



64347 HARNEY AVE

CRANE, OR

**3461.83 DEEDED  
ACRES**

**35 ACRES WATER  
RIGHTS**

**SUB-IRRIGATED  
MEADOW**

**412 HEAD BLM  
PERMIT**

**7 MONTHS**

**CAN SUMMER  
550 PAIRS**

**LOTS OF GRASS**

**LOTS OF WATER**

**DEER, ELK, &  
ANTELOPE**

**REDUCED!!**

**\$2,350,000**



## **McBRIDE RANCH WESTFALL, 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.

## McBRIDE RANCH, WESTFALL, OREGON

**LOCATION:** About 12 miles NW of Westfall, OR. There are ten tax lots of deeded land, and the account #s are: 8562, 8563, 85714, 8572, 8573, 8574, 8983, 8984, 8990, & 14533. The deeded land is in five scattered areas, with the smallest 40 acres and the largest about 1700 acres. It is contiguous with the BLM permit.

**PROPERTY:** This deeded property is basically in five different places. The smallest is 40 acres and it sits by itself, surrounded by BLM. The other four range in size from 480 acres to about 1,700 acres. The two largest parcels are fenced out of the BLM and are used separately. One parcel of 480 acres is not fenced in with the permit, but there is about a section of ground belonging to the neighboring ranch that is fenced in with the permit. There is talk of the owners doing some trading of these properties. There is good water on the larger parcels. There are 35 acres of water rights on the parcel farthest west. The 1,700 acre parcel has quite a lot of sub-irrigated land. The deeded land controls some of the water for grazing and as it is used in conjunction with the BLM, it makes for a nice grazing unit. The topography varies with the lower elevation areas having more rolling hills and the higher elevations having deeper canyons and more trees. It makes a nice situation to start out in April in the lower elevations and move higher as the summer progresses.

**BLM:** The BLM permit associated with this property is the Rail Canyon permit. It is #3600344, and it is permitted for 412 head for seven (7) months. Turnout is scheduled as April 1 and runs through to October 31. Current owner is running the allotted cows on the permit, and an additional 150 head on the deeded. Those cattle are pasture cattle. They will leave at the end of October. The owner's cattle they gather and wean the calves and haul them out and leave the cows on the fenced deeded fields generally until the end of November, depending on the year. Current owner is getting over 4300 AUMs from this property in this manner.

# McBRIDE RANCH, WESTFALL, OREGON

IMPROVEMENTS: The only improvements on this property are two old cabins, and some corrals. One cabin is on the property with the water rights and the other one is at the other end of the permit where there is sub-irrigated meadows. The cabins in need of repair but are used as cow camps. The corrals are used mainly when weaning the calves and hauling them out and when needed.

TAXES: \$458.56

REMARKS: This is a very nice property and large property, with the deeded and BLM encompassing over 40,000 acres. There is good grass, good water, and varying elevations suitable for cattle grazing. You can turn out early in the lower country and move the cows to higher elevations as the summer progresses. In addition to being a great pasture ranch, the area is noted for mule deer, elk, and antelope. The owner is flexible and will consider trades and other creative ways to sell this ranch.

PRICE: **\$2,350,000.00** **REDUCED!!**

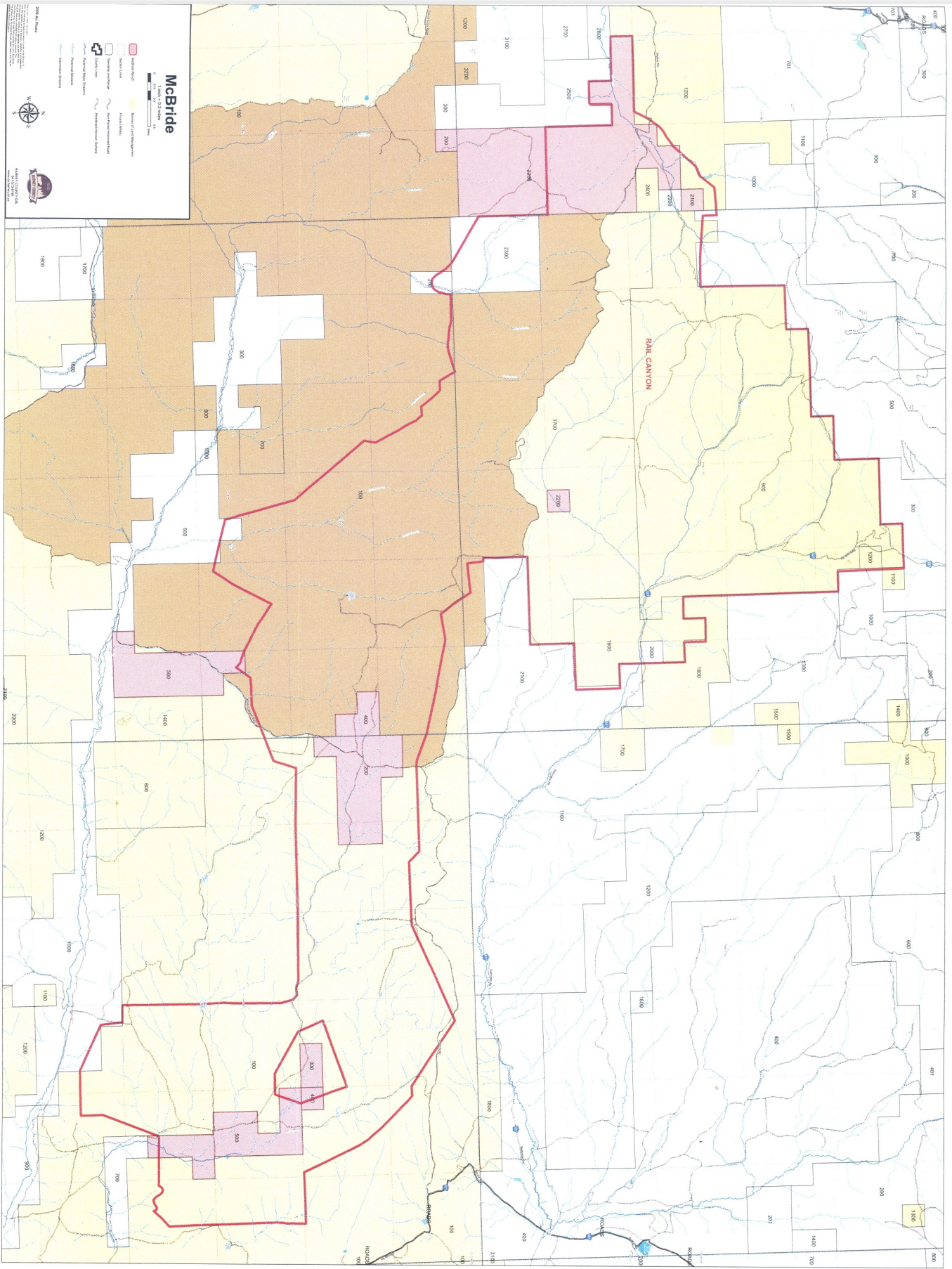
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# McBride

Scale: 1 inch = 1 mile  
1:62,500

- Water
- Wetlands
- Public Lands
- Private Lands
- Unimproved Lands
- Improved Lands
- Developed Lands
- Forest Lands
- Range Lands
- Wilderness Lands
- Wildlife Lands
- Historic Lands
- Archaeological Lands
- Geological Lands
- Mineral Lands
- Energy Lands
- Transportation Lands
- Recreation Lands
- Other Lands

