



The Westside Ranch in Lake County, Oregon has 1145 acres total Deeded land; 364 on Westside Road in Lakeview and 780 acres in Yocum Valley which is approx. 12 miles west of the main ranch. This cattle ranch has potential to be a year round or seasonal operation, with 253 acres of primary water rights and 31 acres of supplemental rights from Lakeview Water Users for the main ranch. Included in the offering are a newer Reinke Pivot, Valley Pivot, two wheel lines, corals, 4 bed 2 bath stick built home that has been recently remodeled.

The Westside Ranch

On the Yocum Valley deeded ground there is sub irrigation (no water rights), with range land and some timber. There are no improvements on this portion and is used in conjunction with a Forest Service Permit - Dog Lake, Yocum Valley and Stateline allotment that is for 175 pairs from July 1 to Sept 30. This is a great area for both hunting and fishing - waterfowl, mule deer and antelope hunting. Sellers say this can be a year round 200 cow operation -- grow your own hay & feed!

Some equipment may be available outside of escrow, as well as 180 mostly black cows and 4 bulls.

\$1,750,000 Klamath County MLS #220111741



33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724

CALL: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



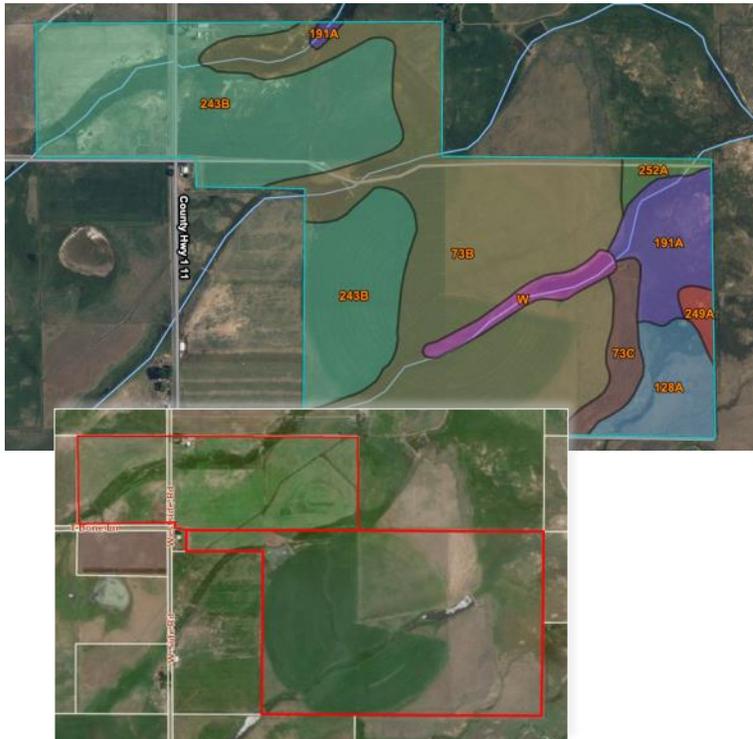
CALL: 541-281-2180

AndraLeighCampbell@gmail.com

The Westside Ranch



The Westside Ranch ...soils



Lake County, Oregon, Southern Part (OR636) Summary by Map Unit — Westside Road only.

symbol	Map unit name	Acres AOI	Percent of AOI
73B	Drews loam, 0 to 5 percent slopes, goose lake valley, northern part, mlra 21	163.0	42.9%
73C	Drews loam, 5 to 15 percent slopes	11.8	3.1%
128A	Lakeview-Stockdrive complex, 0 to 2 percent slopes	20.8	5.5%
191A	Ozamis loam, 0 to 1 percent slopes	25.0	6.6%
243B	Salisbury loam, 0 to 5 percent slopes	142.0	37.4%
249A	Stockdrive fine sandy loam, 0 to 1 percent slopes	3.5	0.9%
252A	Thunderegg fine sandy loam, 0 to 1 percent slopes	4.7	1.2%
W	Water	8.8	2.3%
Totals for Area of Interest		379.5	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Grass hay	Grass-legume hay	Pasture	Barley	Oats	Spring wheat	Winter wheat
		Tons	Tons		Tons	AUM	Bu	Bu	Bu	Bu
73B—Drews loam, 0 to 5 percent slopes, goose lake valley, northern part, mlra 21										
Drews	3e	4.00	—	—	—	8.0	50	65	60	60
73C—Drews loam, 5 to 15 percent slopes										
Drews	3e	4.00	—	—	—	8.0	50	65	60	—
128A—Lakeview-Stockdrive complex, 0 to 2 percent slopes										
Lakeview	3w	4.00	4.00	—	—	9.0	60	70	70	—
Stockdrive	—	—	—	—	—	—	—	—	—	—
191A—Ozamis loam, 0 to 1 percent slopes										
Ozamis	—	—	—	—	—	12.0	—	—	—	—
243B—Salisbury loam, 0 to 5 percent slopes										
Salisbury	3e	4.00	—	—	5.00	7.0	60	75	—	60
249A—Stockdrive, Thunderegg fine sandy loam, 0 to 1 percent slopes										
Stockdrive	—	—	—	—	—	—	—	—	—	—
Thunderegg	—	—	—	—	—	—	—	—	—	—
Water	—	—	—	—	—	—	—	—	—	—

