



**Jett Blackburn
Real Estate Inc.**



Plus One Ranches

Lakeview, Oregon

\$5,950,000

Presented by
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ADDRESS: 14795 Westside Road, Lakeview Oregon 97630

PRICE: \$5.95 million

TAXES: \$12,500 (est.)

FINANCING: Cash or conventional financing; no owner terms

ACREAGE: 5067 +/- ac deeded acres consisting of the following:

- 3079 +/- ac native and salt grass pasture ground
 - o 200 +/- acres under Wetlands Reserve Program easement
- 1988 +/- ac irrigated with pivots, wheel lines and flood
 - o 800 +/- acres under Wetlands Reserve Program easement
 - o 767 +/- ac irrigated using flood irrigation
 - o 254 +/- ac under three pivot systems
 - o 167 +/- ac under wheel lines

Additional Acreage:

2500 +/- ac of seasonal use ground on the north end of Goose Lake

IMPROVEMENTS: 1 – Main House, newly remodeled, 3000 sqft with all appliances included
1 – Guest Cabin, newly remodeled, 500 sqft with all appliances included
1 – Machine Shed, 90 ft x40 ft, five bays
1 – Hay Barn, 160ft x 30ft
1 – Cattle Working Corrals with loading chute

Additional Improvements:

Numerous tire water troughs, miles of high tensile electric fence, stock pumps, solar panel and pump system. Assorted fencing materials (railroad ties, steels posts, barb wire roles) included with sale.

IRR. EQUIPMENT: 1 – Tumac Pivot, includes new sprinkler package at 300-400 gal/min
1 – Pierce Pivot, includes new sprinkler package at 300-400 gal/min
1 – Valley Pivot
5 – Wheel Lines
1 – 60 hp booster
2 – 40 hp booster
1 – 30 hp booster

WATER/WELLS:

Artesian (Lake 2816)	Irrigation	3000 ft	11/02/1950
Working Corrals (Lake 52697)	Stock Well	180 ft	03/03/2016
House (Lake 2803)	Domestic	26 ft	
Small Cabin Well	Domestic	70 ft	
Northeast Stock Well	Stock Well	250 ft	
Livestock Wells on Lake (3)	Stock Wells	20-35 ft	

WATER RIGHTS:

<u>Certificate #</u>	<u>Type</u>	<u>Acres</u>	<u>Priority Date</u>
11578 (Cottonwood Creek)	Primary	136.61	10/18/1933
11386	Primary	25.61	10/18/1933
11773	Primary	40.07	10/28/1936
27058 (Two Unnamed Sloughs)	Primary	97.16	06/19/1952
T12278 - 65633 (Drews Slough)	Primary	208.1	09/08/1941
37589 (Drews Slough)	Primary	109.5	02/26/1962
5184 (Antelope Creek)	Primary	11.9	03/31/1983
68660 (Drews Creek)	Primary	1.4	03/03/1988
93092	Primary	389.2	
93497 (Lakeview Water Users)	Primary	539	
28860 (Fisher Oil Well - Artesian)	Supplemental	57.8	06/19/1952

WPR Water Rights

T12278 - 65633 (Drews Slough)	Primary	421.55	09/08/1941
93497 (numerous transfers)	Primary	8.8	01/21/1907

<u>Total Water Rights:</u>	<u>Primary</u>	<u>Supplemental</u>	<u>Storage</u>
	1558.55	57.8	0
WRP	430.35		
Total	1988.9		

LEGAL DESC:

<u>Township and Range</u>	<u>Tax Lot #</u>	<u>Acres (+/-)</u>
T. 40S., R. 19E., W.M.	1000	217.71
T. 40S., R. 19E., W.M.	3100	2020.58
T. 40S., R. 19E., W.M.	5100	1668.07
T. 40S., R. 19E., W.M.	6500	463.65
T. 40S., R. 19E., W.M.	6600	164.3
T. 40S., R. 19E., W.M.	6700	30
T. 40S., R. 19E., W.M.	6800	46.85
T. 40S., R. 19E., W.M.	8300	455.87

SCHOOLS:

The Lakeview School district provides grades K through 12 and is located just a few miles from the ranch

REMARKS:

The Plus One Ranch is in southeastern Oregon, in picturesque Lake County, Oregon. This pasture and hay ranch is hard to find contiguous block and a great set up for an investor or family looking to expand their cattle ranching operation. The 5066 deeded acres include three pivots, five wheel lines, hundreds of acres of flood irrigation, and several thousand acres of native grass-covered pastures perfect for grazing cattle.

