

Black Bull Spring Ranch

160 +/- Deeded Acres

At the doorstep of the
Steens Mountains and Alvord Desert

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

Available now is the rare opportunity to purchase the Black Bull Spring Ranch, which is a distinctive 160± acre homestead in Malheur County, Oregon. Opportunities like this are not common, and this historic 1895 homestead has only been on the market once since 1937. There are very few 160± acre properties in Eastern Oregon with all the amenities found at the Black Bull Spring Ranch, and such properties are seldom offered for sale.

Black Bull Spring Ranch homestead amenities include many features that distinguish it from other properties. These features include: Located 4.5 miles from Oregon State Highway (78) with year-round county road access; Private back country airstrip; Dependable utilities including, electrical power, telephone service, fiber optic (1GIG) internet service; Excellent work-from-home features; County building permit, approved septic system, approved boundary survey; Mineral rights; Water rights for an excellent spring, small reservoir and livestock watering system; Improvements including, 36x64 barn, 1080 square foot home with 2 car garage and 12x24 fire shed including 2,500 fire suppression tank with 180 feet of fire hose, three livestock loafing sheds, livestock corrals, grain bins, pastures suitable for cattle or horses, fresh water well, both exterior and internal pasture fencing; registered cattle brand; visitor RV hookups; a mild climate; variety of topography and wildlife species; Suitable for the addition of solar or wind power; Professionally researched ranch history, Scenic setting; Superb dark night sky; Joined on three sides by 230,000 acres of State of Oregon managed land; Many of the characteristics of an Off-the-Grid property, yet with all the modern utilities, and a best of all - a very scenic, secure, private and isolated western ranch setting!

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



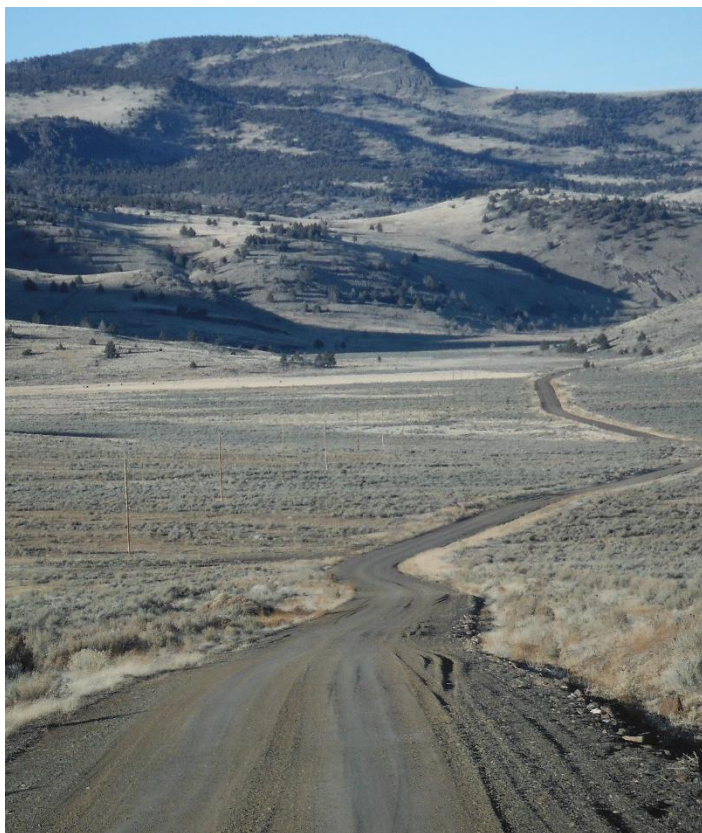
Improvements

Ranch Home: The home is a three-bedroom manufactured home with a total of 1080 square feet. The home is placed on a 48-inch foundation, and water is supplied from Black Bull Spring through a 2,500-gallon storage tank and pressure pump. The ranch dwelling is sighted on a small terrace 35 feet in elevation above the barn. Other improvements include a two-car garage and fire suppression shed. This placement provides for adequate drainage, and a septic tank and drain field system, while preserving the historic character of the ranch yard. Great care has been taken to make the dwelling defensible from wildland fires.