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

Yocum Valley info



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

The Westside Ranch...MLS information

Farm MLS#220111741
 12485 Westside Road
 Lakeview, OR 97630
 County: Lake
 Section: Not Applicable
 Cross Street: T Bone

Main House SqFt: 2,400 SqFt Source: Assessor	Lot Size Acres 1,145	\$1,750,000
4 Bedrooms	2 Total Bathrooms	Active DOM: 43 CDOM: 43



Parcel Number: 41S19E00-00-00300
Property Sub Type: Ranch
Subdivision Name: Lake County
Lot Size Square Feet: 49,876,200
Year Built: 1976
Zoning: Farm Use Zoned
Additional Parcels: Yes
Additional Parcels Description: 364 acres Westside Road 780 acres Yocum Valley Permit

Public Remarks: The Westside Ranch in Lake County, Oregon has 1145 acres total Deeded land- 364 on Westside Road in Lakeview and 780 acres in Yocum Valley which is approx. 12 miles west of the main ranch. This cattle ranch has potential to be a year round or seasonal operation. 253 acres of primary water rights and 31 acres of supplemental rights from Lakeview Water Users are on main ranch. Also a newer Reinke Pivot, Valley Pivot, two wheel lines, corrals, 4 bed 2 bath stick built home that has been recently remodeled. On the Yocum Valley deeded there is sub irrigation (no water rights), with range land and some timber. There are no improvements on this portion and is used in conjunction with a Forest Service Permit - Dog Lake, Yocum Valley and Stateline allotment that is for 175 pairs from July 1 to Sept 30. This is a great area for both hunting and fishing - waterfowl, mule deer and antelope hunting. Sellers say this can be a year round 200 cow operation -- grow your own hay & feed!

Directions: Call for directions.

General Property Information	Interior Information	Land Information
<p>Rented: No CC&R's: No FIRPTA: No Elementary School: Check with District Middle Or Junior School: Check with District High School: Check with District Tax Annual Amount: \$5,200.00 Tax Year: 2019 Potential Tax Liability: Yes Flood: Unknown</p>	<p>Appliances: Dryer; Oven; Range; Refrigerator; Washer; Water Heater Cooling: None Fireplace Features: Family Room; Wood Burning Flooring: Laminate Heating: Electric; Oil; Wood Interior Features: Open Floorplan Rooms: Great Room; Kitchen; Laundry; Master Bedroom Basement: Partial Window Features: Vinyl Frames Architectural Style: Ranch Lot Features: Fenced; Pasture Lot Size Acres: 1,145 Other Structures: Animal Stall(s); Barn(s); Chutes; Corral(s); Kennel/Dog Run; Shed(s); Storage; Workshop Garage: No Parking Features: Driveway Fencing: Barbed Wire; Cross Fenced; Electric; Wood View: Mountain(s)</p>	<p>Current Use: Agricultural; Grazing; Pasture; Ranch Acreage Details: Livestock Allowed; Deeded Acres: 1,145; Irrigation Water Rights Acres: 285 Horse Property YN: Yes Grazing Permits: Forest Service Crops Included YN: No Restrictions: Subject to Zoning Water Rights Type: See Remarks Irrigation Distribution: Center Pivot; Pump(s); Wheel Line(s) Irrigation Source: District</p>
<p>Construction</p> <p>New Construction: No Accessory Dwelling Unit YN: No Levels: One Construction Materials: Unknown Basement: Partial Foundation Details: Block Irrigation Source: District Power Production: Public Utilities Roof: Composition Sewer: Septic Tank Water Source: Private; Well Irrigation Water Rights: Yes</p>	<p>Listing/Contract Information</p> <p>Original List Price: \$1,750,000 List Price per SqFt: \$729.17 Listing Contract Date: 10/29/2020 Special Listing Conditions: Standard Listing Terms: Cash; FHA; FMHA Preferred Escrow Company & Officer: AmeriTitle Lakeview, Or</p>	<p>Listing Office Information</p> <p>Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com</p> <p>VisualTour https://view.paradym.com/4572298</p>