



PUBLISHED RESERVE: \$1,050,000 / \$400 per Acre

LAST ASKING: \$1,545,625

SIZE: 2,620± Acres

ELEVATION: 5,100 to 6,000± Feet

ZONING: EFU – Exclusive Farm Use

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office to Arrange



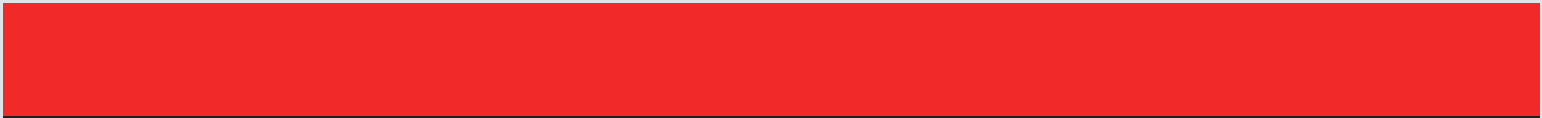
FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 5% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years

DESCRIPTION: This 2,620± acre ranch is located along Willow Creek Hills between Drews Reservoir and Goose Lake, twelve miles west of the southern Oregon community of Lakeview. Lakeview is located along the Oregon Scenic Byway, east of Hart Mountain National Antelope Refuge, and Frenchglen, by Steens Mountain Wilderness Area. Lakeview is the largest town in Southeast Oregon, and has good access to both Nevada and California.

New Valley View Ranch was originally part of a 4,850 acre ownership. This 2,620± acre portion extends two and a half miles north to south, and two miles east to west. There are four springs on the property, and a meadow by a small reservoir which is shared with the adjoining owner at the southern boundary. The topography ranges from gentle to rolling, with some moderate slopes. It has been cross-fenced for cattle.

The ranch is within the Interstate Hunting Unit, and will qualify for four Landowner Preference tags. It has good habitat for mule deer, turkey, and some upland birds. The property can be used for a private hunting preserve, or retreat, and has no public access. There is excellent access to Drews Reservoir, used for fishing and boating. Auction Properties 126, 127, and 128 are located along the reservoir.

Seller has reduced the price to \$400 per acre, with special financing to accelerate a sale by year end.



Auction is being conducted in affiliation with Land and Wildlife.

