

Willow Valley Ranch

Free, gravity flow water abounds on this 5285 acre cattle ranch. 3074 irrigated acres have all the rights from 5 reservoirs with capacity of 20,000 +/- acre feet with minimal pumping, to efficiently re-circulate tail water on 800+ acres improved grasses, producing over 1600 ton of hay and spring & fall gazing. Included is a 35,000+/- acre out-the-gate BLM permit that intermingles with fenced deeded meadows allowing grazing into early winter. This 800-head operation offers maximum production with the minimal operating cost. Includes lovely owner's home plus 4 others, huge shop, livestock barn with scale & covered working chute, hay barns, corrals, **AND CATTLE, HAY, AND EQUIPMENT.** Abundant Mule deer, antelope, waterfowl, quail and dove as well as bass and trout in the ranch reservoir and those on the BLM. \$9,999,000. MLS#80968

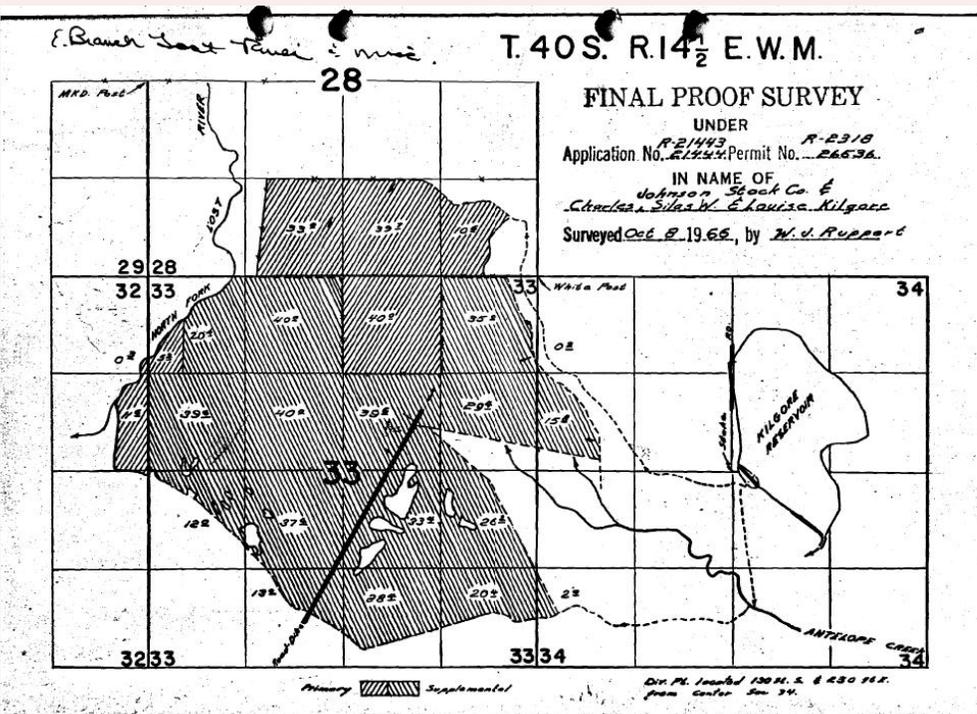
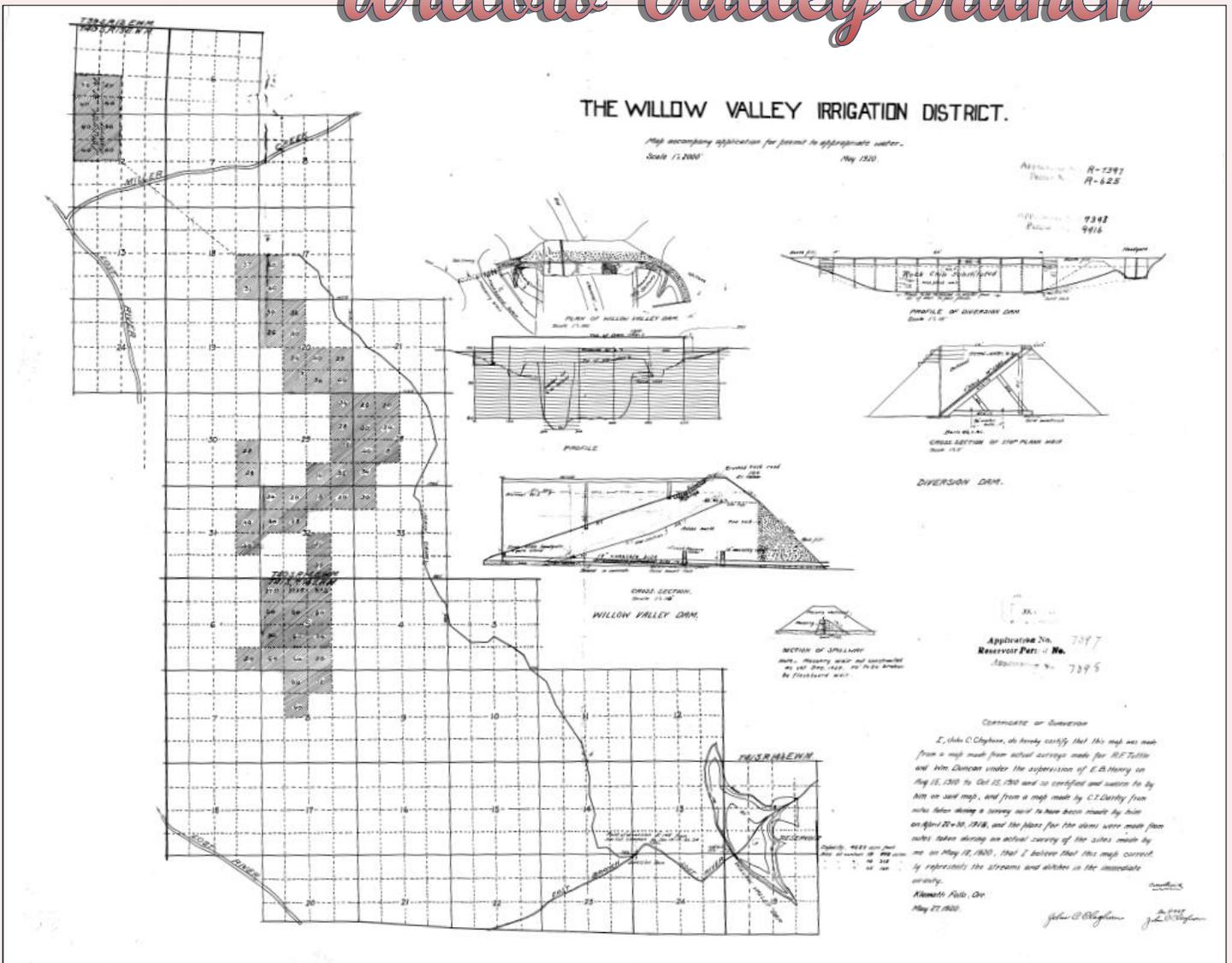


