



OWNING IT ALL Historic 3078 acre private ranch that the Sprague River runs through. Enjoy fishing, waterfowl, antelope, deer and elk plus, upland game birds and birds of prey.

Open meadows and pastures, 890 acre water right claim, 1500 acres Ponderosa Pine forest, lake, pond. Build your dream home, hunt club, cattle ranch or family retreat on this diversified holding. Cascade Mountain, river and valley views, bordering National Forest with easy access. Fenced, cross-fenced and corrals for summer pasture cattle on strong native feed.



# Hi-Robbins Ranch



**Reduced to...**  
**\$2,499,900 MLS 77402**



**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)



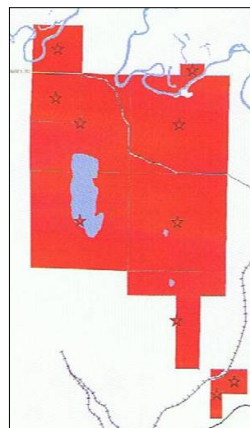




## Hi-Robbins Ranch Soils

Lines are approximate.

This report is intended to project a "best educated guess," and while every effort was made to accurately report conditions as gathered from the Web Soil Survey, these results are not expected to be precise.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34	Klamath-Ontko-Dilman association	1,146.8	37.5%
48A	Lobert loam, 0 to 2 percent slopes	60.6	2.0%
86C	Yainax loam, 1 to 15 percent slopes	1,742.0	57.0%
87A	Yancy clay loam, 0 to 2 percent slopes	85.6	2.8%
W	Water	22.9	0.7%
Totals for Area of Interest		3,057.8	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
48A—Lobert loam, 0 to 2 percent slopes				
Lobert	4c	3.00	2.50	7.5
86C—Yainax loam, 1 to 15 percent slopes				
Yainax	4e	2.50	1.50	7.5
87A—Yancy clay loam, 0 to 2 percent slopes				
Yancy	4s	2.00	1.50	5.0

The map is a detailed geological or land ownership map of a section of the Klamath National Forest. It features a grid system with sections numbered 4, 8, 16, 20, 21, and 22. Key geographical features include the Klamath River, Rogue River, and several creeks. Land parcels are labeled with names like 'R.C. TUPPER' and 'CHECK DAM'. The map also shows various types of land ownership, including 'FLORENCE MEX' and 'C. ARY'. The map is divided into sections numbered 4, 8, 16, 20, 21, and 22. The map is a black and white reproduction of a color map, with yellow areas representing specific land parcels.



**L1700 Skeen Ranch ROAD**  
**Sprague River**  
**\$2,499,900**



**AGRICULTURAL CLASS** Unknown, Class 4  
**TOPOGRAPHY** Level, Rolling, Partially Wooded, Cleared  
**IRRIGATION** On Site Streams, Gravity-Flood, Sub-Irrigated  
**IRRIGATION DISTRICT** Other (See Remarks)  
**IRRIGATION EQUIPMENT** Pumps  
**FARM EQUIPMENT Y/N** NO  
**WATER RIGHTS** Applied/Pending  
**SURFACE WATER** Lake(s), Pond(s), Stream(s), Spring, Pond Site, Watershed Pond  
**FENCING** Barbed Wire, Cross Fencing, Perimeter  
**OUTBUILDINGS** Hay Barn  
**ROAD FRONTAGE** County Road  
**ROAD SURFACE** Gravel  
**WATER/SEWER** Well  
**NUMBER OF LIVING UNITS** 0  
**MAIN HOME TYPE** NONE  
**YEAR BUILT** 0  
**HOME OCCUPANCY** N/A  
**MAIN HOUSE APPRX. SQ FT** 0  
**#BEDROOMS** NONE  
**BATHS** None  
**TERMS/NEGOTIABLE** Cash To Seller, Will Divide, 1031 Exchange  
**POSSIBLE FINANCE** CASH  
**TAXES** \$7631.37  
**TAX YEAR** 2010

**MLS #** 78491  
**APPROX. MILES TO TOWN** 34 KF  
**STATUS** ACTIVE  
**TYPE** 501+ ACRES  
**AREA** SPRAGUE RIVER  
**PRIMARY USE** GRAZING  
**LAND USE ZONING** KC-Forestry  
**LAND OCCUPANCY** TENANT  
**APPROX. CARRYING CAPACITY** 250-300  
**CROPS** Yes, Tenant Owned  
**CROPS** pasture  
**PRODUCTION** N/A  
**SEASON/YEAR ROUND** summer  
**NUMBER OF ACRES M/L** 3,078.71  
**WATER RIGHTS ACREAGE** 890 in adj  
**APPROX. ACRES RANGE** 688.00  
**APPROX. ACRES TIMBER** 1500  
**IRRIGATED ACRES: FLOOD** 890 in adj  
**IRRIGATED ACRES: SPRINKLER** 0  
**LEASES/ACRES** 0  
**WATER COST** 0  
**PUMPING COST** TBD  
**WELL APPROX. GPM** N/A

**SHOWING INSTRUCTIONS** Call Listing Agent  
**DIRECTIONS** Sprague River (town) to Skeen Rd, go west about 1/2 mile. Call for appointment, please.  
**M REMARKS** Historic 3080 acre private ranch that the Sprague River runs through. Enjoy fishing, waterfowl, antelope, deer & elk plus upland game birds & birds of prey. Open meadows and pastures, 890 ac water right claim, 1500 acres Ponderosa Pine forest, lake, pond. Build your dream home, hunt club, cattle ranch or family retreat on this diversified holding. Cascade Mountain, river & valley views, bordering Nat'l Forest w /easy access. Fenced, X fenced, corrals for summer pasture cattle on strong native feed.  
 Owner states: info on trees; average age 50 yrs., approx. 1500 acres of timber, 5000/bd ft./acre.



**LINDA L LONG**  
**CRATER LAKE REALTY, INC.**  
 CELL: (541) 891-5562  
 Main: (541) 783-2759  
 33550 N HIGHWAY 97  
 CHILOQUIN OR 97624  
 Linda@craterlakerealtyinc.com  
 CraterLakeRealtyInc.com