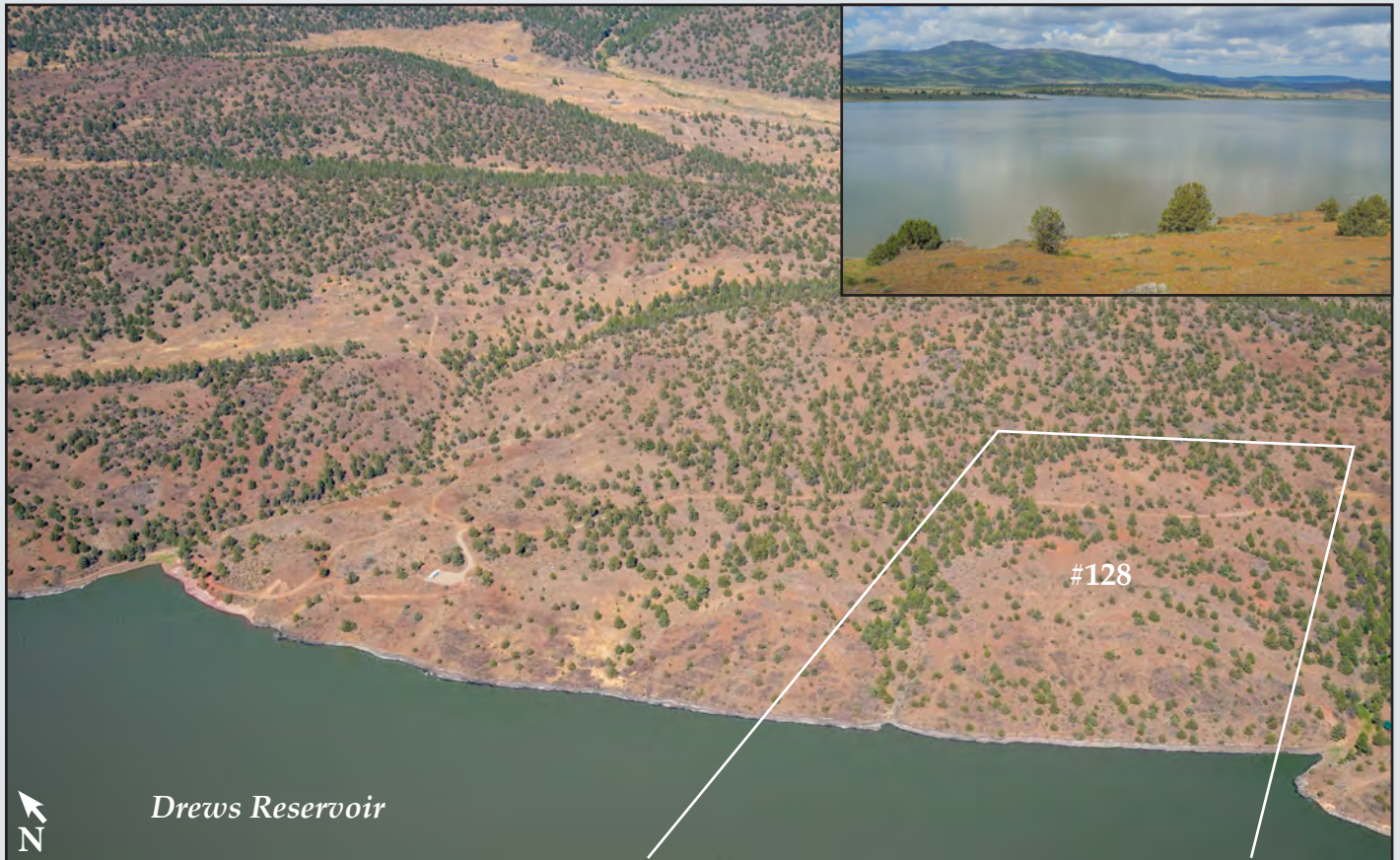
LOCATION: Township 39 South, Range 18 East, Sections 22, 27, 34, and 35, Tax Lots 5000, 6702, 6600, 6500, 6400, Lake County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019



126,
127,
and
128

Drews Reservoir Tracts Lake County, Oregon



	126	127	128
PUBLISHED RESERVE:	Pending	Pending	\$75,000
LAST ASKING:	\$149,999	\$117,500	\$159,000
SIZE:	190± Acres	170± Acres	120± Acres
ELEVATION:	4,900 to 5,200± Feet		
ZONING:	A2 – Agricultural Use 2		
PROPERTY INSPECTION:	At Any Time		

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 5% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years

DESCRIPTION: These three tracts are located along the southeast shoreline of Drews Reservoir, which is used for irrigation as well as boating, water skiing, and fishing. Drews Reservoir is within a twenty minute drive of Lakeview. It has a boat ramp on the southwest side of the dam, one mile from Auction Property #128.

Auction Properties #126 and #127 are in escrow. Auction Property #128, tax lot 6900, is 120± acres, and has excellent access from Dog Lake Road and the boat ramp, on a gravel road to the southeast corner of the tract. There is an estimated 60 acres of upland, with the balance of 60 acres being submerged land. The reservoir was formed in 1911 and is managed by the Lakeview Irrigation District.

There are several excellent sites for an RV, or seasonal cabin, with views of the reservoir and within easy access to the water. Power is nearby and can be extended. A2 zoning will allow a dwelling with a Type II Conditional Use Permit. A dock can be permitted subject to conditions set by the Water District. Please see Supplemental Information Package for detail.

The Published Reserve Price of \$75,000 for this last remaining Drews Reservoir tract, with seller financing, is a rare opportunity to acquire lakefront property in Southern Oregon.

Auction is being conducted in affiliation with Land and Wildlife.

LOCATION: Township 39 South, Range 18 East, Sections 31 and 32, Tax Lots 7200, 7201, and 6900 Lake County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019