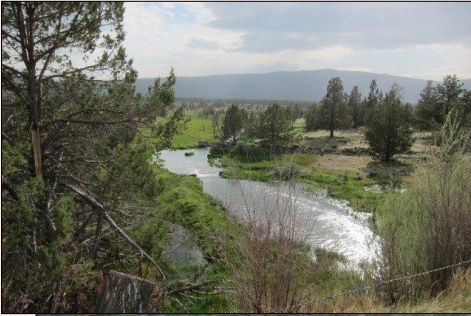
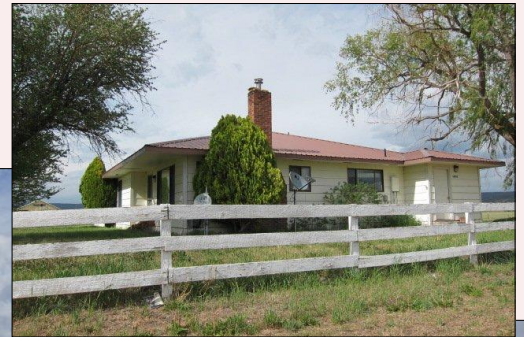


# Willow Valley Ranch



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 grazing. 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**  
33550 Hwy 97 N/PO Box 489/541-783-2759  
Chiloquin, Oregon 97624  
Call: 541-891-5562

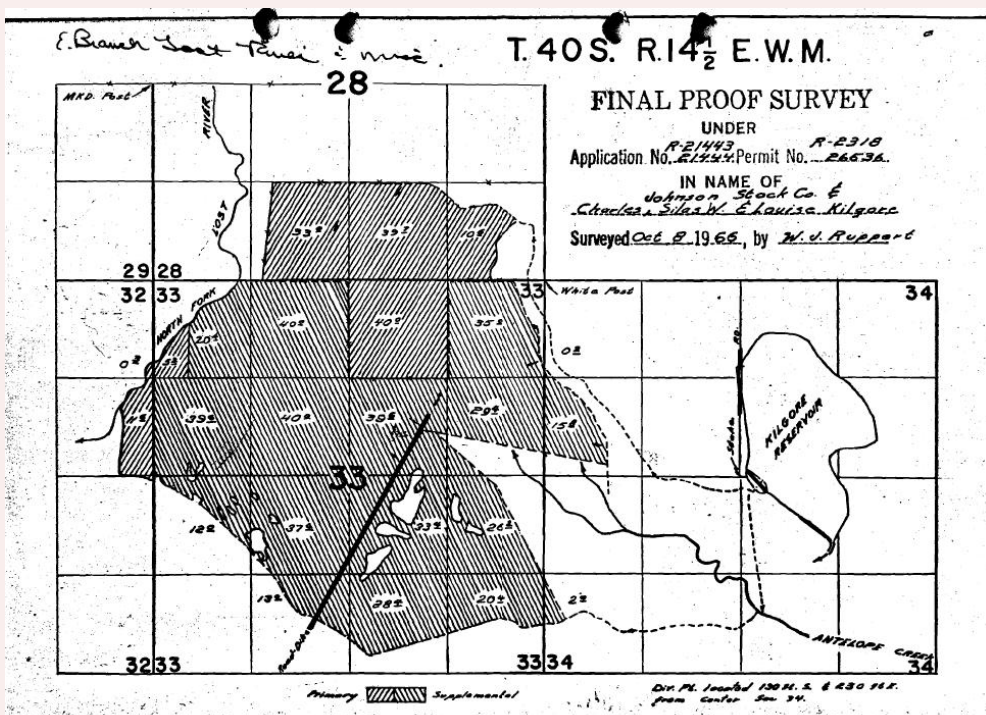
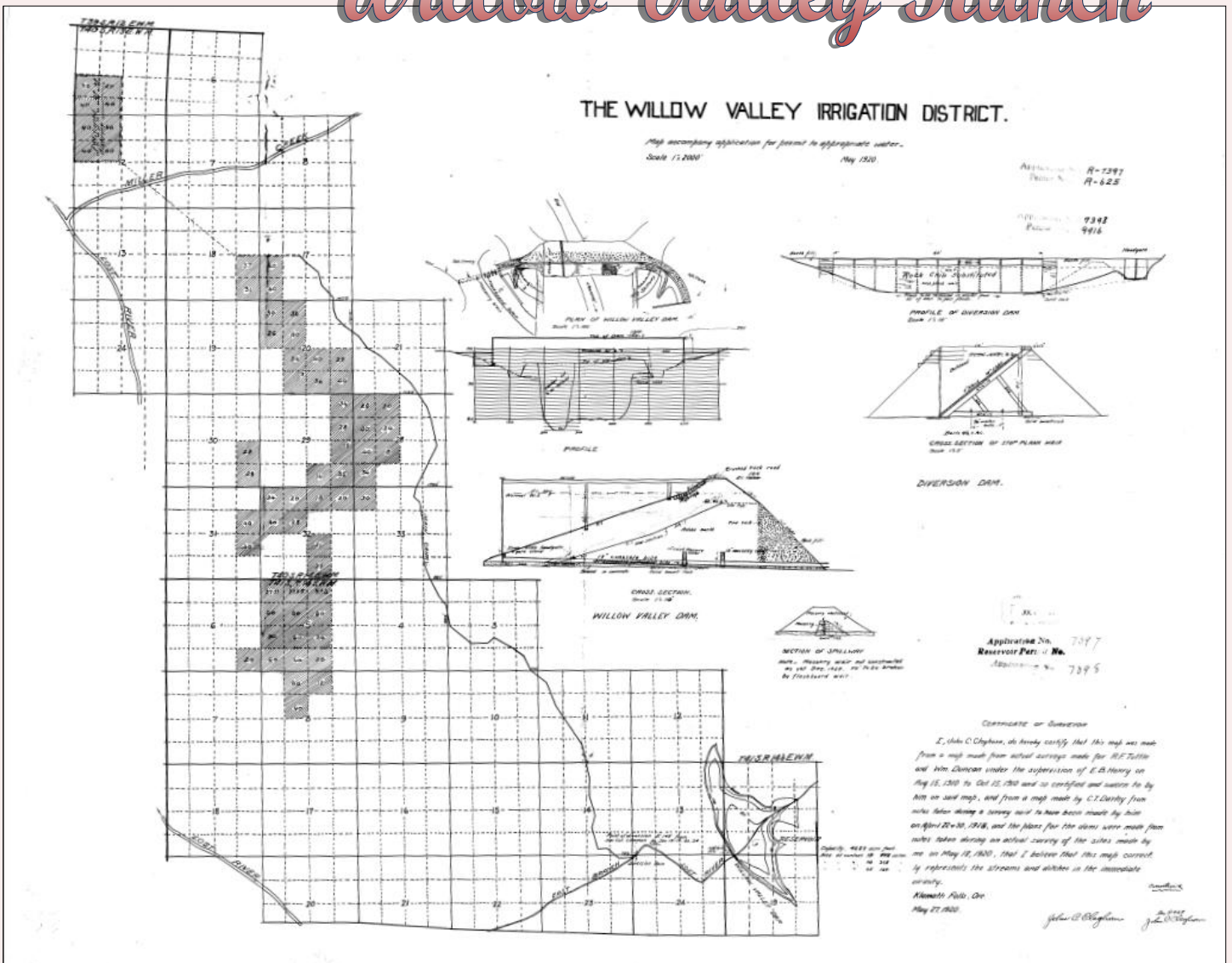
[Linda@CraterLakeRealtyInc.com](mailto:Linda@CraterLakeRealtyInc.com)  
[www.CraterLakeRealtyInc.com](http://www.CraterLakeRealtyInc.com)

