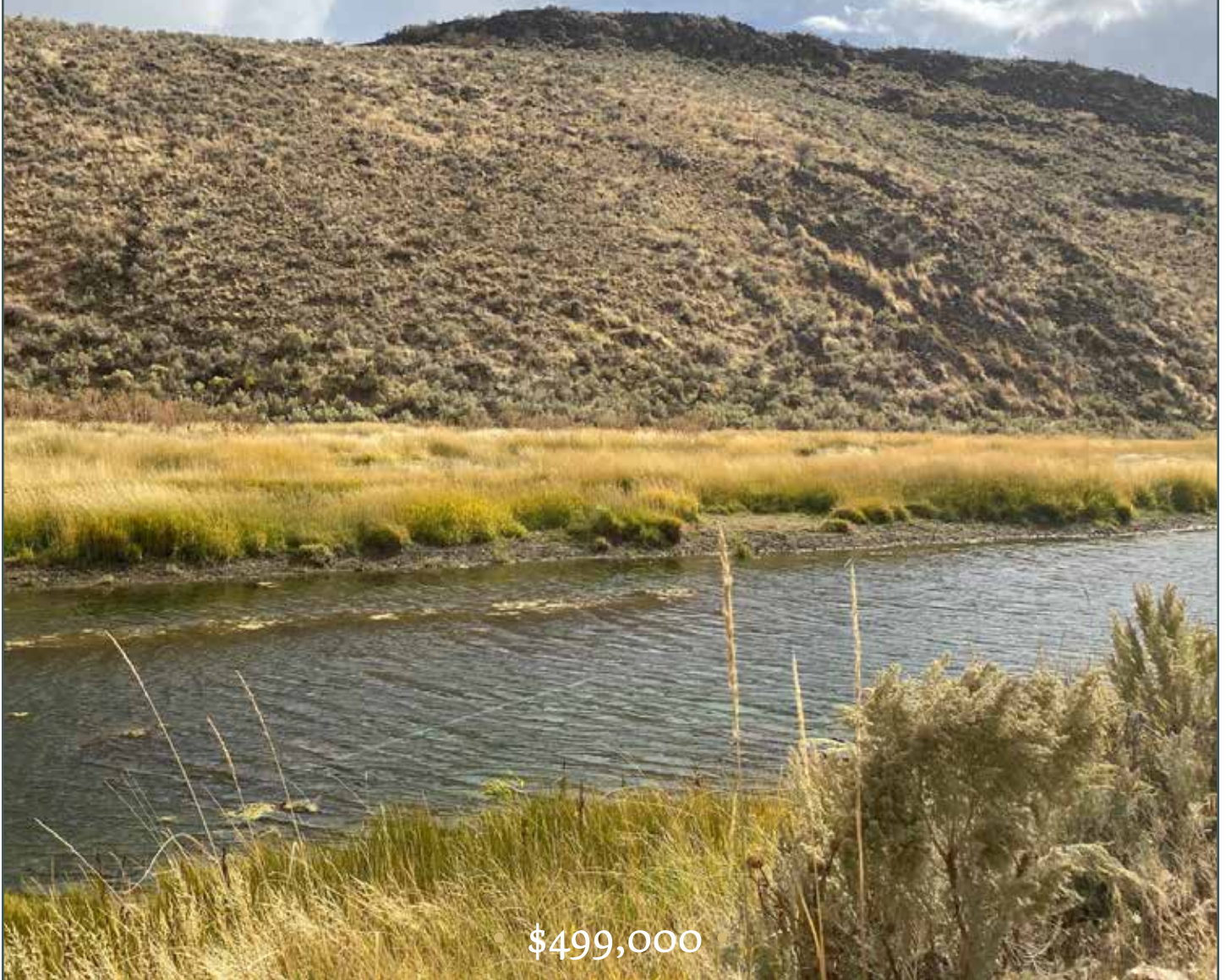


WILLOW CREEK RANCH

• MALHEUR COUNTY, OREGON •



\$499,000

Please contact The Whitney Land Company office to schedule a showing. A listing agent must be present at all times to tour the property.

For further details, contact:

- Travis Bloomer
Broker



A M E R I C A N
AFR
F A R M + R A N C H

PO Box 1614 / 101 SE Third, Pendleton, OR 97801 • 541-278-4444 Office • 541-276-0090 Fax
TRAVIS@WHITNEYLANDCOMPANY.COM • WHITNEYLANDCOMPANY.COM



• PROPERTY OVERVIEW •

The Willow Creek Ranch has been historically used by the family as a spring through summer grazing system for livestock. The property is 1,399.96 acres and is located about 40 miles from Vale, Oregon. The ranch is primarily a bunchgrass/sagebrush plant community. The ranch contains a mixture of both early season grasses along with higher preference grasses like Idaho Fescue. This combination provides for spring through summer grazing. Livestock numbers vary depending on the amount of precipitation. Historically the ranch has ran approximately 40 -45 cows from May/June to October. There are no improvements on the ranch other than perimeter fencing and a livestock watering system supplied by a well.

• LOCATION •

T14S R41E - Tax Lot 1300

• DISTANCES TO OTHER CITIES •

Ontario – 55 miles

Boise, Idaho – 115 miles

• ACCESS •

The property can be accessed by traveling northwest on US Highway 26 about 35 miles to Cow Valley. Indian Gulch Road turns to the north in Cow Valley and is about five miles to the property. The property can also be accessed by taking the Brogan Road to Malheur Reservoir Road, and on west to Willow Creek Road and its intersection with Indian Gulch Road. Both are county gravel roads and can be marginal during wet periods or winter time. The main part of the ranch is accessed by a two-track road that has been used for many years without problems. It has probably been established by prescriptive use but at time of writing no clear documentation was found. The property does have other access opportunities, but at an expense to build a new access road off Indian Gulch Road.