Linda Long, Principal Broker/Owner
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 Chiloquin, Oregon 97624
 Call: 541-891-5562

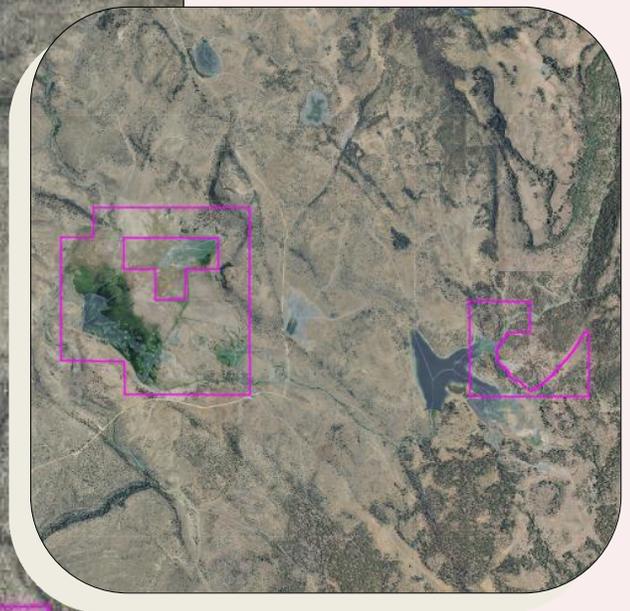
