

Historic Wood River Valley Ranch



This ranch offering is a once in a lifetime opportunity to own the heart of the Wood River Valley. This unique setting offers a pristine peek at the past, nestled in the peaceful valley near the quaint town of Fort Klamath at the base of Crater Lake National Park and the Cascade Mountains.



Available are portions, or all 2,514 acres with pastures irrigated by decreed water rights.

The valley's productive pasture area boasts a deep history of grazing yearling cattle with exceptional gains on native grasses. Historically 3500-4000 head of yearlings stock the ranch each spring, putting on upwards of 300 pounds of gain before they leave in the fall. The winter finds the valley quiet in a blanket of clean, glistening snow.

The fishing on the Wood River for trophy Brown Trout also carries its own history. Fished by some of the world's finest fly fishermen, the Wood stands up to the test of time for producing the BIG ONES! President Jimmy Carter



stayed at the Horseshoe Ranch in Fort Klamath, and adds his name to the list of successful anglers.

The ranch offers on of the very best stretch of fishing water on the Wood River, 1.5 miles in a straight line of the meandering river, nearly doubling the distance with it sinuosity. The fishing is enhanced with a "hand crafted" fishing pond several acres in size. This offers a habitat designed for the fish and fisherman with deep holes, cover, flowing water and an abundance of feed.

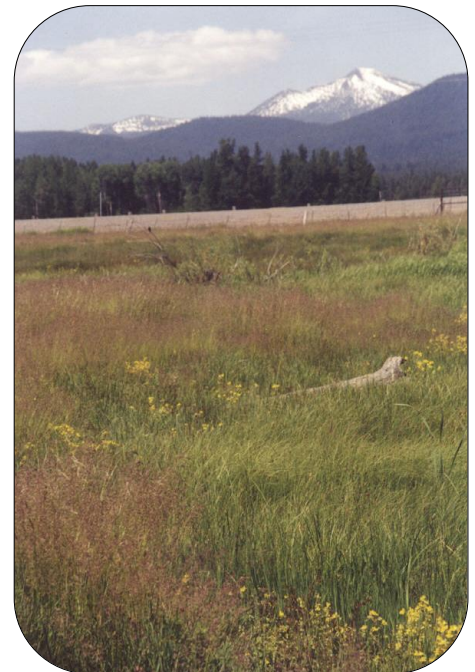


Mt Scott and the Crater Lake Rim

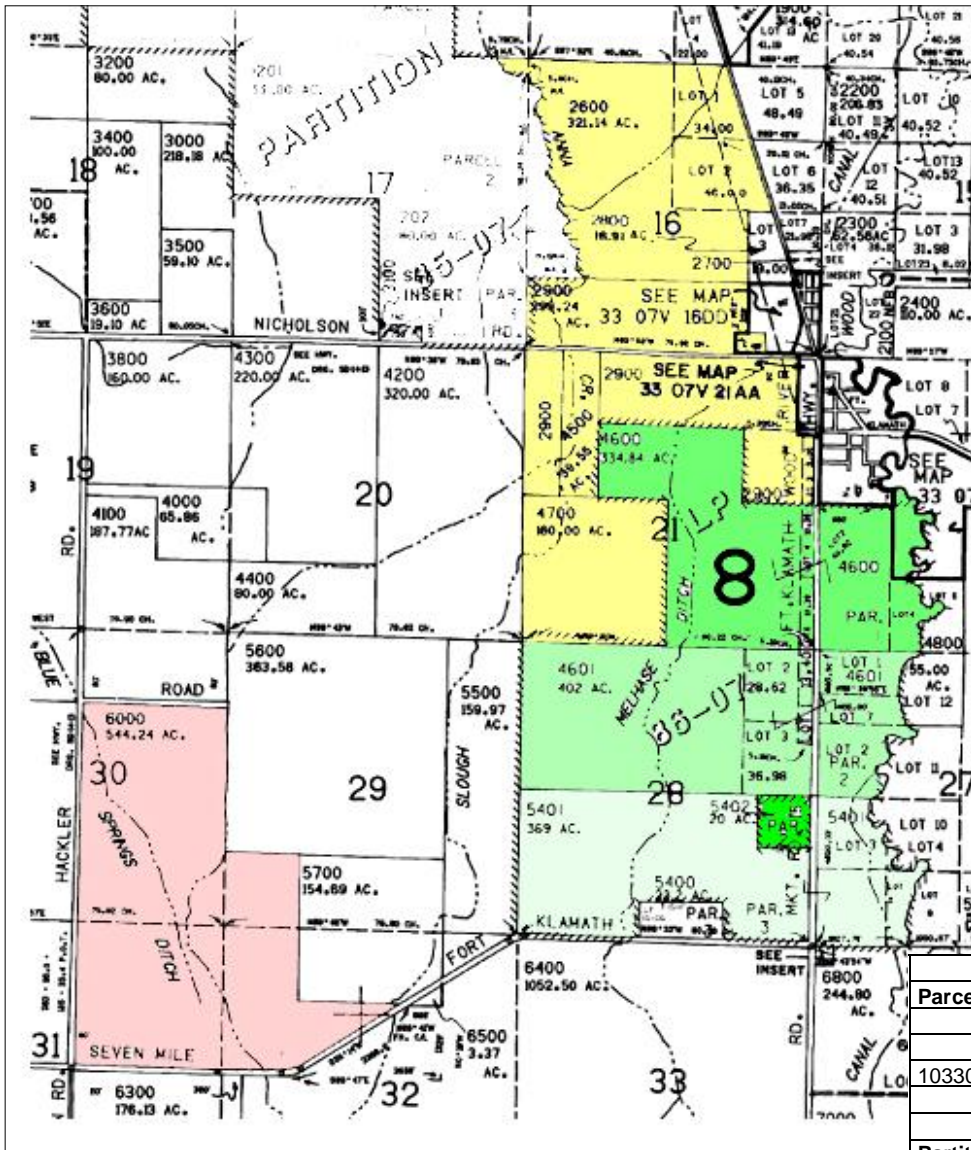
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The improvements on the ranch are truly "State of the Art," and make this operation efficient and economical. The working corrals are one of a kind steel and hydraulic, with generations of experience going into their planning. Beauty is in the eye of the beholder, and any cattle person will truly appreciate these corrals. There are no others like them! Other improvements include a steel built covered arena, historic horse barn, hay/feed barns, complete shop with apartment, equipment storage, kennel, outdoor arena and much more. The home is very charming with quality materials, set at the edge of a stream with a deck and bridge, an includes an oversized two car garage/storage. Also included is another classic 2-story, 3 bedroom home with a detached garage.



