

Bell Cow Ranch



Wilburn Ranch Brokerage

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Bell Cow Creek Ranch

- 3300 Acres, owner will sell an additional 800 Acres if buyer so desires
- 4.5 miles of year round trout stream
- multiple springs and ponds
- 5m ft. timber, pine, fir with documented growth 3.26%
- if the buyer wants the additional 800 acres then there would be an additional 2.5mbf of timber
- secluded, private lands on all side
- one access point, no public or private easements or access
- 30 minutes south of Pendleton, Oregon.
- outfitter has leased the past few years
- owner states the ranch winters 1500-2000 elk in normal season
- very good rainfall
- 2 hunting cabins
- Great hunting for Elk, Deer and Bear. Damage control tags continue into following year for elk. Historically a reputation hunting area for elk and deer, I can't say enough of how many elk and deer (whitetail and mule deer) there are, very well managed.
- Upland birds include Turkeys, Grouse and Quail
- Good network of roads throughout ranch
- Terrain varies from thick timbered draws, to open slopes and ridges
- Approximately 5 miles of fence will need to be built to perimeter fence ranch , negotiable
- no improvements other than the two hunting cabins
- no power, all off grid, hydro power can be used from the creek
- owner states 250 cows can be run from June to Oct. 31st
- \$3,300,000 million (\$4,100,000 million for the 4100 acres)
- Owner will complete lot line adjustment prior to sale

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All information is deemed reliable and correct from the owners and representatives. No guarantees are made or implied. A prospective purchaser is expected to carefully investigate and verify the above information as well as all matters affecting the property.





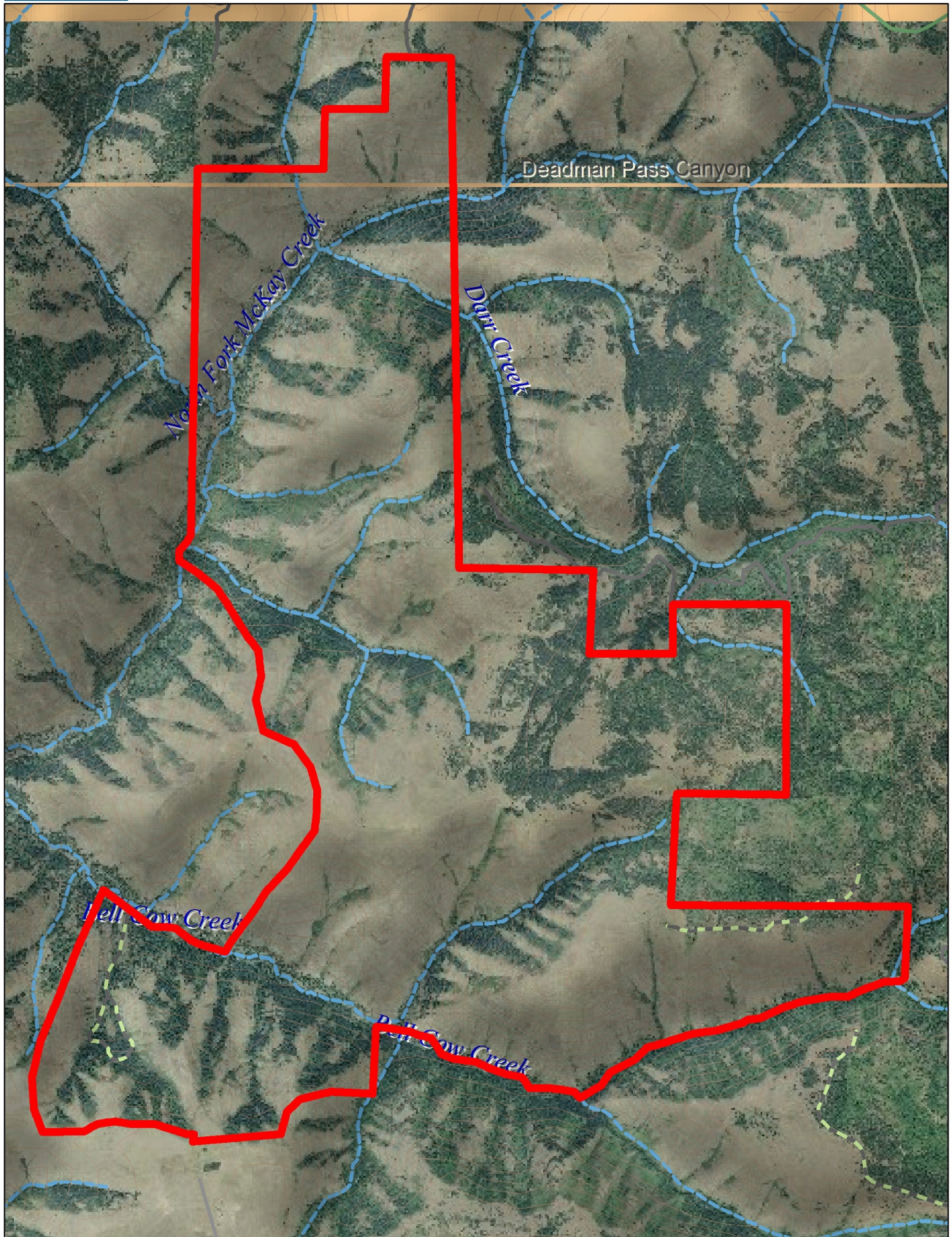












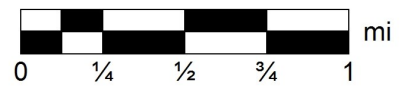
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