Barn & Shop: The barn is a 36'x64' raised center barn, with a wind load of 85 MPH. The roof and walls are of metal sheeting, and the floor is crushed rock. The barn provides for two 12x12 horse stalls with individual sliding doors. The three bays in the barn include a stall and storage area accessed by a 10' roll-up door and one-man door, one 12x64 hay storage/equipment area with drive-through provided by two 12' roll-up doors, and one 12x64 equipment area with a 10' roll up door and one-man door. The barn has electrical power to provide lighting and operation of electrical equipment. There is also an RV electrical plug in the central drive through section of the barn.

Water & Well: Water from the Black Bull Spring is gravity-fed to a 2,500-gallon buried poly collection tank, and then an electric pump moves the water for stock watering, domestic use, and garden plot irrigation. There is also a well domestic (150 ft, good water); an electric pump provides a pressurized water line that extends from the well to the barn and then to the fire shed next to the house. Along the water line, several frost-free faucets have been installed along with electrical power to provide livestock water.

Black Bull Spring Ranch Airstrip: Location Identification OR16 is a backcountry turf runway 14/32 at 43-05-48.00N 118-09-00.00, and 4114 feet in elevation as shown on the Klamath Falls sectional. The Black Bull Spring Ranch Airstrip is 1400 feet long and 40 feet wide along the west side of the driveway. The center section of the barn has been used as the hangar for the light single-engine aircraft based at the Black Bull Spring Ranch. Airstrip designation improves emergency response time for medical helicopters.





Location

The address is 2335 Crowley-Riverside Road, Arock Oregon, located in Malheur County at the doorstep of the Steens Mountains and Alvord Desert. The general elevation of the valley floor portion is 4114 feet, the Black Bull Spring is at 4120 feet, the rolling upland area ranges from 4120 to 4400 feet, and the high point along the west boundary is 4660 feet. West of the property the elevation high point is 5141 feet.

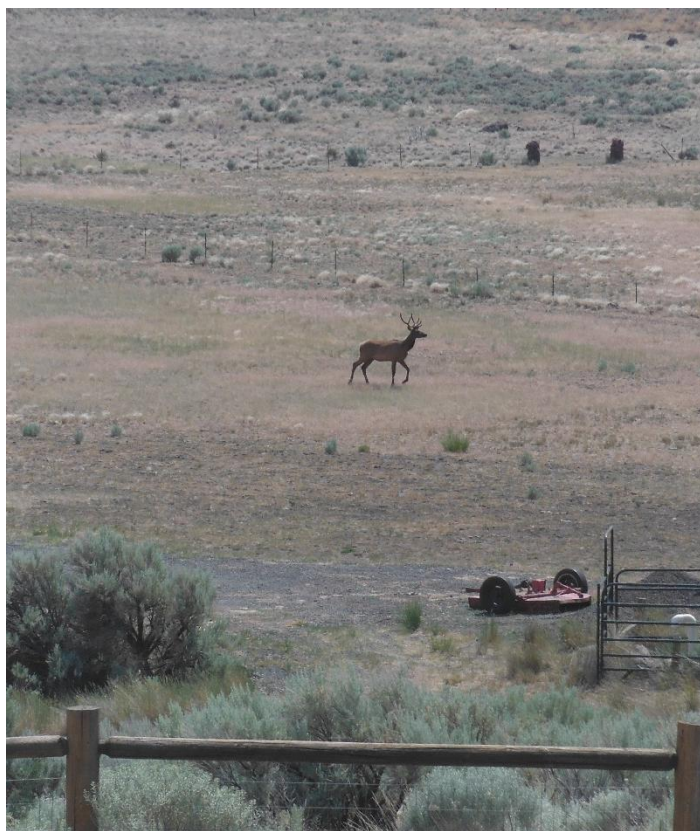
Malheur County, Oregon: with a population of 31,313, is only 25% privately owned land, and has a population density of 3 people per square mile. This small population is concentrated in the few small towns in the county (Ontario 11,366, Vale 1,874, Nyssa 3,267, and Adrian 177) all located in the northeast part of the county. The Ranch is in a sparsely populated region of the county with a population of 2 in the 144 square miles adjoining the ranch. Currently, there is only one occupied dwelling within 12 miles of the Black Bull Spring Ranch property and only 10 dwellings within 25 miles. The property is ideally located for day trips to many remote local attractions including: both the east and west access to Steens Mountain, historic Diamond and French Glenn, Alvord Desert dry lake bed, Malheur Wildlife Refuge, Owyhee Canyon, Owyhee River, Sheephead Mountains, the Stockade Block of State of Oregon Land, Crystal Crane Hot Springs, and vast stretches of public land including several wilderness and wilderness study areas managed by the Bureau of Land Management.



