

YOCUM VALLEY PARCEL

The Yocum Valley Parcel is 780.84 acres and located 12 air miles west of the Main Ranch Home Parcel. The Yocum Valley Parcel is used for summer grazing and includes a mix of cut over timber lands surrounding a native "high country" meadow. Yocum Valley is a 5,000+ acre high country valley surrounded by forested lands; a mix of USFS and private timber and ranch holdings. The Yocum Valley parcel includes four separate tax lots making up three disjoint parcels.

The main sub-parcel is the 598.66 acre meadow parcel comprised of 120.00 acre Tax Lot 1300 (Map 40-16) and 478.66 acre Tax Lot 100 of Map 41-16. Most of the native sub-irrigated meadows are in this sub-parcel as well as Gober Spring at the far north end of the 598 acres. Access to this sub-parcel is by private roads and USFS Rd 4017 leading southwest from Dog Lake. All roads past Dog lake are graveled and not maintained or plowed in winter months.

The second sub-parcel of the Yocum Valley Parcel is Tax Lot 700 of Map 41-17 and is 125.12 acres and is on the hills dividing the Yocum Valley meadow and wooded hillsides. This parcel is accessed by private roads leading from the east and is close to USFS Rd 4017 on the east section. Tax Lot 400 is the third sub-parcel of the Yocum Valley Parcel and includes 56.06 acres of cut-over timber lands with a west facing slope. USFS Rd 4017 is also close to the east boundary of the parcel, but with no direct access from the road.

The Yocum Valley lands provide native sub-irrigated meadow pasture. The unit is fenced and has gates at each end. The high county meadow and timbered grazing lands that surround the Yocum Valley Meadow include summer grazing potential. There is also 230.84 acres of cut-over timber/wooded range lands. The 780.84 acre Yocum Valley Parcel is also used as the base property for the USFS summer grazing permits used on the Milo & Janet Cain Ranch.

Production Capacity:

Meadow yields of 0.25 to .500 ton per acre are common in the area, depending on seasonal moisture and late summer production. The current total forage production is unknown, however, likely exceeds 150 tons with adequate water assumed. or 300 AUM's spread over the four to five month grazing season. The range/dry wooded lands have an additional 25-35 AUM's.

Land class breakdown of the four Yocum Valley tax lots;

Native Sub-irrigated Meadow Lands: 550.00 acres

Wooded and Dry Pasture Lands: 230.84 acres

Total Yocum Valley Size: 780.84 acres