

# 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 3,600 acres with pastures irrigated by excellent, decreed water rights.

The valley's productive pasture area boasts a deep history of grazing yearling cattle with exceptional gains on native grasses. Historically approximately 6000 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 the very best stretch of fishing water on the Wood River, 1.5 miles in a straight line of the meandering river, adding once again the distance with its 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.







The ranch has, in the last few years, become noted for yet another venture; home of the NCHA & PCCHA sanctioned Cutting Horse Futurity & Aged Events. Participants in the cutting horse industry comes literally from all over the United States to enjoy the facility, the valley, the recreation, the cat-



PCCHA Youth Team

tle, and of course the hospitality. These shows have grown remarkably in a few short years; the name Fort Klamath has become synonymous with the cutting horse industry nation wide!



Excerpts from the *Cutting Horse Chatter*, story by Michelle Anderson:

NCHA cutting flooded the tiny town of Ft. Klamath, Oregon for the Mebane Ranches' Ft. Klamath Summer Cutting in July. Hundreds of rigs streamed into town and created a sea of trucks and trailers at the Mebane Ranch as cutters from around the country settled in for a week of tough competition in the Pacific Northwest's beautiful Klamath Basin.

Horses filled 600 stalls for the four shows, which included NCHA competition and an aged-event futurity and derby. The weekend shows were some of the largest in the country, and the aged-events at Ft. Klamath are favorites for trainers bringing out young horses early in the year...

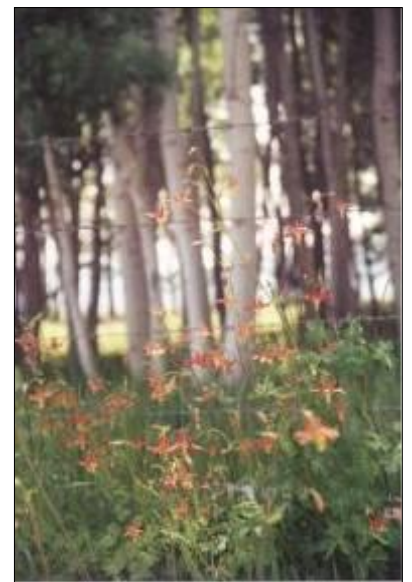
The show also included good cutting with 4,000 head of fresh cattle moving through the pens. "There are fresh cattle in every class, and they aren't trucked in," (show secretary Kathryn Webb of Lehi, Utah) explained. "The cows are there on the grass, so they're just happy cows."

...most people rented motor homes or stayed in their own rigs at the ranch. Other cutters pitched tents... "It's just a huge campout and ranch-style cutting," said Jody Radomske, whose family traveled from Ellensburg, WA to attend the event. "Just look around at the mountains; it's beautiful here."