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The colors and shadings of colors on the map represent partitions and/or other parcels, and are meant to be used for ease of description. While generally each color represents a legal parcel, it doesn't necessarily represent a portion that will be sold separately.

50111 Hackler Road (light red) 544.24 acres, home & garage \$2,750,000.

10330/10335 Nicholson Road (yellows) 820 acres, ranch headquarters, live-stock handling facilities, 4 bedroom, 3 bath home, shop with apartment. \$5,000,000

Parcels 1, 2 & 3 plus 20 (green) Over 1.5 miles of Wood River frontage, fenced riparian area, top notch irrigated pasture. Available separately or all together for \$6,550,000

This opportunity of the entire 2514 acres is available at \$13,500,000, MLS# 80491.

Address	Tax Map	Acres
Parcels in Yellow		
	R-3307-V0000-02600	321.14
	R-3307-V0000-02900	299.24
10330 Nicholson Rd	R-3307-V0000-04500	39.55
	R-3307-V0000-04700	160
		819.93
Partition 86-07		
PORTION Parcel 1	R-3307-V0000-04600	334.84
PORTION Parcel 1	R-3307-V2200-00700	18.16
Parcel 2	R-3307-V0000-04601	402
Parcel 3	R-3307-V0000-05401	369
Partitioned out of P3	R-3307-V0000-05402	20
(not shown)	R-3307-V22BC-03300	0.36
No access	R-3307-V0000-05300	5.6
		1149.96
Parcel in Light Red		
50111 Hackler Rd	R-3307-V0000-06000	544.24
		544.24
Total		3601.49



<http://goo.gl/k9eTv>

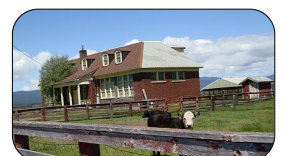


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The historic brick schoolhouse on 3.74 acres is also available. Could be a B&B? Converted currently to living quarters with 7 bedrooms, 2 baths, 2 kitchens, utility, living areas, etc, with also a garage and utility building. Offered separately for \$349,000.



The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

**10330 Nicholson Rd
Fort Klamath
\$13,500,000**



SURFACE WATER Pond(s), Stream(s), Watershed Pond
AGRICULTURAL CLASS Unknown
CROPS Yes, Seller Owned
TOPOGRAPHY Level
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Rail, Wood, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Equipment Barn, Stable, Shop, Corrals, Chutes, Scales, Special Facilities, Fuel Tank Above Ground
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 3476
YEAR BUILT 1950
HOME OCCUPANCY TENANT
HEATING Electric, Oil, Woodstove, Fireplace
#BEDROOMS FIVE
BATHS Three +
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
POWER SOURCE Public Utility
TAX ACCT # 1 R-3307-V0000-04500-000
TAXES \$15,267
TAX YEAR 2011
TERMS/NEGOTIABLE Cash To Seller, Farm Credit Service, Will Divide
POSSIBLE FINANCE REFINANCE
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Tenant Rights, Negotiable
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller, Farm Credit Service, Will Divide
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Highway 62
M REMARKS HISTORIC WOOD RIVER VALLEY RANCH 2514 ac gravity flow irr pastures w/ free water & decreed rights. Top gains on 3000-4000 yrlings w/state of the art steel corrals, scales, hydraulic chute, loading chute to efficiently process large numbers of cattle. Large shop w / apt, metal buildings, Historic barn w/ huge loft & stalls, freespan indoor arena, feed barns. Two stately homes w/ garages, 1.5 miles of some of the finest Wood River trophy trout fishing, breathtaking Cascade Mt & Crater Lk Nat'l Park views! Portions of this ranch can be bought separately. Please ask for brochures and maps. Additional apartment living quarters for hired help or ? 254 acres in Wood River Irrigation District @ \$57.93/ac (2011), the rest in Annie Creek Irrigation District.

MLS # 80491
STATUS ACTIVE
MileTown .25
AREA FORT KLAMATH
NUMBER OF ACRES M/L 2,514.13
LEASES/ACRES 0
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
CarryCap 3512
SEASON/YEAR ROUND summer
CROPS grass
PRODUCTION grazing
WATER RIGHTS Adjudicated, Permitted
WATER RIGHTS ACREAGE 2412
IrrAcrFld 2412
IrrAcrSpr 0
WELL APPROX. GPM domestic
WATER COST see remark
PUMPING COST N/A
IRRIGATION On Site Streams, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT Other (See Remarks)
IRRIGATION EQUIPMENT None
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 10



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