

Coleman Creek Ranch



\$1,850,000

Presented by
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Location: 55820 Crane Venator Lane, Crane OR
(approx. 50 miles east of Burns Oregon)

Acreage: 2,561.63 deeded acres consisting of the following:

- 2,192 ac. native pasture
- 132 ac. flood irrigated hay meadows & pasture
- 108 ac. in CRP (Conservation Reserve Program)
- 98.05 ac. pivot irrigated hay ground
- 30.14 ac. wheel line irrigated hay ground
- 1.44 improvement location

Water Rights:

<u>Priority Date</u>	<u>Supp Acres</u>	<u>Primary Acres</u>	<u>Water Rights</u>	<u>Source</u>
April 6, 2009	-	160	G-16895 (permit)	Well
April 29, 1964	64.6	-	36945 (cert)	Malheur River
1905	-	125	6902 (cert)	Rock Springs
April 1903	-	25	6901 (cert)	Rock Springs
July 30, 1970	-	68.6	44698 (cert)	Malheur River
1890	-	94	6992 (cert)	Coleman Creek
1900	-	10	6992 (cert)	Malheur River
March 7, 1912	-	39	2181 (cert)	Coleman Creek
Jan 4, 1974	-	63.7	84063 (cert)	Coleman Creek

Irrigation Equipment:

- 1 - ¼ mile Zimmatic Pivot installed in
- 3 - Wheel lines
- 2 - Centrifugal irrigation lift pump

Irrigation Electric Cost:

<u>Season</u>	<u>Amount</u>
2011	\$5,700.25
2010	\$4,024.45
2009	\$4,525.84

Improvements:

- 1 - 2,062 sq.ft., 3 bdrm, 2 ½ bth house built in 1900 but totally remodeled in 2004
- 1 - 1,120 sq.ft., 3 bdrm, 2 bth, house that was also remodeled extensively in
- 1 - 48' x 168' hay shed built in 2005
- 1 - 24' x 146' 9-Bay machine shed built in 2004
- 1 - 24' x 36' shop with concrete floor and loft. The shop has
 - 2 - 20' x 36' 3-bay lean-to built in 2003
- 1 - Set of truck scales with 60,000 lb capacity Fair Banks
- 1 - Nice set of working corrals with 30 head feed lot and 35,000 lb Fair Bank Cattle Scales

BLM Permit: Coleman Creek Allotment for a total of 424 AUM's

Schools: K-12 Crane School District (19 miles from the ranch)

Taxes: 2011/2012 - \$4,406.33 (farm deferral)

Price: \$1,850,000.00

Comments: This is an oasis in the desert with numerous springs on the ranch that works great for stock water which includes two unique and exceptional springs. The Rock Springs is next to the houses and fills a large pond in front of the main house. It produces approx. 1100 gallons per minute of 59° to 60° water. This spring is developed and has two centrifugal and lift irrigation pumps that run the newer Zimmatic pivot and wheel lines plus it is used for domestic water for all the improvements. The other spring is the hot spring that produces temperatures of around 100°. This is great water in the winter for stock & wildlife.

The BLM permits are contiguous with the deeded making it very easy for running cattle on their private allotment. The current owner leases out the pasture for 150 head plus produces between 500 & 600 tons of meadow and alfalfa hay yearly.

Besides all the springs on the ranch there is over one mile of Coleman Creek running through the ranch and approx. 4 ½ miles of the south fork of the Malheur River running through the property. Most of the river is placed in a CRP bringing in an annual payment of \$6,056.

This working cattle ranch has an abundance of recreation opportunity. There is Red Band Trout fishing in the river and creeks, bird hunting includes pheasants, quail, chuckers, duck & geese. Large game of Rocky Mountain Elk, mule deer and antelope. This gives you something to do in your spare time.

The ranch improvements has all newer constructed outbuildings and are very adequate for the haying and cattle operation. Both houses have been recently remodeled. The main house has a large living room with lots of windows to view the nicely landscaped yard and large pond. This ranch shows pride of ownership and the owners are great stewards of the land in managing the cattle and wildlife.