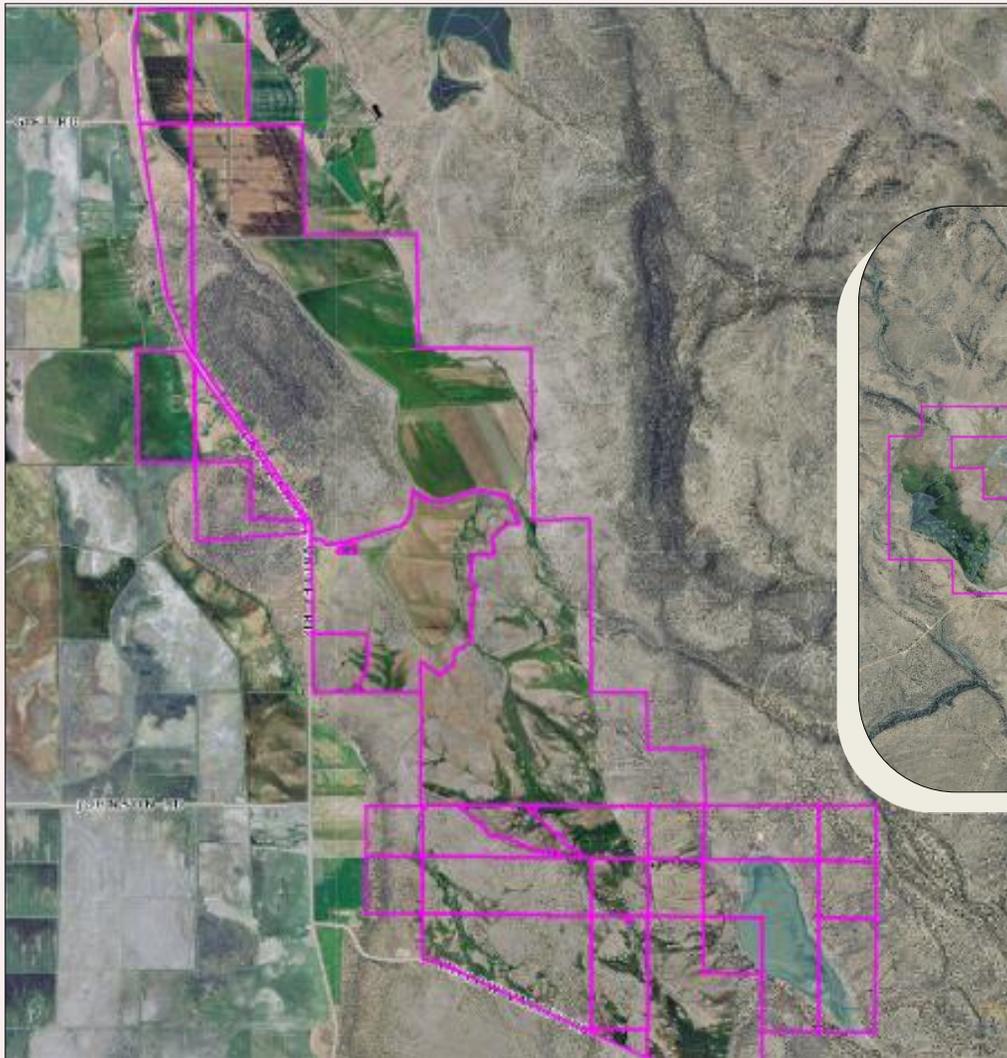
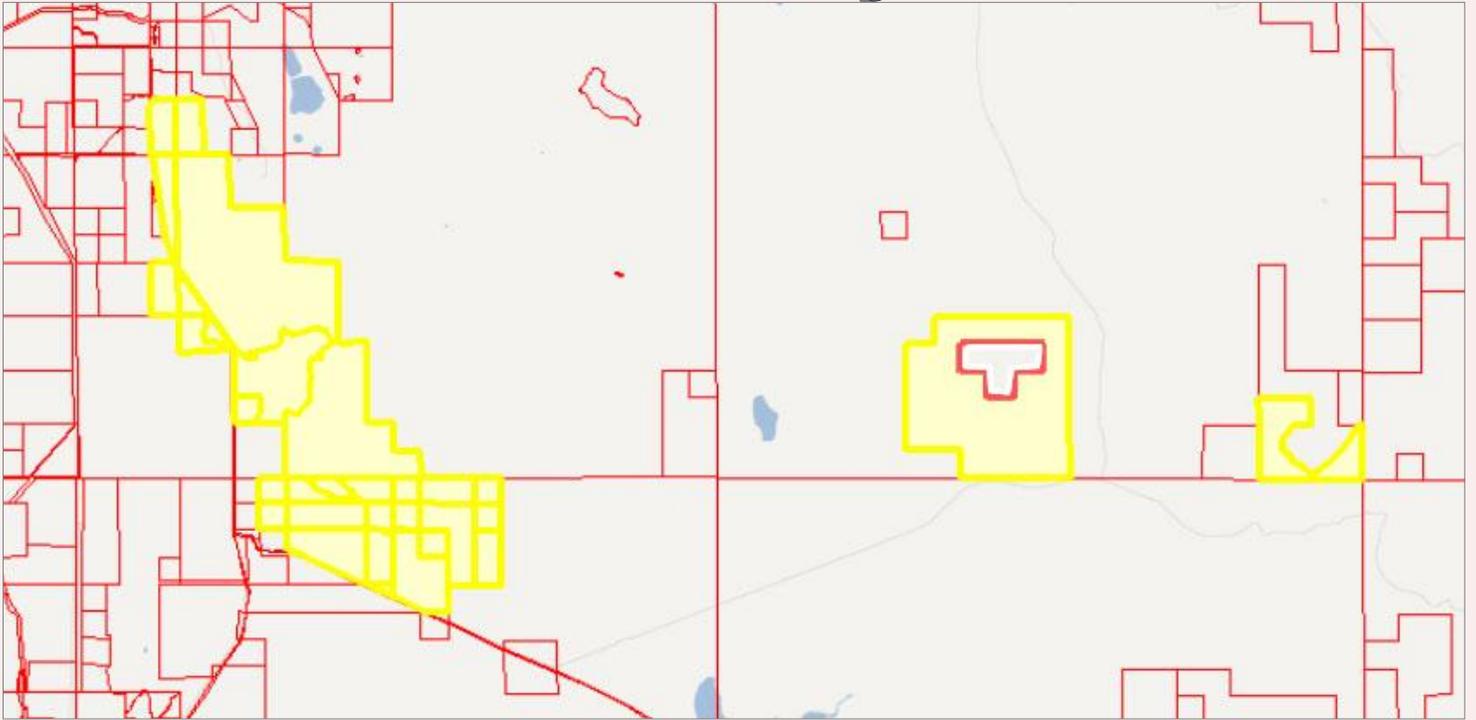
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Not to scale.