This is a great spring, summer & fall pasture setup enabling nearly year-round grazing with a consistent carrying capacity of 600 pairs. The fields are in good condition and have not been overgrazed. There is an additional 2500 +/- acre of grazing area which takes in the north end of Goose Lake. This area can be grazed as the lake recedes in the summer months. The current owner has used electric fencing throughout this area of the ranch for easy rotation.

Drews Creek runs through the property for over three miles and is the main surface water source for the flood irrigating and stock water use. On the north end of the property, there is Renner Reservoir which provides water for the three pivots, five wheel lines, and several hundreds of acres of flood irrigation along Drews Creek. A Wetland Reserve Program easement was put in place back in 2002 and has helped to improve the riparian systems, creating a sanctuary for waterfowl, deer, and some upland game birds. The property has a particularly good flood irrigation system starting with the main diversion points as well as a system of dikes, ditches, and headgates which enable good flood water coverage over the meadows.

For managing cattle, the current owners have made numerous improvements over the last many years. The property is fenced and cross fenced with good stock water in all fields. There is a new set of working corrals built in the center of the ranch which include a new loading chute, hydraulic squeeze chute, and 12-strand barbed wire weaning corral. The corral has excellent access for bringing in livestock and large trucks. Extra rock has been laid down throughout the weaning corral to provide an excellent base for cattle. Several livestock wells provide year-round water into new tire tanks. There is also a large capacity artesian well providing 24/7, 365 days a year 300 gallons per minute water for both livestock and wildlife.

Other improvements on the ranch include a large 3000 square foot, 5 bedroom/3 bathroom main house with propane furnace and heater, a completely renovated one-room guest cabin, a 90ft x 35ft five-bay machine shop, and a 160ft x 30 ft hay shed. There is a elementary school close to the ranch which provides K-8 education with 9-12 grades offered a few more miles away in Lakeview.

Lakeview is in the Goose Lake Valley at the foot of the Warner Mountains and on the edge of the high desert. At an elevation of 4,800 feet, Lakeview is one of the highest communities in Oregon. Annual precipitation averages around 16 inches a year with half coming in the form of rain and the rest through snow fall and melt. Lakeview's and lake County economy has traditionally been based on agriculture, lumber, and government with cattle ranching and hay production being especially important elements. Tourism is becoming a more important part of the economy as the Fremont-Winema National Forest provides several outdoor recreation opportunities in the area around Lakeview including Warner Canyon Ski Area.