Steens Mountain: Black Bull Springs Ranch is located north of the Steens Mountains in the frontier part of eastern Oregon. Steens Mountain, a prominent and captivating natural landmark situated in Harney County, commands attention with its majestic presence and diverse ecosystems. Soaring to an elevation of over 9,700 feet, the mountain stands as the highest peak in the remote southeast region of the state. Renowned for its breathtaking landscapes, Steens Mountain offers a stunning array of scenery, including rugged canyons, verdant meadows, and alpine tundra. Visitors can explore the scenic Steens Mountain Loop Road, which provides access to panoramic viewpoints such as Kiger Gorge and the Alvord Desert. Steens Mountain encapsulates the natural beauty and rugged charm that defines the untamed landscapes of the Pacific Northwest.

Alvord Desert: The Alvord Desert, a captivating expanse located in Harney County, is a surreal and remote landscape that captivates with its vast openness and unique features. Spanning approximately 84,000 acres, this expansive playa is one of the largest dry lake beds in the state. Set against the dramatic backdrop of Steens Mountain, the Alvord Desert offers a truly otherworldly experience, with its flat, cracked earth stretching for miles and mirage-like illusions shimmering on the horizon. During the dry season, the cracked surface reveals a hardened crust, making it an ideal location for various recreational activities such as land sailing and stargazing. The Alvord Desert, with its serene desolation and stark beauty, stands as a testament to the raw and untamed landscapes that characterize the diverse natural wonders of Oregon.







Black Bull Springs Air Strip

Location Identification OR16 is a backcountry turf runway 14/32 at 43-05-48.00N 118-09-00.00, and 4114 feet in elevation as shown on the Klamath Falls sectional. The Black Bull Spring Ranch Airstrip is 1400 feet long and 40 feet wide along the west side of the driveway. The center section of the barn has been used as the hangar for the light single-engine aircraft based at the Black Bull Spring Ranch.







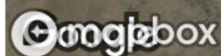
Oregon, AC +/-

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Real Estate Inc.

Illustration Purposes Only

STATE OF OREGON

BLACK BULL SPRINGS RANCH



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Spring Plane Barn House Boundary 1 Boundary

United Country Jett Blackburn Real Estate (map for illustration purposes only)

