



64347 HARNEY AVE  
CRANE, OR 97732

3,540.87 ACRES

2,426.09 PRIMARY  
WATER RIGHTS

BEAUTIFUL  
MEADOWS

BLM and STATE  
LEASES

THREE HOMES

900 HEAD FEEDLOT  
SHOP

CORRALS

COMMODITY  
BUILDING

FEEDLOT UTILITY  
BUILDING

PRISTINE CATTLE  
RANCHING AREA

**REDUCED!!**

**\$5,125,000.00**

**CASH**



## CRUMP RANCH ADEL, OR



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**LOCATION:** 18896 Plush-Adel Rd. , Adel, OR 97620. This property consists of ten tax lots. This ranch is located just north of Adel, OR and about 30 miles east of Lakeview, OR in Warner Valley. It is accessed by Oregon Highway 140, known as the 'Winnemucca to the Sea Highway'. This gem in Oregon's high desert is a pristine cattle raising area with irrigation water from two creeks watering native meadows and some farmland. The elevation at Adel is 4,547 feet.

**PROPERTY:** 3,540.87 deeded acres consisting of about 1,350 acres of native meadow, about 900 acres of farm ground for grain hay, approximately 600 acres of sub-irrigated pasture, over 700 acres of native rangeland , along with about 20 acres for a feedlot. The native meadows are predominantly Garrison grass, commonly referred to in the area as 'Meadow Fox'. It is a cool season perennial growing 3 to 6 feet tall. This grass has excellent digestibility, good protein content, and is very palatable to livestock. Current owner bales much of this grass in small bales and sells to a horse market in Central Oregon. He is getting 2.5 to 3 tons per acre with no fertilization. The regrowth after haying is very good and produces a high number of AUMs for fall feed. There are approximately 900 acres used as farmland. Typically, this land is flooded in the spring as the fields have levies around them. Then the fields are drained, and when they have dried sufficiently they plant grain in the fields, typically triticale, barley, or oats. This grain is generally cut for hay, and owner states it will produce about 2.5 tons per acre. Most of this is fed through the feedlot. Other farm fields in the area have been turned into meadows and are high producing, productive fields. On the east side of the valley is one tax lot of 950 acres. The south 400 acres is used as a hay meadow and/or a pasture, depending on the year. The north part of this field is predominantly pasture, with much of it irrigated or sub-irrigated. There is some brush in this field, and this is some of the native range, with the rest being along the hillside on the west side of the valley. The feedlot is on the north side of Hwy 140.



**IMPROVEMENTS:** Beginning with the headquarters, the improvements include three double wide manufactured homes at the headquarter compound. Two are 1991 Fleetwood homes, one is 1,080 square feet, and the other is 1,296 square feet. The third one is a 1995 Fleetwood, and is 1,296 square feet. All are 3 bedroom, and 2 bath. The shop is 1922 square feet, approximately 32 feet by 60 feet. It has a concrete floor, and a vet room. Very nice shop. In addition, there are some other outbuildings and a set of working corrals. Shade trees and yards make this an attractive headquarters. Down by the old MC feedlot is a commodity building owned by this ranch. It sets on a tax lot of .47 acres, and the building is 70 feet by 120 feet, or 8,400 square feet. It has an 8" concrete floor. There is 3 phase power, and the building has 16 foot eaves. A very nice building that the owner uses for storing hay that is to be sold, or in the spring, seed and equipment. There is an older grain conveyor system that has not been used for many years. Finally, the feedlot has numerous feeding pens which can hold around 900 head of cattle for feeding. There are good working facilities, pump house, and 24 ft by 24 ft utility building.

**WATER RIGHTS:** This ranch has 2,426.09 acres of Primary Water Rights and 999.3 acres of Supplemental Water Rights from Deep Creek and 20 Mile Creek:

CERTIFICATE #	PRIORITY DATE	PRIMARY/SUPPLEMENTAL
34503	1880 & 1890	Primary
80472	1967	Primary
80717	1950	Primary
21574	1949	Primary
9422	1900	Primary
9440	1900	Primary
80472	1967	Supplemental
80717	1950	Supplemental
Permit # G-13003	1995	Primary



**WATER RIGHTS:** (CONT.)      The majority of these water rights are from Deep Creek, and some are from 20 Mile Creek. A large portion of this land, except for the original homestead, was a portion of the historic MC ranch. When it was finally sold off, it was purchased by multiple buyers, mostly neighboring ranchers. A water district was formed and there are different classifications for the fields. The district charges from \$4.76 to \$8.43 for each acre. The total bill to the water district this year is \$11,090.19. This pays for maintenance and hired help. Most of this property is flood irrigated with canals/ditches and levies. A portion of the original homestead also could be irrigated by sprinkler.

