



Ranch



1252 DEEDED
ACRES PLUS USFS
permit for 1.057
AUM (235 pair)
6/1 THRU 10/15,
for total 500 pairs

summer cattle grazing. 802 square foot cabin
with 2 bedrooms and a loft, propane utilities
with shower, outhouse and generator.
Other features include 2 sets of corrals,
20,000# scale and 16' x 20' shed/tack
room. Excellent quality grazing for 500
pair throughout summer and fall with
deeded acres plus 30,000+/- acre USFS
permit. 3 creeks feed into huge mead-
ow with irrigation permit. Private and
secluded, yet easily accessible.
MLS# 81292 \$2,225,000



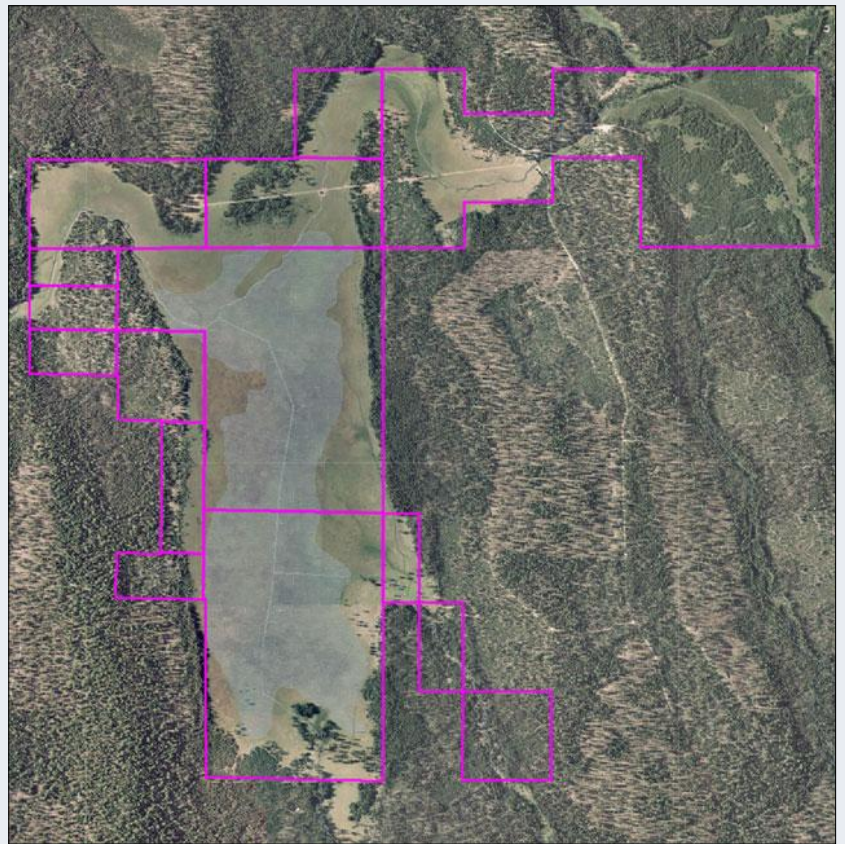
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Crater Lake Realty, Inc.



Water map, permit #36629 for 750 acres.



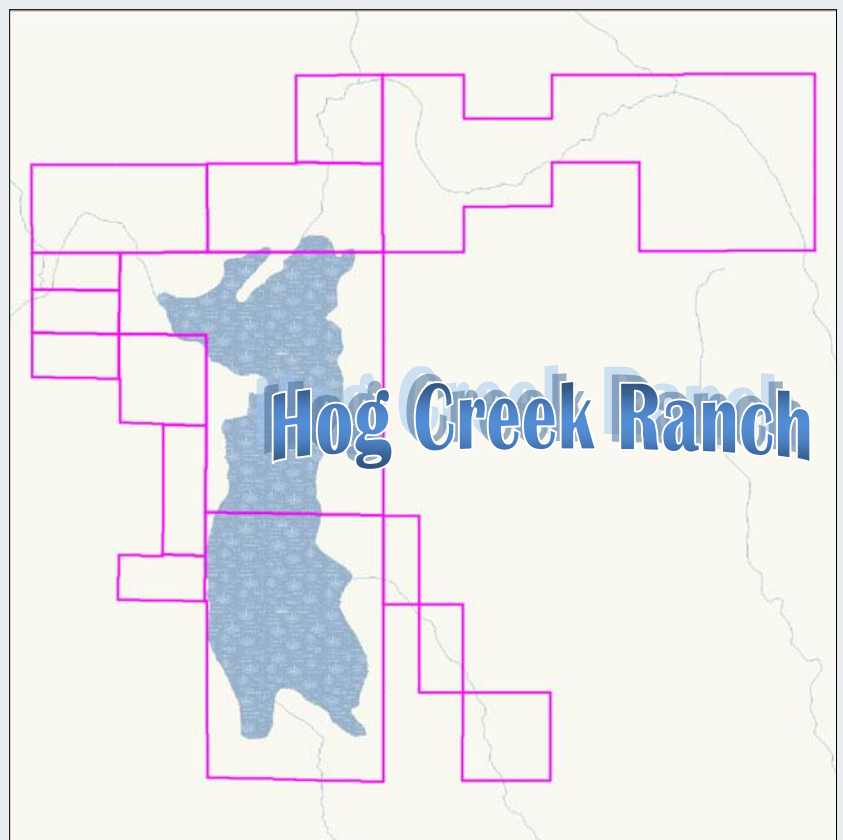
Fat calves, Mule Deer, Elk & Sandhill cranes cohabitate and thrive on some of Southern Oregon's finest summer grazing country! 3 spring fed streams converge into 1252 deeded acres, about 750 irrigated, with fringes of Pine timber.