Crater Lake Realty, Inc.



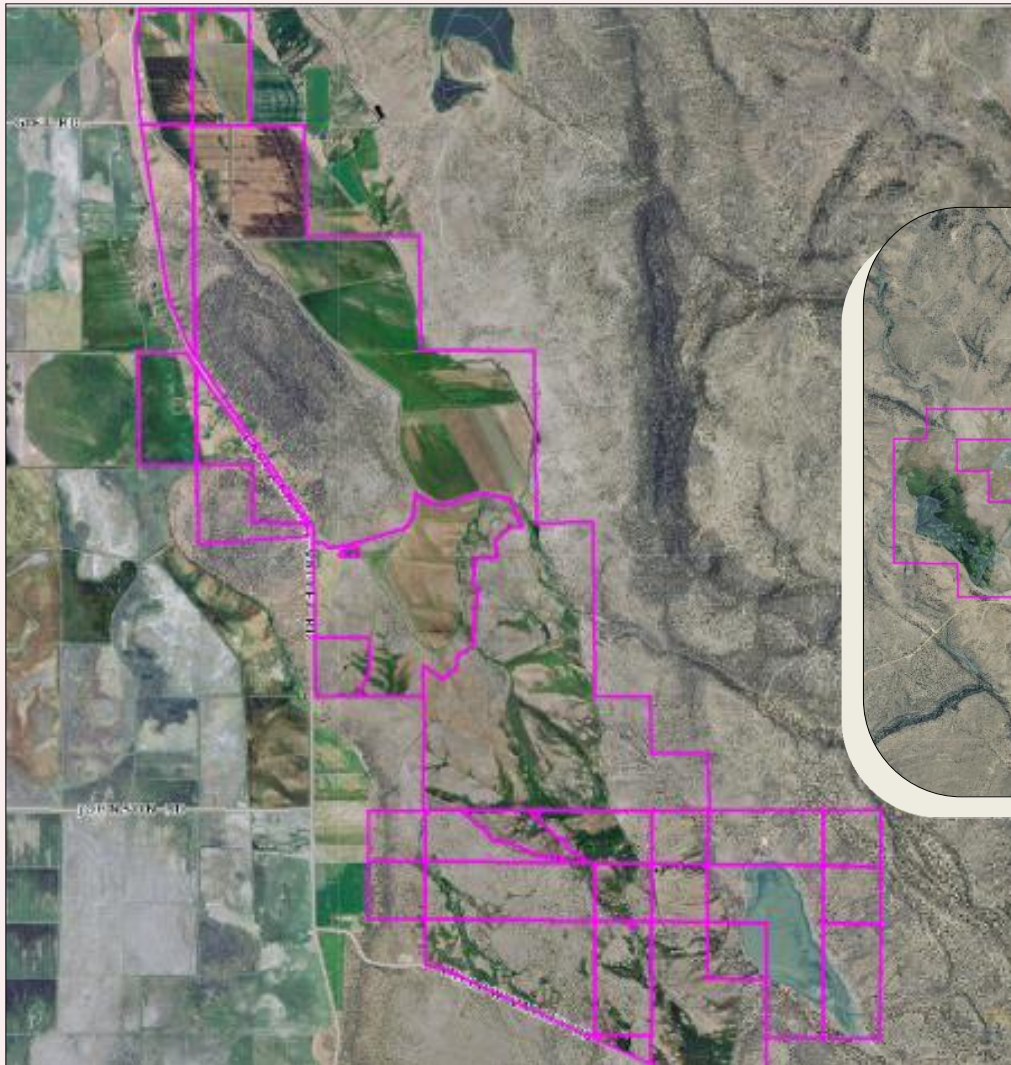
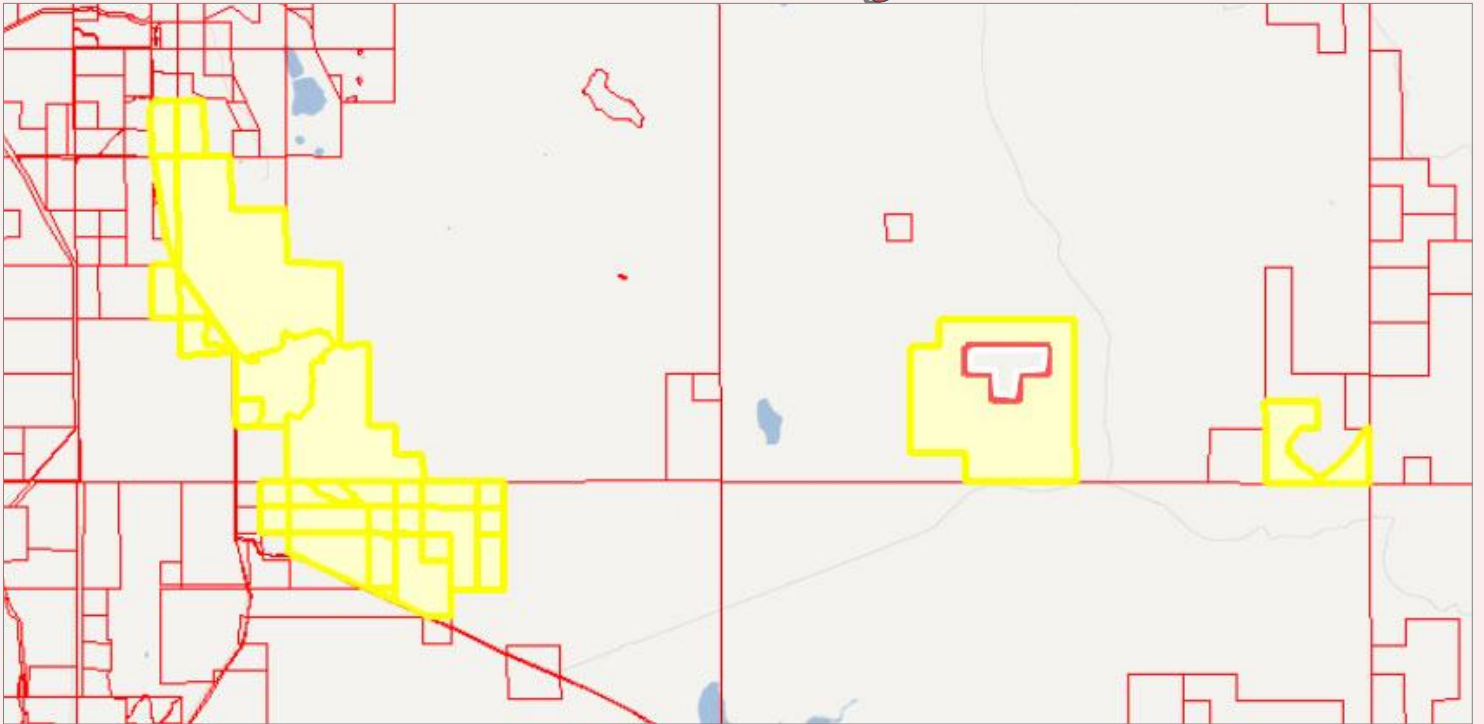


# Willow Valley Ranch





# *Willow Valley Ranch*



Not to scale.



# Willow Valley Ranch

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



Cindy Combs, Broker  
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