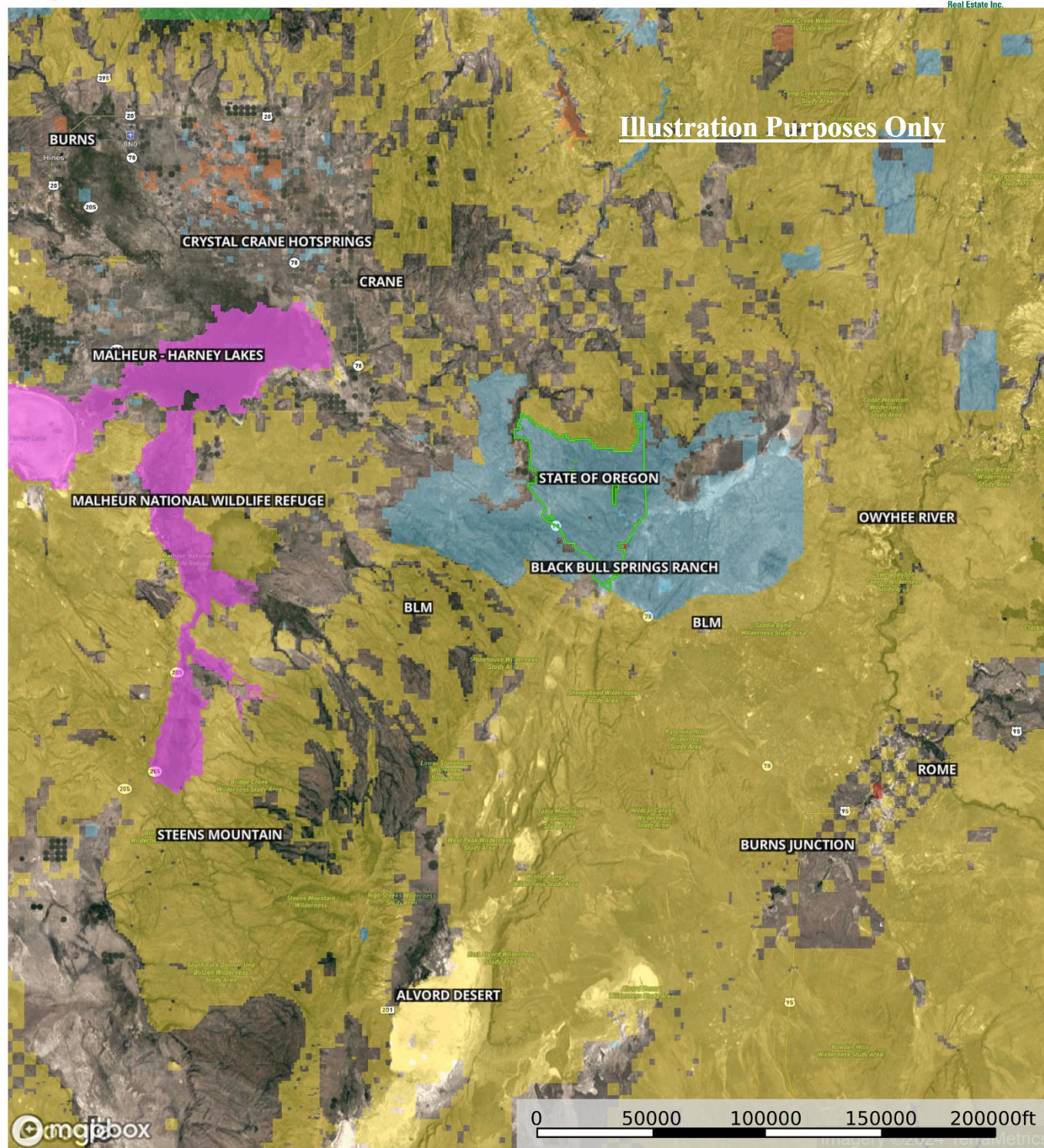
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Boundary 1 Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government





Summary

TAX LOT MAPS: T28S R37E WM Sec 34 TL 1900

ACREAGE: 158.42 +/- deeded acres

SQ. FT.: 1080 sq ft (+/-); single-story manufactured home; Clayton Homes (2010)

HEAT/COOL: Electric furnace; wood stove (Vermont casting soapstone)

LIVINGROOM: Located off the kitchen with access to the south deck; carpet flooring, vaulted ceilings, and vinyl windows provide a southern view

KITCHEN: Located off the living room; vinyl flooring, wood cabinets, dual sinks, Formica countertops

APPLIANCES: Kitchen – Refrigerator (full; no freezer), dishwasher (stainless steel Bosch dishwasher), electric cooktop & range; built-in microwave; kitchen hosts breakfast bar with custom cherrywood wainscoting and brass rail

BEDROOMS: 3 bedrooms - All bedrooms are carpeted and have large closet spaces with built-in storage, and vinyl windows. The main bedroom is located on the opposite side of the house from the other bedrooms and features a walk-in closet with an en-suite bathroom with a single sink vanity, travertine countertops, wood cabinet, soaking tub with window, shower, and additional built-in storage

BATHROOMS: 2 bathrooms- Main bedroom en-suite bathroom& Second bathroom located off the hallway to bedrooms; linoleum flooring, tub shower combo, single sink vanity, Formica countertop with wood cabinet

LAUNDRY: Separate room located in the garage; electric washer and dryer hookups, additional storage space

ROOF: Metal; good condition; lifetime gutters; installed downspouts

SIDING: Wood siding; good condition with good paint

WINDOWS: Double-pane vinyl windows; good condition

UTILITIES:

- **POWER COMPANY:** Harney Electric Cooperative
- **PHONE COMPANY:** E4 Connect Utilities(buried fiber optics line)
- **INTERNET:** E4 Connect Utilities(buried fiber optics line)

TAXES: \$1,172.44 – Zoned Exclusive Range Use (ERU or C-A2) with special land use permit for placement of the home



United Country Jett Blackburn Real Estate

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch Properties.

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

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