

Antelope Valley Ranch • Lakeview, Oregon



Price \$7,250,000

Presented by

Martinez

RANCH MANAGEMENT & REAL ESTATE

Riding for the Brand TX



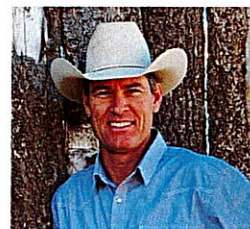
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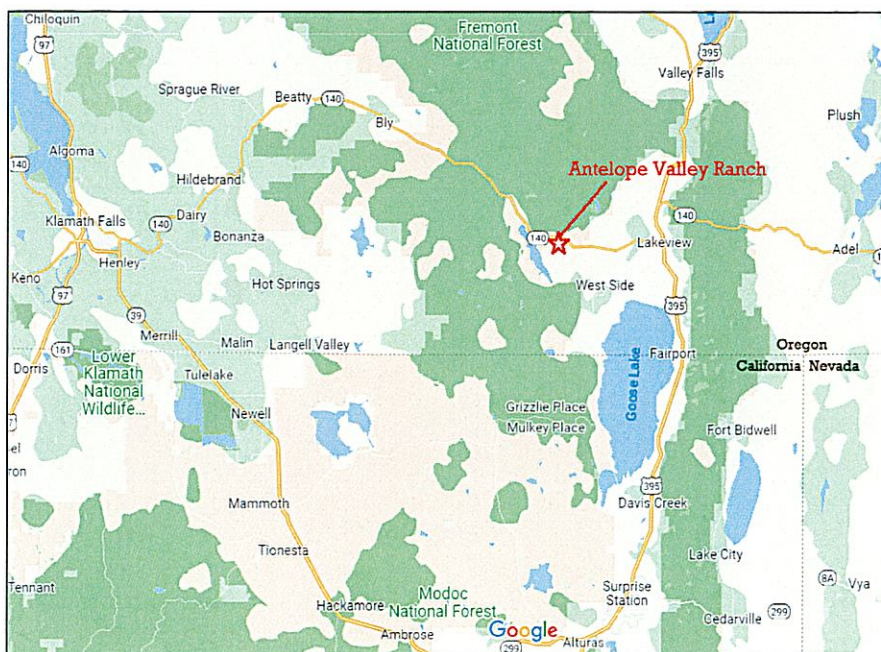


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Description:

The Antelope Valley Ranch is located twenty minutes west of Lakeview Oregon in the beautiful Drews Valley. At 8,979+ acres the ranch features a wonderful mix of ranching and recreational opportunities. Historically used for summer grazing for up to 300 pair, the ranch offers irrigated meadows near the headquarters and smaller stringer meadows throughout the outside range. The hill country provides good spring and summer forage. Certified water rights are sourced from streams, springs and storage waters. Excellent perimeter and cross fencing provide the option of rotational grazing. Modern livestock equipment and barns as well as a couple of historic buildings combine functional usability with a traditional ranch feel. Elevations range from 4900' on the lakeshore, to 6100' on the north end which borders the Fremont National Forest. The ranch provides diverse landscapes and habitat for wildlife and is recognized as a mule deer winter migration area.

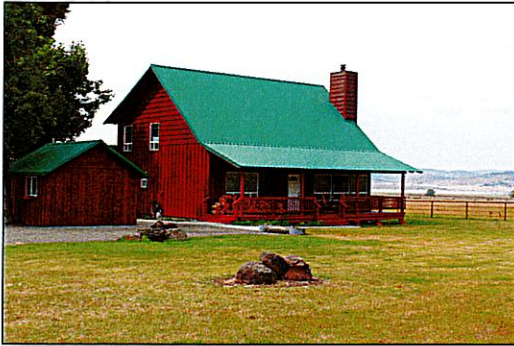


Antelope Valley Ranch is located on Hwy. 140, just 20 minutes west of Lakeview Oregon. With its population of just under 3000 people, Lakeview is considered to be a highly favorable place to live according to online reviews.

Klamath Falls is an easy destination for a day trip as it is less than an hour and a half to the west of the ranch.