OWNER: Davies

Irrigated Ground

Three Pivots



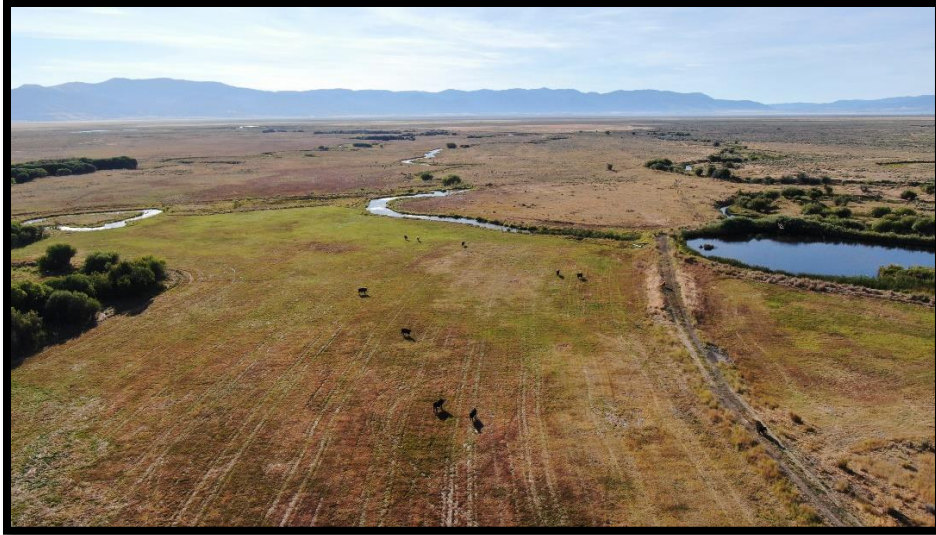
Five Wheel Lines



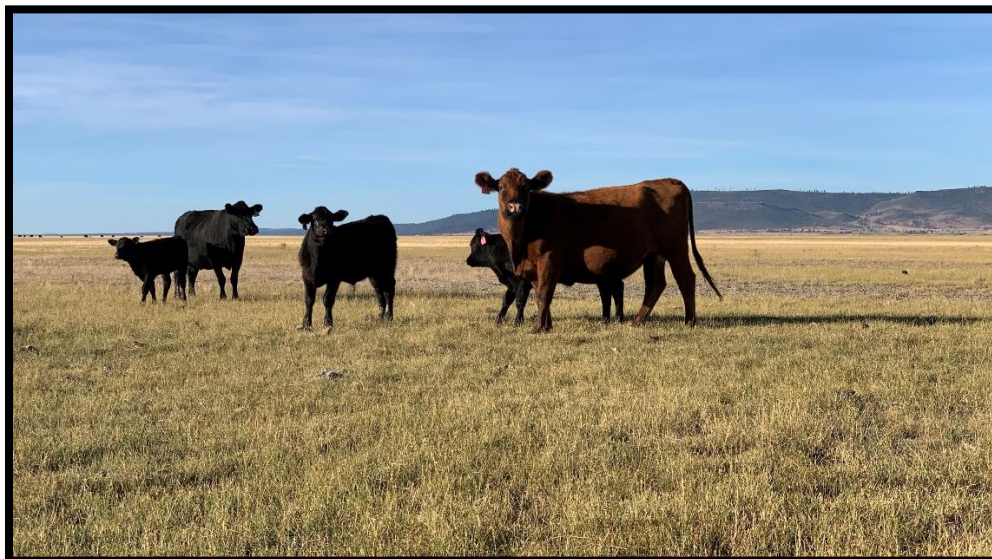
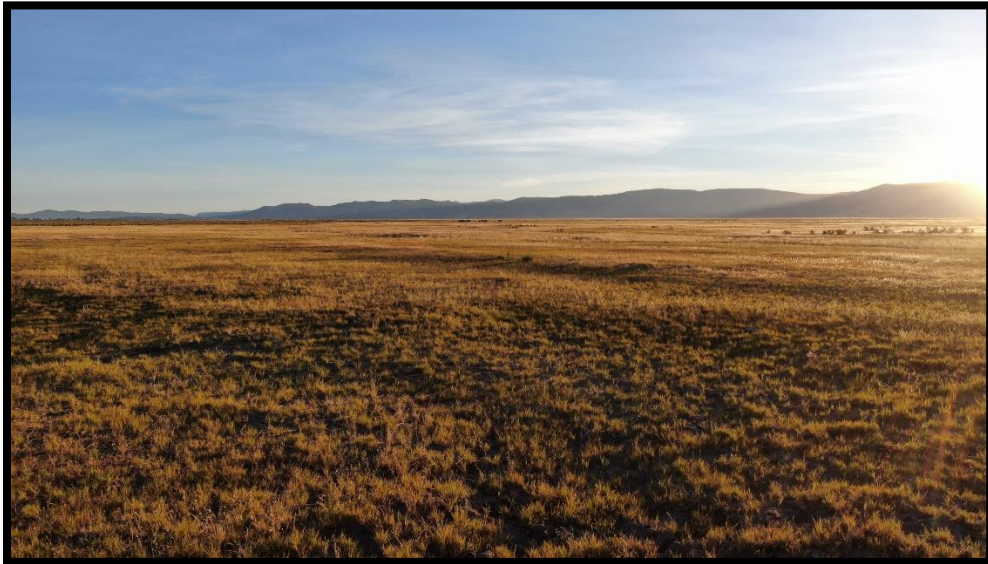
Renner Reservoir with Pump Station



