

# SPECTACULAR FLY FISHING



**Experience the excitement of fishing the cold, clear waters of the north fork of the Sprague River and the outstanding tributary, Five Mile Creek.**

## SPRING CREEK FISHING ON 475 ACRES



# 475 ACRES

...are nestled in the Sprague River Valley between the Gearhart and Fremont Mountains just northwest of Bly, OR. Almost two miles of the North Fork of the Sprague and a mile of its tributary, Five Mile Creek flow through rich irrigated pasture land. The two trout streams contain rich populations of wild (not stocked) native Redband (Rainbow) and Brown Trout, averaging 12-16 inches in length, with many fish in the 17-22 inch range, and an occasional Brown Trout up to 10 pounds.



These fish thrive on the rich population of

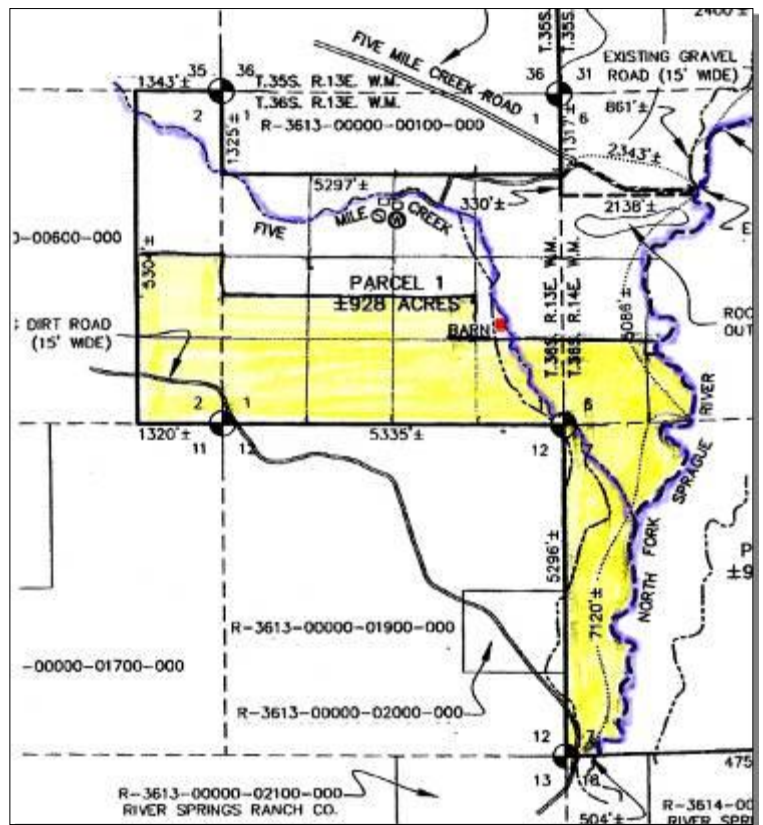


Mayflies and other insects all summer long and respond spectacularly to massive hatches of Black Drakes (*Silphonurus*) in June and *Hexegenia* in July. While Five Mile Creek offers classic spring creek fishing at its best, the North Fork of the Sprague fishes more like a traditional western trout stream such as the Madison and the Williamson. The current owners have worked aggressively with the U.S. and Oregon Fish and Wildlife Services, improving habitat for resident spawning and migratory wild trout that thrive in these waters. All of this dovetails well while maintaining a productive beef cattle grazing operation.



In addition to the world class fishing, the property abounds with wildlife and is home to large herds of pronghorn antelope, deer and Roosevelt elk: Among the stands of tall Ponderosa pines and Junipers, the antelope often winter there in large (over 100 animal) herds, conveniently reappearing in smaller (10-50) groups during the August hunting season. Smaller groups of deer live there year round, while the elk pass through the property in larger herds during the winter months. Sandhill cranes and bald eagles nest in the pastures and trees respectively, and large populations of wild birds and smaller western wildlife abound.

This land could be seasonally leased to a cattleman, and supports up to 120 head of cattle from May to December. What a great way to support your fishing habit!



Even cougar and black bear are seen occasionally, reflecting the ranch's striking privacy and many square miles of surrounding, undeveloped and protected Federal lands. Despite its proximity (5 miles) to the town of Bly, striding upon this land is like standing in an untouched western wilderness.

A RARE OPPORTUNITY  
AT  
\$880,550



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