRINKLER 200 +/-
LEASES/ACRES 0
WELL APPROX. GPM 2000

www.goo.gl/q2RiW

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33550 N HIGHWAY 97
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