



# Hog Creek Ranch



1252 DEEDED  
ACRES PLUS USFS  
permit for 235  
pair 6/1 THRU  
10/15.

802 square foot

cabin with propane utilities. Other features include 2 sets of corrals, 20,000# scale and 16' x 20' shed/tack room. Excellent quality grazing for approximately 500 pair throughout summer and fall with deeded acres plus 30,000+/- acre USFS permit. 3 creeks feed into huge meadow with irrigation permit. Private and secluded, yet easily accessible.

MLS# 2978351 \$1,900,000



33550 Hwy 97 N/PO Bx 489  
Chiloquin, Oregon 97624  
541-783-2759/Fax 541-783-2724

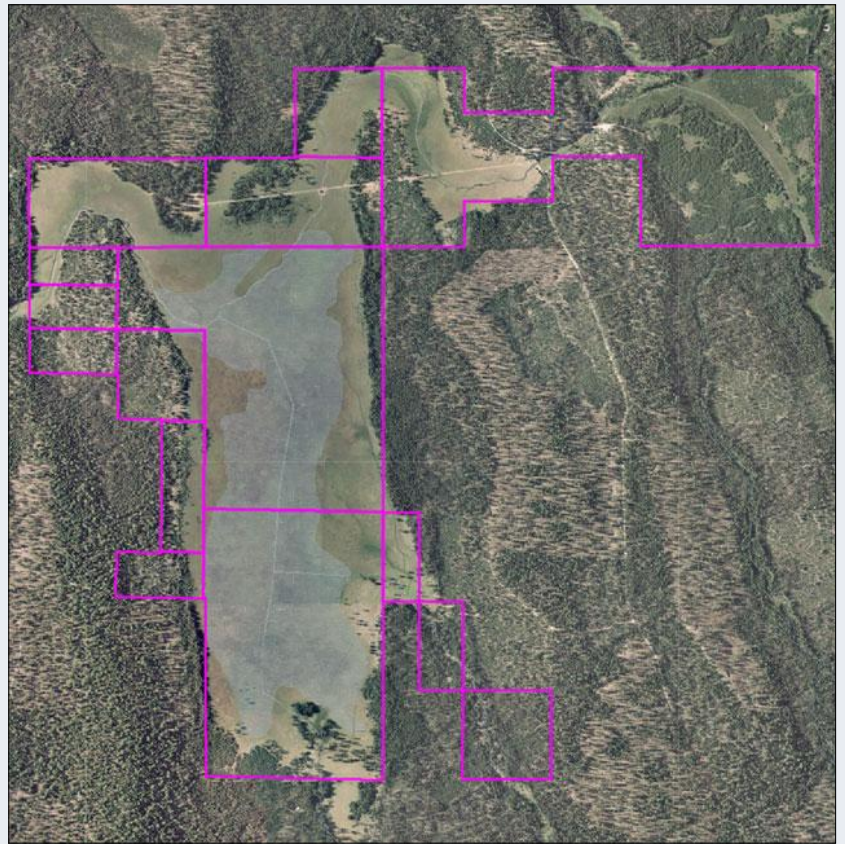
**CALL: 541-891-5562**

Linda@CraterLakeRealtyInc.com  
www.CraterLakeRealtyInc.com





Water map, permit #36629 for 750 acres.



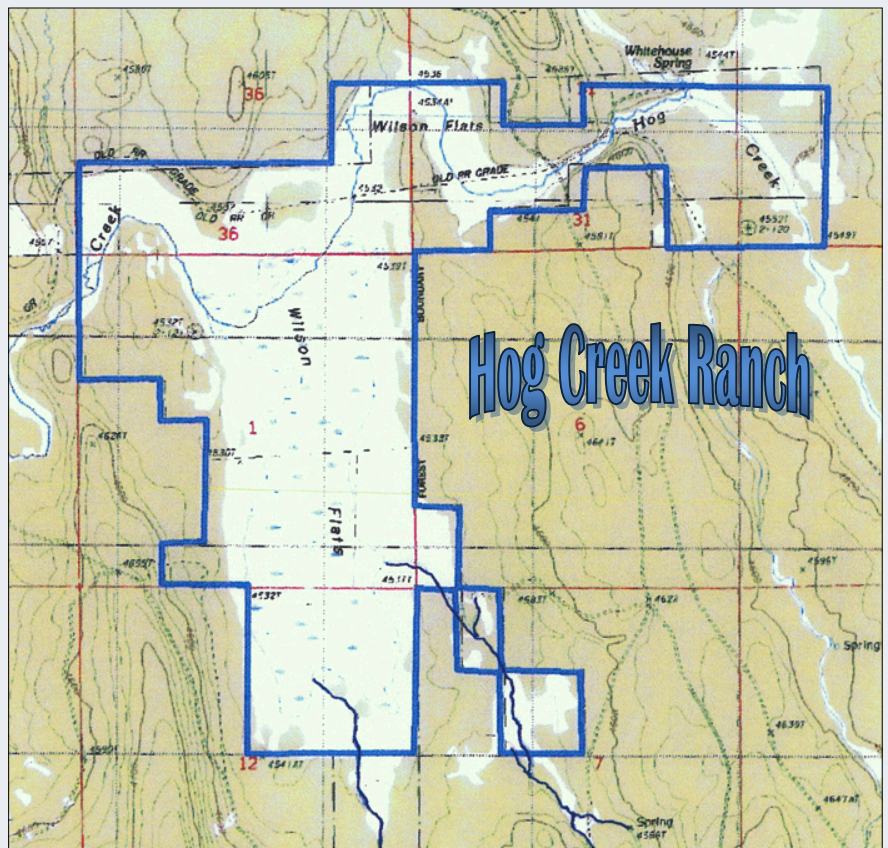
Fat calves, Mule Deer, Elk & Sandhill cranes cohabitate and thrive on some of Southern Oregon's finest summer grazing country! 3 spring fed streams converge into 1252 deeded acres, about 750 irrigated, with fringes of Pine timber.