Strong native grasses abundant clean water and Bitter brush browse through the timber creates an ideal diverse environment for cows and calves to thrive. The operation summers 500 pair May 1 through late October. The permit surrounds the deeded for ease of management and gathering.

Two sets of corrals at either end of the property allow for shipping options. One set at the south end is welded steel panels, The main corral on the north east end are pole construction with 20,000 pound pit scale, plus working & loading chutes. Both corrals have live water. This ranch is easy and cheap to operate.

The deeded acreage is surrounded by USFS timbered ridges with meadows on natural drainages feeding into large native meadows- comprising the 30,000 plus acres of USFS permit land, home to 235 pair from June 1 to Oct 15 each year. Total capacity for the ranch is 500 pair.

This is the life Horseback with the cows....rustic cabin with 2 bedrooms and a loft, even a shower with water from the spring. Propane lights, fridge and water heater. No TV here, the best show is the view of the deer and wildlife in the meadow.



Hog Creek Ranch

TL500 USFS 4526 ROAD
CHILOQUIN
\$2,225,000



SURFACE WATER Stream(s), Spring
AGRICULTURAL CLASS Unknown
CROPS Yes, Seller Owned
TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Livestock Barn, Corrals, Chutes, Scales
ROAD FRONTAGE Private
ROAD SURFACE Gravel, Dirt/Clay, Cinder
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 802
YEAR BUILT 0
HOME OCCUPANCY OWNER
HEATING Gas Propane, Woodstove
#BEDROOMS 2
BATHS One
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
POWER SOURCE Generator, Other
TAX ACCT # 1 R-3308-00000-00301
TAXES \$2581.50
TAX YEAR 2011
TERMS/NEGOTIABLE Cash To Seller, 1031 Exchange
POSSIBLE FINANCE CASH
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable
SPECIAL FINANCING 0
TERMS/NEGOTIABLE Cash To Seller, 1031 Exchange
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Kirk Rd/FS 43
M REMARKS Includes USFS permit for 1.057 AUM (235 pair) 6/1 THRU 10/15, for total 500 pairs summer cattle grazing. 802 sq ft cabin w /2 bedrooms and a loft, propane utilities w/shower, outhouse & generator. Other features include 2 sets of corrals, 20,000# scale, 16x20 shed/tack room. Excellent quality grazing for 500 pair throughout summer and fall with deeded acres plus 30,000+/- acre USFS permit. 3 creeks feed into huge meadow with irrigation permit for 750+/- acres. Private and secluded, yet easily accessible.

MLS # 81292
STATUS ACTIVE
MileTown 20+
AREA CHILOQUIN
NUMBER OF ACRES M/L 1,252.50
LEASES/ACRES USFS/30000
PRIMARY USE GRAZING
LAND USE ZONING KC-Forestry
LAND OCCUPANCY OWNER
CarryCap 500 PAIR
SEASON/YEAR ROUND SUMMER
CROPS PASTURE
PRODUCTION 500PAIR GR
WATER RIGHTS Permitted
WATER RIGHTS ACREAGE 750+
IrrAcrFld 750+
IrrAcrSpr 0
WELL APPROX. GPM NONE
WATER COST FREE
PUMPING COST 0
IRRIGATION On Site Streams, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT Other (See Remarks)
IRRIGATION EQUIPMENT None
APPROX. ACRES RANGE 152.49
APPROX. ACRES TIMBER 350+



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VisualTour <http://goo.gl/7391Q>