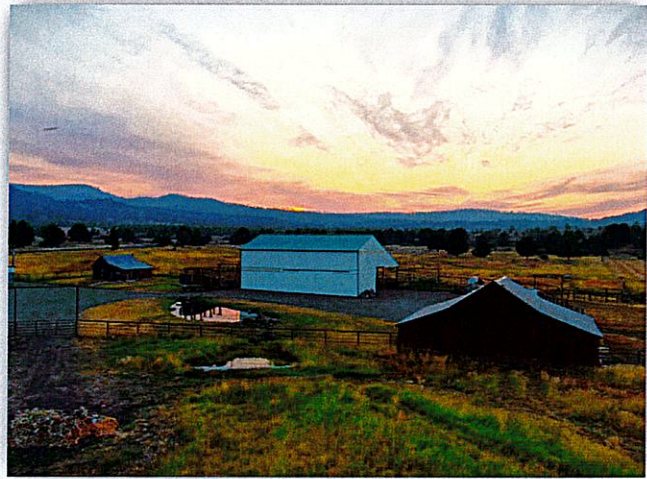
Headquarters:

- Main home: 1350 sq. ft. - 2 bed 2 bath
Two story with two covered porches
- Detached room equipped with shower
sink and toilet
- Cowboy shack 600 sq. ft.
- 3 full RV hookups + 1 dry RV spot
- Equipment/hay barn 5000
sq. ft.
- Horse barn/shop 2000 sq. ft.
- 2 bay shed/shop 900 sq. ft.
- Steel corrals, sweep tub,
15,000 lb electronic
livestock scale

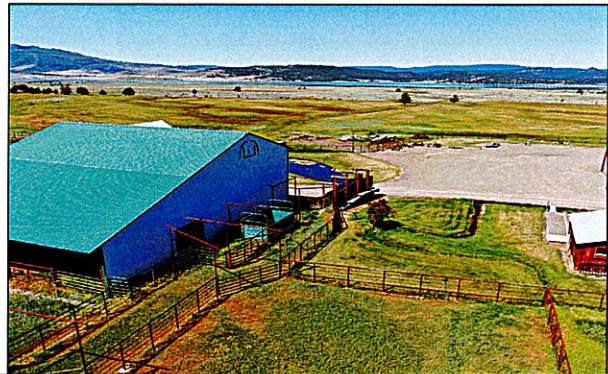


above: Main home and detached room.

right: Cowboy Shack, equipment barn,
and horse barn/shop.



below clockwise: 2 bay shop; livestock
scale and loading chute; sweep tub
with squeeze chute.



The Antelope Valley Ranch is a turn-key property, with no deferred maintenance. The current owners have resurrected this ranch over the past three decades. Their pride of ownership will be your gain!

Southern Oregon has long been a desired place to summer cattle. The ranches here are a perfect complement to the winter ranges in northern and central California. Cattle thrive here in the cool temperatures, grazing freely on grass throughout the summer and early fall months. The Antelope Valley Ranch offers a variety of summer feed combining creek and spring fed meadows along with annual rangeland grasses. The cattle here have typically been turned out in the hills and high country early in the season to utilize the spring and summer feed while the large irrigated meadow is allowed to grow late into the season. This lush meadow grass is then cut and piled in the field providing feed for the cattle as they are gathered and staged for shipping in the fall.



OUTDOOR RECREATION:

The Antelope Valley Ranch is an exceptional buck hunting ranch. With nearly 9,000 private acres of natural habitat consisting of high elevation mixed conifer forest and lower juniper cover at hills. Water, feed and cover is abundant at all elevations.



The ranch is designated as a winter migration area for deer. On typical years, 6 landowner tags are given to the owner per deer season. Careful management has been implemented and the property has not been over hunted.

left: The muley shown in the photo was taken in the fall 2023. The 8x5 buck has unofficially been scored at over 210 and was reportedly seen with a buck that was larger!

right: The Fremont National Forest borders the ranch on the north end extending the boundaries for recreational opportunity.



Drew's Reservoir is accessible by ranch roads that connect the headquartes to the spot pictured below. There are remnants of an old boat dock at this location inspiring memory-making opportunities with friends and family on the water. This is an excellent place to unwind and enjoy nearly 2 miles of private shoreline.



In addition to Drew's reservoir, there are a total of seven small reservoirs on the ranch. These are all registered and mapped.

right: "Antelope Valley Reservoir" pictured here in the background provides storage water for irrigation use on the main meadow.



Water Rights:

The main source of irrigation waters are from La Seur and Fish Creeks. These waters are diverted into a ditch and applied by flood irrigation in the meadow. Willow Creek and two small springs located south and east of the main meadow are also certified for irrigation.

Along with the streams and reservoirs are several domestic wells that are in service throughout the ranch.

**Water rights have been documented by a third party company and are available upon request.*

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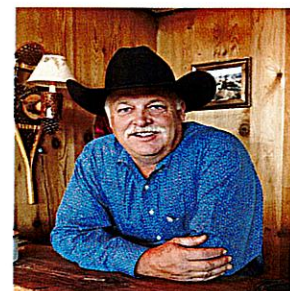


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Contact Us Today!

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