Strong native grasses, abundant clean water and bitterbrush browse throughout the timber creates an ideal diverse environment for cows and calves to thrive. The operation summers approximately 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 corrals 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 that comprise the 30,000 plus acres of USFS permit land. This supports 235 pair from June 1 to Oct 15 each year. Total capacity for the ranch is approximately 500 pair.

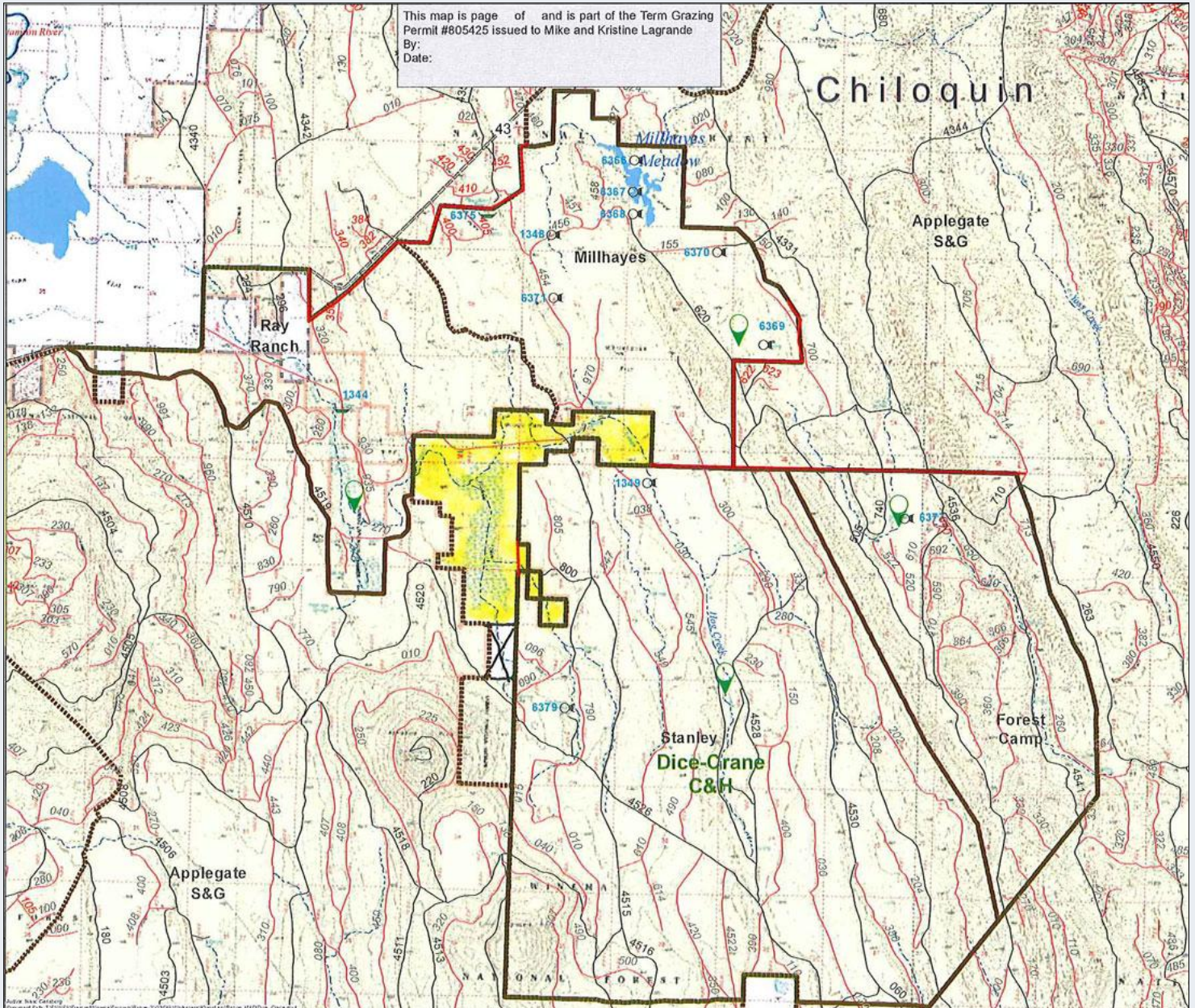
This is the life .... Horseback with the cows....rustic cabin, even a shower with water from the spring. Propane lights, fridge and water heater. No TV here, the best show is the view of the deer and wildlife in the meadow.