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14575 E. Langell Valley Rd
Bonanza
\$9,999,000



SURFACE WATER Lake(s)
AGRICULTURAL CLASS Unknown
CROPS Yes, Seller Owned
TOPOGRAPHY Rolling, Partially Wooded
FARM EQUIPMENT Y/N YES
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Shop, Corrals, Chutes, Scales, Fuel Tank Above Ground
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 5
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 2260
YEAR BUILT 1929
HOME OCCUPANCY OWNER
HEATING Electric, Fireplace
#BEDROOMS 3
BATHS Two and 1/2
ELEMENTARY SCHOOL Bonanza
JR. HIGH SCHOOL Bonanza
SR. HIGH SCHOOL Bonanza
POWER SOURCE Public Utility
TAX ACCT # 1 4014-00000-00700+
TAXES 9988.35
TAX YEAR 2012
TERMS/NEGOTIABLE Cash To Seller, Conventional
POSSIBLE FINANCE OPEN
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable
SPECIAL FINANCING 0.00
TERMS/NEGOTIABLE Cash To Seller, Conventional
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Gift Road
M REMARKS Free gravity flow water on this 5280 ac ranch, 3074 ac water rights from 5 reservoirs with minimal pumping to re circulate tail water on 800+ of hay ground producing over 1660 ton of hay. About 35000 acre of out the gate summer permits with deeded ground interspersed. 4 residences, 1 bunk house, Nice owners home, huge shop, livestock barn with scale, covered chute, hay barns, corrals. Cattle and equipment included in price. Good fishing in the reservoirs on the ranch and the adjacent BLM.
Call Linda 891-5562 or Cindy 891-3580 for questions or to set up appointment to show.



MLS # 80968
STATUS ACTIVE
MileTown 30
AREA BONANZA
NUMBER OF ACRES M/L 5,285.41
LEASES/ACRES 0
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
CarryCap 800 pr
SEASON/YEAR ROUND 800 pr
CROPS grass hay
PRODUCTION 1600+ ton
WATER RIGHTS Permitted
WATER RIGHTS ACREAGE 3074
IrrAcrFld 3054
IrrAcrSpr 20
WELL APPROX. GPM 000
WATER COST 1579.75
PUMPING COST 4200.00
IRRIGATION Sprinkled, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT Langell Valley
IRRIGATION EQUIPMENT Pumps, Mainline
APPROX. ACRES RANGE 2722.00
APPROX. ACRES TIMBER 0



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