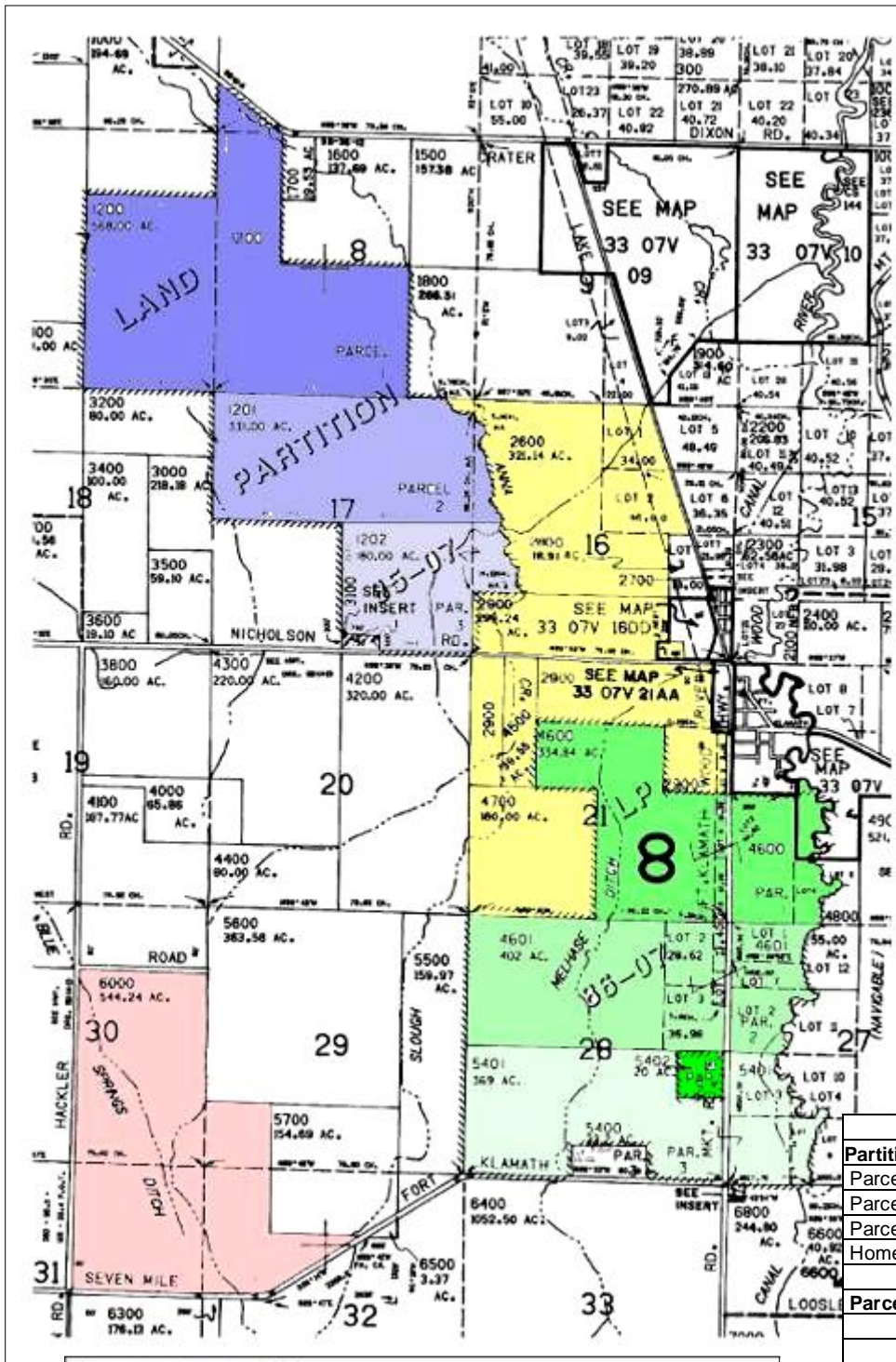




The improvements on the ranch are truly "State of the Art," and make this operation efficient and economical. The working corrals are one of a kind steel and hydraulic, with generations of experience going into their planning. Beauty is in the eye of the beholder, and any cattle person will truly appreciate these corrals. There are no others like them! Other improvements include a steel built covered arena, historic horse barn, enclosed hay/feed barn, complete shop with apartment, equipment storage, kennel, 2 outdoor arenas, four cutting practice pens, 200 portable stall units and much more. The home is very charming with quality materials, set at the edge of a stream with a deck and bridge, including an oversized two car garage/storage. Also included is the historic, brick grade school building now used as a home for employees, a two story ranch home with corrals and a barn, and another classic 2-story, 3 bedroom home with a detached garage.







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.

11311 Nicholson Road (blues) 1083.62 acres with home, garage, barn, chutes and corrals. \$5,850,000

10330/10335 Nicholson Road (yellows + 2 greens) 1579 acres, ranch headquarters, livestock handling and cutting horse facilities, river frontage, 4 bedroom, 3 bath home, shop, apartment and schoolhouse, complete with cutting horse show business. \$9,250,000

Parcel 3 plus 20 (green) Over 1/2 mile of Wood River frontage, fenced riparian area, top notch irrigated pasture. \$1,985,000

This opportunity of the entire 3600 acres is available at **\$18,600,000**, MLS# 76953.

Address	Tax Map	Acres
<b>Partition 85-07 (blues)</b>		
Parcel 1	R-3307-V0000-01200	568
Parcel 2	R-3307-V0000-01201	331
Parcel 3	R-3307-V0000-01202	180
Homestead	R-3307-V0000-03100	4.62
		<b>1083.62</b>
<b>Parcels in Yellow</b>		
	R-3307-V0000-02600	321.14
	R-3307-V0000-02900	299.24
	R-3307-V0000-04500	39.55
	R-3307-V0000-04700	160
School house	R-3307-V0000-01900	3.74
		<b>823.67</b>
<b>Partition 86-07 (greens)</b>		
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
		<b>1149.96</b>
<b>Parcel in Light Red</b>		
50111 Hackler Rd	R-3307-V0000-06000	544.24
		<b>544.24</b>
<b>Total</b>		<b>3601.49</b>



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