**PERMITS/LEASES:**      The Crump Ranch has both BLM and State leases. The 'Crump Individual' adjoins the field with the Headquarters. There are 91 AUMs in this permit, comprising 2,793 acres, and running from 04/15 to 06/15. This permit has some Crump Ranch deeded fenced in with the BLM and joins more deeded land of the Crump Ranch to the north by Crump Lake. Owner normally turns out up to 100 pairs and grazes the BLM and then onto the other deeded. This permit costs about \$130/ year. These cattle will later go onto a State Land lease which joins the deeded on the east side right at the south end of Crump Lake. This field is about 337 acres and floods in the spring and is a meadow. This lease costs about \$1,600/ year. In addition, the ranch owns shares in the Beaty Butte Grazing Association. This group runs east of Adel on the 'MC Desert', which comprises over 500,000 acres. There are a total of 26,121 AUMs and the Crump Ranch has 472 AUMs, which is about 1.8 % of the total. This permit runs from 04/01 to 10/01. The Association owns approximately 5,300 acres in this permit, most of which has a water source on it. This permit costs the current BLM charge plus \$4.00/AUM to the Association. The Association hires people to take care of the cattle. This permit is not used to capacity, so the owner of this ranch has used AUMs that were not going to be used to run more cattle there.

**TAXES:**      2016-2017- \$9,960.69





**REMARKS:** The Crump Ranch is a 'Century Ranch', having been originally homesteaded in 1888. The current owner is a third generation owner, having purchased the original homestead in 1991. He married into the Crump family in 1968. In 1992, he purchased the balance of the ranch when the MC Ranch was dissolved. This ranch is a complete ranching operation in an area noted for good ranches. High quality meadows, easy irrigation with canals and levies, good winter area for cattle, and good range make this a one of a kind ranch which the owner states will run 500 to 700 cows year round and put up an excess of hay, depending on how it is operated and managed. The owner operates the 900 head feedlot from about September through May. Net income from custom feeding weaners, replacement heifers, and even some bulls is a big part of the success of this ranch. There are nice facilities for processing cattle, with efficient sorting pens, overnight pens, hydraulic squeeze chute, certified scales, and loading chute and pens. This feedlot is CAPO licensed for 900 head and is annually inspected with no infractions or adverse findings. There is a good inventory of feeding and processing equipment that will be a part of the sale. As the owner has a good market for disposal of excess hay in Central Oregon, excess hay produced is a good income commodity. New owners could have options available to run this ranch in a different manner, such as running more cows year round, or even running yearlings for the summer. There is an abundance of forage, either for pasture or hay. You don't have to look any further to find a ranch that is a proven entity, and one that the owner has diversified to maximize his income and to use the resources available. Come take a look and see for yourself why good ranches in Warner Valley do not come on the market very often. Don't miss an opportunity to own a great ranch in a pristine area.

