



64347 HARNEY AVE

**780.84 DEEDED  
ACRES**

**329 AUMs  
USFS PERMIT**

**SOME TIMBER  
YEAR ROUND  
SPRING**

**DEEDED AND  
PERMIT JOIN**

**MULE DEER AND  
ELK AREA**

**\$650,000**



## **YOCUM VALLEY LAND LAKE COUNTY, OREGON**



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# YOCUM VALLEY LAND & PERMIT

**LOCATION:** The Yocum property is approximately 30 miles to the southwest of Lakeview, OR. It is in the mountains in the southwest corner of Lake County. It is accessed by county and Forest Service roads. There are 780.84 acres of deeded land in four tax lots:

Tax lot 100, T41S, R16 EWM; Account # 15798 - 478.66 acres

Tax lot 1300, T41S, R16 EWM; Account # 15269 - 120.00 acres

Tax lot 400, T41S, R17 EWM; Account # 15867 - 56.06 acres

Tax lot 700, T41S, R17 EWM; Account # 15884 - 126.12 acres

**PROPERTY:** It appears that about 70% of the Yocum property could be sub-irrigated, and there are no water rights associated with this property. There is a really nice spring on the place which runs through the middle of the land. The balance is just range land pasture, and there is some timber, but there is no determination as to how much. Lake County indicates that about 190 acres is classed as 'Forest Acres'. The 80 acre parcel is not fenced in with the rest of the deeded, but is in the Yocum allotment. The balance of the deeded is fenced and some other land is fenced inside of the perimeter fence. It has been this way for many years. The Yocum property is used for summer grazing, and is used in conjunction with a Forest Service permit, and is adjacent to the permit.

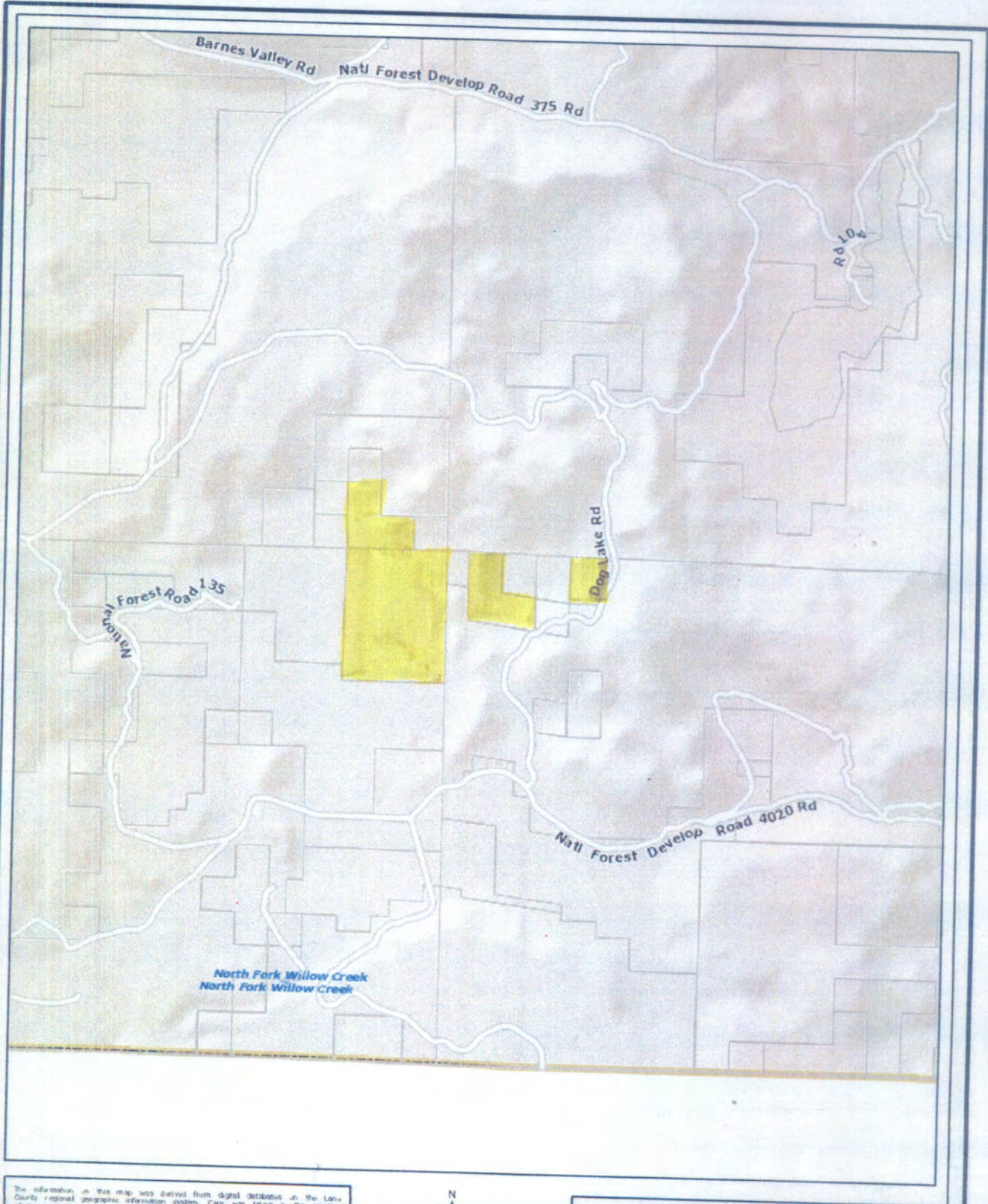
**FOREST SERVICE PERMIT:** This is the 'Yocum Valley Allotment'. This allotment has three fields: Dog Lake, Yocum Valley, and Stateline. The permit is for 130 cow/calf pairs from July 1 to September 16. They can also run one pair on FFR land from June 1 to September 30. This is a total of 329 AUMs. The owner states this permit and deeded land will summer 150 cow/calf pairs. Depending on the year, this would be 5 to 6 months.

**REMARKS:** This is a very nice property and permit. With the deeded and permit, it is a nice grazing system. The deeded land is also a nice place for a cabin, which could be used as a camp during the grazing season or just for recreation the rest of the time. This is a hard to find property!

**PRICE:** **\$650,000.00**

# YOCUM VALLEY LAND & PERMIT





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Cain Ranch  
Yocum Valley