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64347 HARNEY AVE
CRANE, OR

**880 DEEDED
ACRES**

**312.5+/- ACRES
WATER
RIGHTS**

**APPROX. 240
ACRES
IRRIGATED
GRASS**

**HOUSE, SHOP,
BARN,
MACHINE
SHED,
CORRALS**

**2 PIVOTS, 3
WHEEL LINES**

**150 HP PUMP
1500 GPM
WELL**

**\$1,200,000
CASH**



ENGEL RANCH LAKEVIEW, OR



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.



LOCATION: 17598 Andy Hill Road, Lakeview, OR. T39S, R18 EWM, Section 25, except the N1/2 NE1/4; and Section 26, SE 1/4, S 1/2 NE 1/4, and E 1/2 SW 1/4. This is located on Andy Hill Rd west of Lakeview, OR about 12 miles.

PROPERTY: 880 acres m/l deeded land all contiguous. This is a very unique, hard to find property with irrigated land, native grasses, and planted wheat grass fields, junipers, and a seasonal creek, LOP tags can be available by drawing for deer and antelope. Large buck deer and antelope are seen on a regular basis along with plenty of quail and waterfowl in the pond and the canal that runs close to a mile through the ranch. The water rights include a certificate # 44735 with rights to irrigate 302.5 acres from one well with a priority date of June 23, 1969. The well flows 1500 gallons per minute. There are two pivots and 3 wheel lines. The pivots are both 'windshield wipe' pivots. The south one irrigates about 85 acres and the pivot is approximately 1555 ft long. It is a low pressure Zimmatic pivot. The north pivot irrigates approximately 65 acres and is approximately 1320 feet long. Both pivots are low pressure Zimmatics. There are three wheel lines, There are three wheel lines, of which two irrigate one field of approximately 40 acres and the third irrigates approximately 30 acres. From the well, there is a buried mainline to both pivots and to the end of the wheel line fields. There is a total of approximately one half mile of above ground aluminum mainline. The pivots are a mix of an older stand of alfalfa and grass. The wheel lines are a good mix of grasses. The owners are leasing to a current lessee who has been leasing for the last three years. The lessee pastures approximately 150-175 pair for 5-6 months on the property. There is plenty of feed for them and very possible to run more. All of the fields are pastured including the irrigated ground. The irrigated ground could be hayed instead of pastured to produce profitable grass mix hay. The lessee has it rented for this season and said he would be interested in future renting if a buyer would choose so.

To the north of the homesite is a 10 acre field that is flood irrigated. It has water rights from Drews Reservoir and is part of the Lakeview Water Users system. The rights are from Certificate # 85839, with a priority date of 1907/1908. This field has new headgates and irrigates easily in about 3 days. It is planted to grass. It is also used for pasture. There are some areas on the ranch that have junipers. There are a lot of posts and firewood available from the junipers, plus providing shade for livestock and wildlife. There is also a nice pond in the junipers.

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IMPROVEMENTS: There is an older 3 bedroom, one bath home which the current owners have just remodeled. It has a new kitchen and bathroom, new windows, and new vinyl plank flooring throughout the house. The corral system is very usable and much of it is built with metal panels. The older squeeze chute stays, as do all the panels. There is an older small barn that could be fixed up that is next to the corrals. The other outbuilding is a nice equipment storage shed and enclosed shop. The equipment storage is 42 feet long and 28 feet wide. There are three bays and one has a concrete floor. The shop is attached to the north end and is about 28 feet by 28 feet. It is entirely enclosed with sliding doors and a man door. It has a concrete floor. This is a nice shop with bolt bins and 220V power. There are three grain bins that also stay with the ranch. There are hay corrals for stacking hay, and another small calving barn back in the area where previous owners used to feed and winter cows. The property is fenced and cross fenced. Each hay field is fenced separately, but the two pivots are only separated by an irrigation canal for the Lakeview Water Users which runs through the property providing water for the 10 acre parcel. It is also nice for stock water in the fall.

TAXES: \$2,600.49 - 2016-2017

REMARKS: This is a very unique property in a beautiful high desert area. In addition to this being a nice ranch, there is also some very good hunting for mule deer and antelope. Fall and winter this area is known for its waterfowl hunting. Families with children are not far from schools. The elementary school is only about 4 miles away and the middle school and high school are about 12 miles away in Lakeview. Buses run to the schools. Lakeview, with a population of approximately 2300, has a nice modern hospital and long-term care facility, grocery store, drug store, and it is less than 100 miles to Klamath Falls or 175 miles to Bend. The elevation is about 4800 feet and the valley is surrounded by mountains. It is a beautiful area with lots of recreation available and great hunting and fishing. Call for your private showing.

PRICE: **\$1,200,000.00**

ENGEL RANCH, LAKEVIEW, OR



28' X 42'
MACHINE
SHED WITH
ATTACHED
SHOP



THE SHOP
PORTION IS
28' X 28'
WITH A
CONCRETE
FLOOR

880 ACRE RANCH, WESTSIDE, LAKEVIEW, OR



1064 SQ FT +/-
HOUSE WITH
THREE BED-
ROOMS AND
ONE BATH.
RECENTLY
REMODELED



NEWLY
REMODELED
KITCHEN

ENGEL RANCH, LAKEVIEW, OR

