

TIMMERMAN LAND & CATTLE encompasses over 2200 deeded contiguous acres of the historic Kittredge Ranch. 1500 acres of highly productive pasture, gravity flow and pivot irrigated to accommodate 1400 yearling cattle through the summer season. Over 2.5 miles of the upper Williamson River support wild trout habitat, attract Roosevelt Elk, Mule Deer and occasionally antelope adding outstanding recreational values. USFS and USFW Refuge borders the ranch attracting thousands of ducks, geese, bald eagles and other birds of prey. The ranch compound of three homes and other living structures, barn, corrals, shop, historically supported a community to work the ranch and has been well maintained and renovated over the years and proudly sets on a timbered knoll overlooking this beautiful ranching valley...a rare opportunity at any price! \$4.2 million

Directions:

<https://goo.gl/maps/dhx99vUhtXu>

From intersection of 422N and 97N go north 19.8 miles, turn east on Silver Lake Hwy. Go 17.6 miles to address on right.

Latitude: 42.96589515703286 Longitude: -121.57845725149537

<http://listings.listhub.net/pages/KCAROR/2995713>

Visual Tour:



<http://view.paradym.com/4274178>

Realtor.com:

https://www.realtor.com/realestateandhomes-detail/21310-Silver-Lake-Rd_Chiloquin_OR_97624_M18981-02890?ex=OR617919200

For more information:

<https://www.dropbox.com/s/bdggft62xy6yt8o/2995713-TimmermanRanch.zip?dl=0>