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



Main Residence



Second Residence



Malheur River



Malheur River



Hay Barn



Machine Shed



Shop



Truck Scales



Rock Spring



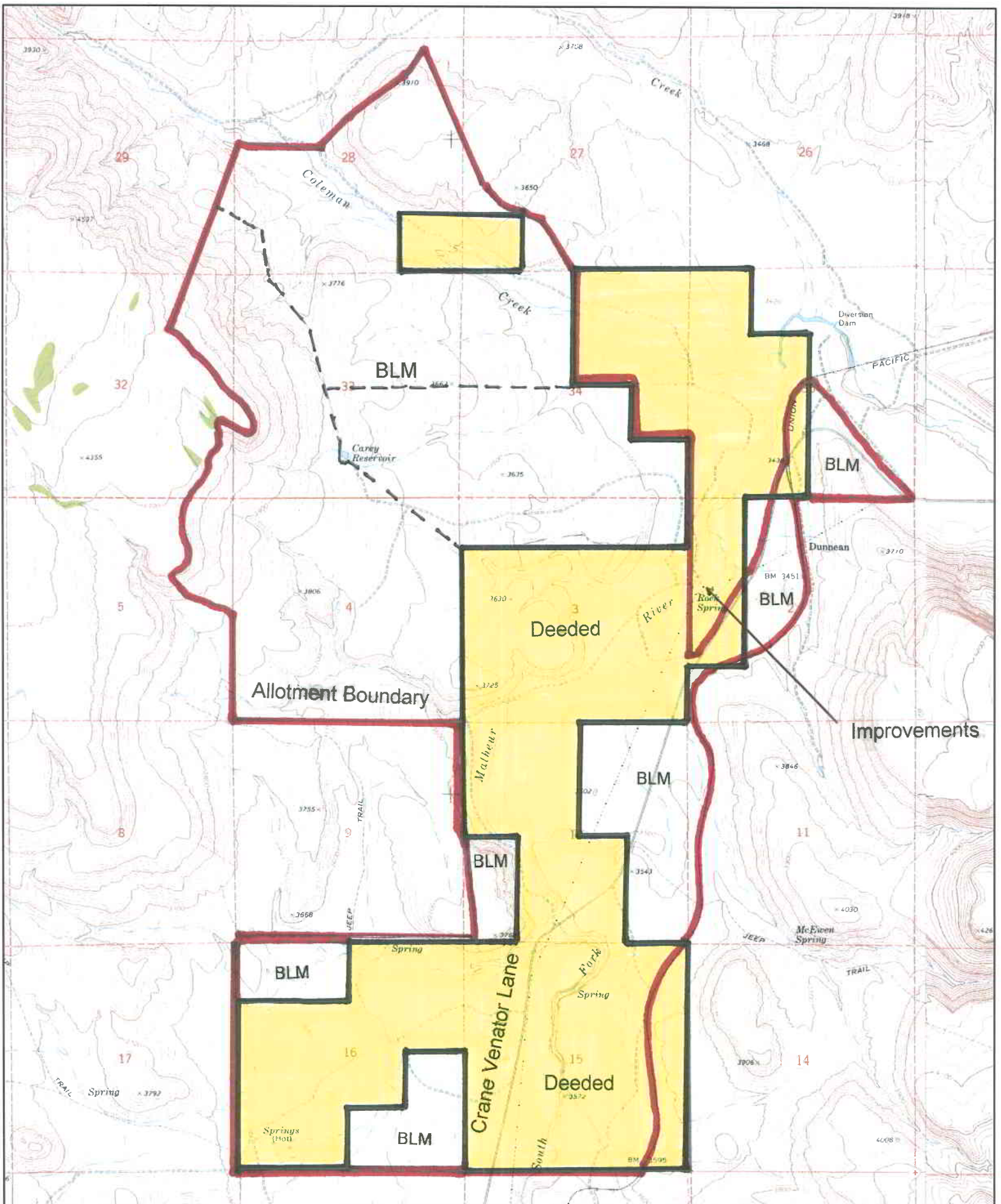
Pivot



Hot Spring



Corrals



Name: DUNNEAN
 Date: 5/4/2012
 Scale: 1 inch equals 2849 feet

Location: 043° 25' 42.24" N 118° 17' 14.59" W NAD27

Population:

Population:
3,492,100 (1/1/01 estimate)
Land Area: 96,002 sq. mi.
Capital: Salem

Cities and Towns

[illegible]