• ACREAGE •

The ranch consists of 1,399.96 acres of rangeland. The rangeland is predominantly a mix of productive bunchgrasses along with some annuals. Idaho Fescue, Bluebunch Wheatgrass, Thurbers Needlegrass, and along with other perennial and annual grasses provide forage for livestock. The lower end of the property encompasses a small portion of Willow Creek on the Northwest corner. A well is centrally located and provides the primary water source on the ranch and supplies water to a variety of water troughs on the place. The property is perimeter fenced with no interior cross fences.

• WATER •

Seasonally, Willow Creek provides water typically in the Spring and Fall. The primary source of water is from the well. The well log indicates it was drilled in 1964. Diameter of 10" to a depth of 272' with a static water level of 256 feet. At the time, it tested at 7 GPM. The pumping source is submersible which is operated by solar panels. At one time a generator was used to supply the power.

• LIVESTOCK •

Actual use numbers vary depending on the amount of precipitation. The family has typically ran about 40 – 45 cows with a couple of bulls. Period of use is typically late May/June – October. The topography is a mixture of gentle sagebrush terrain, rock buttes, and steeper slopes especially near the Northwest corner near Willow Creek.

• RANGELAND •

The rangeland is a mix of Bluebunch Wheatgrass, Idaho Fescue, Sandberg Bluegrass, and along with a variety of forbs, shrubs and annual grass species. The property contains seasonal drainages. A pond collecting this seasonal water is located in the northwest part of the ranch. The remaining parts of the ranch are buttes, rolling uplands and rock outcroppings.

• GRAZING & FENCING •

Perimeter fences are comprised of barbed wire, which is typical of the area. Fences are in average condition for their age.

• CLIMATE, ELEVATION, & RAINFALL •

This ranch will typically receive cooler weather beginning in mid-September. During the months of December, January and February it is typical to have snow on the ground. Snow accumulation varies drastically from year to year. Some years the snow will stay while other years there will be very little. Spring typically begins in March and goes till mid-May. The summer months of June, July and August can see temperatures ranging from the mid 70's all the way up to the low 100's. Elevation ranges from 3,740' to 4,019'. Precipitation averages between 9-12" annually.

• TAXES •

2018: \$167.07

• ZONING •

"Exclusive Farm Range Use" (ERU;C-A2). This use allows for agricultural purposes such as farming or grazing. Some specific uses require conditional use permits. The county would likely allow construction of a cabin however that would need to be applied for through the county application process.

• MINERAL RIGHTS •

Any and all Mineral rights owned by the Seller will transfer.

• WILDLIFE & RECREATION •

ODFW (LOP) Landowner Preference Program provides additional opportunities for obtaining a hunting tag. The ranch is eligible for 3 LOP tags for both deer and elk. Additional rules may apply.

• MALHEUR COUNTY •

Malheur County is located in beautiful Eastern Oregon and is a place filled with fascinating history, diverse landscape and friendly people. Malheur County is one of Oregon's best-kept secrets! Located in Oregon's southeast corner, the county is the state's second largest. It is 94 percent rangeland, two-thirds of which is controlled by the Federal Bureau of Land Management. Today, irrigated fields in the county's northeastern corner, known as Western Treasure Valley, are the center of intensive and diversified farming. One of Malheur County's greatest resources is its people – people that still believe in hard work and traditional values. Malheur County has beautiful, enchanting scenery and a wide variety of excellent recreational opportunities. The name Malheur is French for "bad hour." Legend has it some French trappers and traders were in the area searching for furs. Their trip was unsuccessful and they were attacked by Indians, a portion of the party was killed and others wounded. Because of the misfortunes of their trip, the French named the river Malheur, or loosely translated, "unhappy river." The county was created in 1887, and Henry C. Murray was appointed the first sheriff. Vale was granted temporary status as county seat, and battled with Ontario and Jordan Valley for the permanent title. The law called for a majority vote, and a county-wide election was held in 1888. Vale won the election, with Jordan Valley second and Ontario third, but because Vale did not receive the required majority, a second election between the top two contenders was held, with Vale receiving 459 votes and Jordan Valley 138. The first courthouse was built in 1887, for \$1,400. Rhinehart donated the site for a new courthouse, and a committee raised and donated \$10,000 for the two-story stone building completed in 1902. In addition to Ontario, Jordan Valley, and Vale, there are several other communities of size in Malheur County: Nyssa and Adrian are incorporated cities, while Juntura, Ironside, Jamieson, Westfall, Harper, Arock, Annex and Brogan are unincorporated communities.

• EDUCATION •

The Ontario Public School is a K-12 school.

• RELATED RESOURCES •

Oregon Department Fish Wildlife: <http://www.dfw.state.or.us/>

Malheur County: <http://www.malheurco.org/about>

School District: <http://www.ontario.k12.or.us/index.php?id=4>



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:

Travis Bloomer, Broker • TRAVIS@WHITNEYLANDCOMPANY.COM

• 541-519-3260 •

•



PO Box 1614 / 101 SE Third, Pendleton, OR 97801 • 541-278-4444 *Office* • 541-276-0090 *Fax*

•

WHITNEYLANDCOMPANY.COM

NOTICE • All of the information within this sales package has been gathered from state, county, and city records and officials, as well as others who are deemed reliable. However, the broker and agents cannot guarantee the accuracy or completeness of the information herein contained. It is also subject to change, prior sale, or withdrawal.