**CATTLE, MACHINERY, AND HAY AVAILABLE .**

**PRICE:      REDUCED!!!      \$5,125,000.00    CASH**

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# CRUMP RANCH, ADEL, OREGON



**DEEP CREEK ON RANCH**



**FIELD # 55**



**WEST BEEF FIELD**



**WEST BEEF FIELD**



**NORTH HESS FIELD**



**WEST BEEF FIELD**



# CRUMP RANCH, ADEL, OREGON



**SHOP AT HEADQUARTERS**



**HAY SHED**



**COMMODITY BUILDING**



**HEADQUARTERS (SHOP)**



**CORRALS AT HEADQUARTERS**



**FEEDLOT**



# CRUMP RANCH, ADEL, OREGON



**OWNER' HOUSE**



**OWNER'S HOUSE**



**SHOP AT HEADQUARTERS**



**COMMODITY SHED**

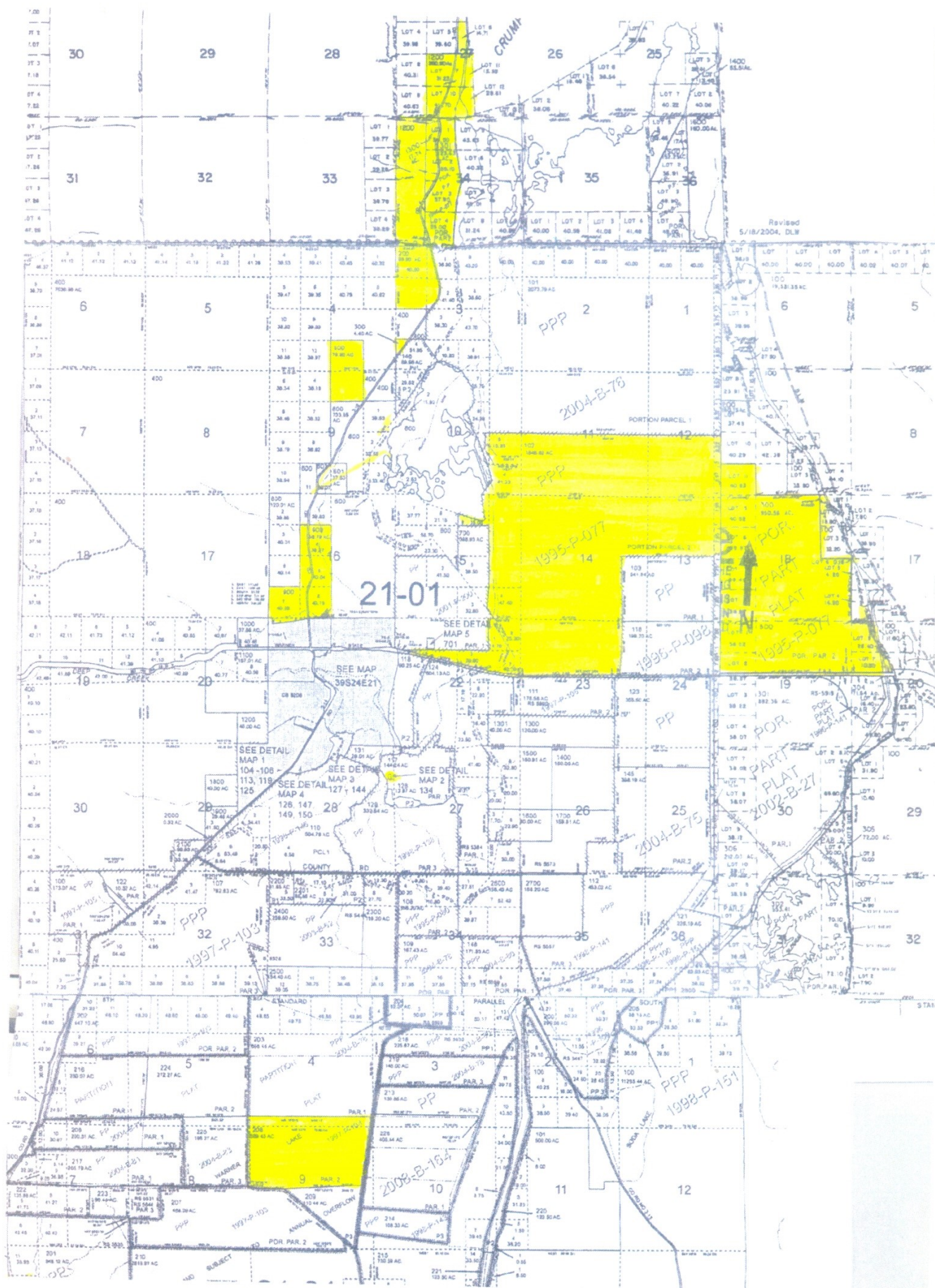


**DEER ON DEEP CREEK**



**ANTELOPE IN EAST BEEF**







This 743 acres deeded and the BLM (92 AUMs) and Beaty Butte BLM (472 AUMs) plus improvements and State Land.

\$1,100,000

State Land

These two parcels are one tax lot. Can be sold separately if both parcels have a buyer

Grain fields about 1176 acres

\$1,260,000

West Beef and Feedlot

About 670 acres

\$1,675,000

East Beef &

North Hess

Fields

950 acres with

about 900 acres

water rights

\$1,500,000

ADEL, OR

SOLD