Flood Irrigated Pasture Ground with Wonderful Habitat



Pasture Ground



Improvements

5 Bedroom – 3 Bath Main Home



Guest Cabin



5 Bay Machine Shop



Newer Cattle Working Corrals



Tire Water Tanks in Livestock Pastures

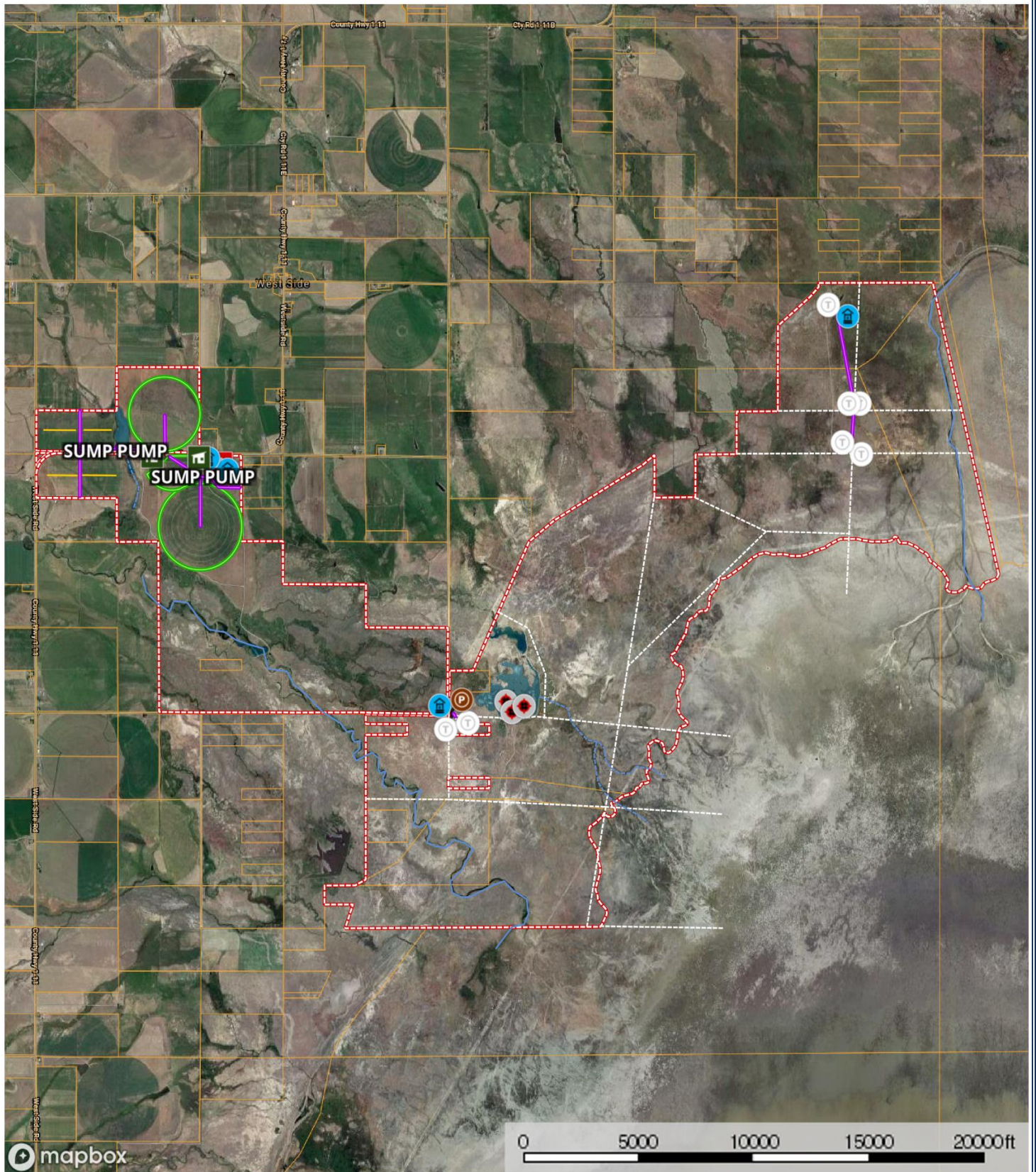


Large Hay Shed



Davies - 14755 Westside Rd, Lakeview OR 97630
Lake County, Oregon, 5100 AC +/-

Century
Real Estate
by Choice Realty



- | | | | | | | | | | |
|-------|--------|--------------|----------|------------|-------|--------------|----------|--------|---------------|
| Pens | Trough | Shed / Shack | Well | Main House | Blind | Primary Road | Pipeline | Stream | River / Creek |
| Fence | Pivot | Pond / Tank | Boundary | | | | | | |

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