



64347 HARNEY AVE
CRANE, OR

1450.53 DEEDED
ACRES

PERIMETER AND
CROSS-FENCED

ABOUT 486
ACRES WATER
RIGHTS

397 HEAD BLM
PERMIT

LOTS OF
IMPROVEMENTS

\$5,040,000



DRY CREEK RANCH WESTFALL, OR



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

DRY CREEK RANCH, WESTFALL, OR

LOCATION: This ranch is located about 2 miles east of Westfall, OR in eastern Oregon. Westfall is about 11 miles NW of Harper, OR which has a grade school and high school. As the crow flies, Westfall is about 23 miles west of Vale, but is about 34 miles by highway through Harper. Vale is the county seat of Malheur County, and is only about an hour from Boise, ID.

PROPERTY: This cattle ranch is a nicely diversified ranch with about 486 acres of water rights and a BLM permit for 397 head right out the gate. It is a private allotment. There are 1450.53 acres of deeded ground which are contiguous and border or encompass Dry Creek for about 5 miles. The water rights come from Dry Creek and from 4 irrigation wells which are tied together. There are two windshield wiper pivots, four wheel lines, and some K-Line sprinklers, along with flood irrigation on the meadows. The land that is irrigated does not use all of the available water rights. Owners are currently irrigating about 265 acres and are working to increase that. There is potential to irrigate more land. Certificates and maps of the water rights are available.

CATTLE OPERATION: Owner states the ranch can run 420 cows on a year round basis, provided the year is somewhat normal. On very dry years such as 2021, some of the hay production is less and grass is not as good. However, the BLM permit seems to be doing ok this year and the permit is well watered. The permit is the Buckbrush Allotment and is the permit is for 397 cows. Turn out is April 1 and runs through October 31. This permit is contiguous to the deeded land and spring turnout is in the lower country at about 3100 ft elevation and goes to the upper country which is close to 6000 ft. There is a corral/ holding /branding trap located at the north end of the deeded which can be accessed by four separate BLM pastures. You can get a pickup and gooseneck trailer to this trap. In normal years you would not have to start feeding until late December.

TAXES: 2020-2021- \$3,418.30

DRY CREEK RANCH, WESTFALL, OR

IMPROVEMENTS: There are two homes on this place, one is a 3 bedroom, 1 bath home recently remodeled with a nice yard and shade trees. The second house is a 2 bedroom, 1 bath home and is very liveable. Both homes are being used. Other improvements at the headquarters include a nice set of working corrals, machine shed/shop (40 x 100), 2 hay covers, one is 44 x 100 with one 12 ft wing, and the other is 40 x 100. A nice set of livestock scales and tack room make this a nice operation. The owners have recently acquired additional property which has a nice feedlot with working corrals and hydraulic chute, livestock scales, and another smaller barn. The ranch is very nicely equipped to run a large livestock operation.

REMARKS: If you want a nice cattle ranch at the end of the road with nice improvements, irrigated land with multiple water sources, and a BLM permit right out the gate, then you will like this ranch. The post office is about 2 miles, school is about 15 or 20 minutes away, good shopping and hospitals are less than an hour away. There are also chukar and quail to hunt, deer, antelope, and even elk in the higher country. And there is potential to make it an even better ranch.

PRICE: **\$5,040,000.000**



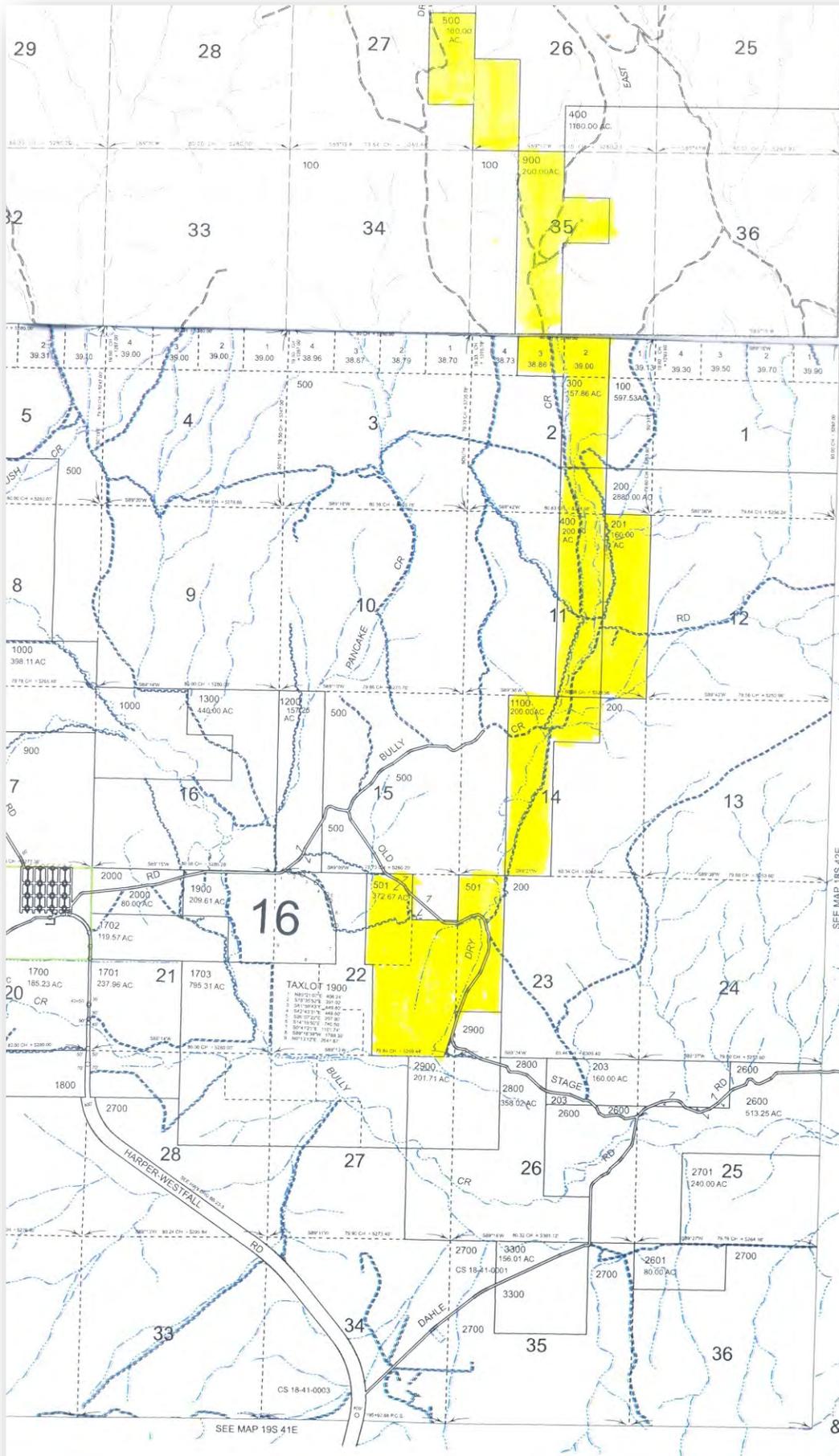
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DRY CREEK RANCH, WESTFALL, OR





REVISED: DJ
03/11/03

2400
2500
2800A1
3100
3200

DRY CREEK RANCHED

SEE MAP 18S 42E

SEE MAP 19S 41E

Revised: MA
08/25/2020

& INDEX
18S41E