

# DAYBREAK RANCH

• BAKER COUNTY, OREGON •



• \$2,299,000 •

*This property is available for showing to qualified buyers by appointment only. Inspection of this property must be arranged through the broker.*

For further details, contact:

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Broker



AMERICAN  
**AFR**  
FARM + RANCH

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### • INTRODUCTION •

The Daybreak Ranch is located along Brownlee Reservoir on the Snake River. The ranch is contiguous from big game wintering range along the river to high elevation timber grazing in the late summer, making this a rare property. Both livestock and wildlife thrive in this environment.

The ranch headquarters is tucked away above Brownlee Reservoir on Hibbard Creek. The headquarters is a series of three homes with livestock working facilities, sheds and a hay barn. A mix of alfalfa, grain and grass are grown in the fields spanning from the reservoir upstream on Hibbard Creek, almost the entire length of the ranch. The deeded land is contiguous encompassing Hibbard Creek.

This ranch is aesthetically pleasing and abundantly supplied with a variety of habitats and recreational opportunities. If you are looking for that rare property that can offer both good access along with seclusion and a legitimate livestock operation then this is a must see. The recreational opportunities abound. Quality hunting, fishing and water sports along the reservoir allow for the landowner to maximize their opportunities.

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• **LOCATION** •

The Daybreak Ranch is located along Brownlee Reservoir on the Snake River. The ranch is approximately 14 miles from Huntington and 16 miles from Interstate 84.

• **ACCESS** •

From Huntington Oregon travel 13 miles along the Snake River Road to the North. Turn on Hibbard Creek Road and travel 1 mile to arrive at the headquarters.

• **DISTANCES TO OTHER CITIES** •

- 99 miles to Boise, Idaho
- 44 miles to Ontario, Oregon
- 58 miles to Baker City, Oregon

• **ACREAGE** •

- 4,822 total acres
- 132.8 acres of water rights



### • IMPROVEMENTS •

The ranch headquarters is tucked away above Brownlee Reservoir on Hibbard Creek. The headquarters is a series of three homes with livestock working facilities, sheds and a hay barn.

### • POWER •

Single Phase power is supplied to all three homes from Idaho Power Company on above-ground transmission lines.

### • WATER •

The ranch has 132.8 acres of water rights. Irrigation is supplied by five separate diversions. The diversions provide gravity pressure for sprinkler irrigation. The fifth diversion conveys water to a pumping plant supplied by electricity to pressurize the wheel-lines. A mix of alfalfa, grain and grass are grown in the fields spanning from the reservoir upstream on Hibbard Creek, almost the entire length of the ranch. The deeded land is contiguous encompassing Hibbard Creek. Approximately 132.8 acres of water rights have allowed Sellers to harvest 250 tons of hay on normal years and up to 450 tons on really good years.

### • LIVESTOCK •

The Seller has historically run between 275 and 300 pair on the ranch. An additional 1,800 deeded acres are utilized in this rotation. It is owned by the Seller and not currently for sale but leasing this ground to Buyer is an option for grazing. Seller typically purchases 150 – 250 tons of hay to supplement the current livestock numbers. Seller typically calves mid-February.

### • RANGELAND •

The rangeland is a diverse mix of native bunchgrass plants along with annual grasses especially in the lower elevation along the reservoir. As you increase in elevation the bunchgrass plant community increases in production and species composition. The upper elevations of the ranch have a good mix of highly palatable Idaho fescue, elk sedge and bluebunch wheatgrass.

A variety of shrub species provide excellent habitat for deer and elk including Snowberry, Bitterbrush and cherry bushes. The ranch has a transition zone of Western Juniper that mixes into the conifer timber on the BLM lands. This variety of habitat has historically been a productive producer of quality deer and elk hunting along with upland bird hunting opportunities. The Lookout Mountain Unit is well-known for quality Mule deer and large numbers of elk within the unit. Seller has successfully harvested many quality deer and elk on this ranch.





#### • GRAZING/FENCING •

The grazing system is unique to other ranches in the area because cattle typically graze until Jan.1st at which time they move the livestock to the lower hay fields for winter feeding. The cattle rotation in the spring begins with low elevation along the reservoir. Early spring green-up allows the cattle to be turned back out on average by March 15 which is a short winter feeding period for livestock in the area. As the growing season continues the livestock are moved up in elevation providing them with the nutrition needed for a healthy fall weaning weight. Utilizing the deeded and BLM allotments, the cattle spend the late summer months up in the timber grazing dominated by timber, springs and meadows. In the fall the livestock will move back down to the deeded acres where the calves are weaned and the cows will be placed back out on the range. The ranch uses 6 BLM allotments on a rotating basis. The allotments are contiguous to the deeded lands on the ranch.





• **TIMBER** •

A mix of Ponderosa Pine and Douglas Fir trees exist on the ranch. Most of the timber is on the BLM allotments.

• **CLIMATE/ELEVATION/RAINFALL** •

Along Brownlee Reservoir the elevation begins at approximately 2,150 feet elevation. The upper elevation of the deeded land is approximately 4,200' and the upper elevations of the BLM allotments are 5,500'.

Rainfall along the reservoir is about 12" annual ppt. As the elevation on the ranch increases, the ppt increases as well. The upper BLM pastures on the ranch receive over 20" of ppt.

• **TAXES** •

2019 - \$2,731.00

• **ZONING** •

550 Farm Use/EFU

• **MINERAL RIGHTS** •

Any mineral rights owned by the Seller will transfer with the sale of the property.



#### • RECREATION & WILDLIFE •

Private boat access to Brownlee Reservoir is provided on this ranch. This is an excellent opportunity for powerboat motor sports. Skiing is good during the summer months. The reservoir allows you to travel by boat all the way downstream and up the Powder River arm to Richland, Oregon, and on up to Farewell Bend. The warm water fishery is very popular for bass, crappie, perch, bluegill and catfish. Quality trout can also be caught seasonally.

#### • AREA INFORMATION •

The ranch is in the Lookout Mountain hunting unit. This unit has produced multiple Boone and Crocket deer over the past several decades. Currently the elk populations exceed ODFW management objectives. Hunter harvest success rate for both Mule deer and elk are very high on this ranch and the surrounding properties within this unit. Chukar hunting on and around the ranch is very good.

Public roads allow for good access to surrounding BLM lands for additional hunting opportunities.

#### • EDUCATION •

Huntington School District is a public school in Huntington, Oregon, serving grades K – 12 and is located about 12 miles from the ranch headquarters.

#### • RESOURCES •

<https://huntington.k12.or.us/>









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