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## Permit Map




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.



# Hog Creek Ranch

Listings as of 06/15/17 at 2:28pm

Active 06/15/17	Listing # 2978351	TL500 Usfs 4526, Chiloquin, OR 97624		Listing Price: \$1,900,000
	County: Klamath	Cross St: Hwy 97/Kirk Rd		
	Property Type	Farm and Ranch	Property Subtype	Grazing
	Area	NE Klamath County		
	Beds	1		
	Baths(FH)	1 (0 1)	Price/Sq Ft	\$
			Lot Sq Ft (approx)	54556722
	Tax Acct N	R96041	Lot Acres (approx)	1252.4500
	DOM/CDOM	0/0		

**Directions** Hwy 97 To Kirk Rd, East To Rd 4526, South To Ranch.

**Marketing Remark** INCLUDING USFS permit, offering over 30,000 acres of timberland grazing with 3 spring fed streams that converge into the 1252 deeded acres (750 acres water rights), supporting approximately 500 pairs for excellent summer grazing and gains. Strong native grasses, abundant clean water and bitterbrush browse (a high quality browse for domestic and wild stock) through the timber creates an ideal diverse environment for cows and calves to thrive. Secluded yet easily accessible in summer, this is a quiet retreat complete with rustic cabin, barn and tack shed. 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 corrals 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, as well as incredibly scenic and peaceful.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Site Built
<b>Tax Years</b>	2016	<b>Taxes</b>	2797.60
<b>Zoning</b>	Kc-forestry	<b># of Living Units</b>	1
<b>Sale Approval</b>	Normal	<b>Land Occupancy</b>	Owner
<b>Phone Ownership</b>	Listing Licensee	<b>Text Ownership</b>	Listing Licensee
<b>Approx. Carrying Cap</b>	500 pair	<b>Season/Year Round</b>	Summer
<b>Crops Included</b>	Yes	<b>Crops</b>	Pasture
<b>Production</b>	500 pair	<b>Irrigated Acres</b>	Flood
<b>Approx Acres Range</b>	152.490000	<b>Approx Acres Timber</b>	350.00
<b>Leases Acres</b>	30000.00	<b>Approx Miles to Town</b>	20.00
<b>Farm Equipment</b>	No	<b>Water Rights Acreage</b>	750.00
<b>Special Financing</b>	none	<b>Secluded</b>	Remote, Yes
<b>Government Sides</b>	Yes	<b>Inclusions</b>	corrals, scale
<b>Elementary School</b>	KL Chiloquin	<b>Middle School</b>	KL Chiloquin
<b>High School</b>	KL Chiloquin	<b>Agricultural Class</b>	Unknown
<b>Terrain</b>	Heavily Wooded, Level, Partially Wooded, Rolling	<b>Irrigation Source</b>	Creek, Gravity - Flood, Sub-irrigated
<b>Irrigation Equipment</b>	None	<b>Water Rights</b>	Yes
<b>Water Rights Type</b>	Permitted	<b>Water</b>	Stream(s)
<b>Fencing</b>	Barbed Wire, Cross Fencing, Perimeter	<b>Outbuildings</b>	Chutes, Corrals, Livestock Barn, Scales
<b>Restrictions</b>	Access Recorded, Easement/Rght-of-Way, Subject to Zoning	<b>Road Frontage</b>	Private
<b>Road Surface</b>	Cinder, Dirt/Clay, Gravel	<b>Heat Source</b>	Wood/Pellet, Propane
<b>Documents on File</b>	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map	<b>Possession</b>	Negotiable

**Presented By:**



June 2017

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**CraterLakeRealtyInc.com**

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U.S. Patent 6,910,045

