

# CIRCLE BAR RANCH

• CRANE, OREGON •



• \$5,950,000 •

*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:

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Broker



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### • INTRODUCTION •

The Circle Bar Ranch is located about 6 miles southeast of Crane, Oregon on a well maintained county road. The ranch is currently leased out annually for 350 pairs. Lessee has option to increase numbers, lessee typically runs 375 pair. A total of 8,096 +/- deeded acres, along with a BLM allotment containing 1,018 AUM's, provides for contiguous out the gate rotations. Springs and live water are scattered across the rangeland pastures. Livestock are typically gathered in late fall or early winter and trailed a few miles back to the headquarters. Hay produced from the fields is fed to the livestock during the winter months. The ranch has the storage rights to an offsite reservoir. Water use from the reservoir is controlled by the ranch. This is a considerable savings since there are no irrigation district fees. Featuring a buried mainline conveying the water directly to the fields eliminating ditch loss. Fields supplied by the reservoir are irrigated utilizing gated pipe eliminating the need for any irrigation pumping costs. Acres not served by the reservoir are flood irrigated through dirt ditches. The ranch has been well maintained. Quality steel corrals, including sorting alley and a variety of pens with scale and semi-truck access, are capable of handling a large volume of cattle. Calving barn includes water and electricity. Hayshed, barn, shop, along with a lean-to equipment storage structure. The main home is in good condition was constructed in 2003. An additional double-wide and a small home are located on the ranch. The ranch typically has a successful Mule deer harvest. Last year 4 mature Mule deer bucks were harvested. Elk can also be harvested. The ranch has an allotment of 4 Landowner Preference Tags.

### • LOCATION •

46582 Crane Venator Lane, Crane, OR 97332  
 T25SR34E TL2900, T25SR35E TL 1700, 1600, 1001, 2100,  
 T26SR35 TL 600, 700, 900, 1500, 1600, 801, 802, T26SR36E TL 1100, 1000

### • HARNEY COUNTY ASSESSORS REFERENCE NUMBERS •

10707, 10886, 78884, 10888, 11008, 92512, 10894, 10895, 11009, 10899, 11064, 59106, 59107, 10966 and 10967





#### • ACCESS •

From Crane, Oregon travel approximately 6 miles southeast of Crane on Crane-Venator Rd.  
This is a year-round graveled county road that is well-maintained.

#### • DISTANCE TO OTHER CITIES •

Burns	31 mi
Ontario	97 mi
Bend	165 mi
Boise, ID	197 mi

#### • ACREAGE •

Total acreage of the ranch is 8096.86 acres.

The ranch consists of irrigated meadow, rangeland and public leased grazing lands.

Rangeland – 7,711 acres

BLM Leases – 1,018 Aums

Irrigated Cropland – 178 acres

Meadow – 77 acres

Pasture 120 acres

Headquarters 10 acres







#### • IMPROVEMENTS •

**HOUSE (2,687 square feet)** – The house was constructed in 2003 and has an open floor plan. It consists of three bedrooms, two and a half bathrooms, mud room, kitchen, living room, office, bonus room upstairs, and storage room. Kitchen has wood cabinets, granite counter tops, laminate flooring, and a propane cook stove. A master bedroom with a master bathroom that has full handicap accessibility. The home is heated with both a centrally located wood stove and an oil furnace. The back of the home has a deck with a hot tub and landscaped yard.

**BARN (2,760 square feet)** – Constructed of wood with a metal roof and a gravel floor. The barn contains built in pens and stalls. Water and power are both available.

**LIVESTOCK CALVING SHED (2,560 square feet)** – The dimensions of the shed are 128'x20'. Ten individual pens along with good lighting and water. Outdoor pens adjoin the calving shed accessed through a sliding barn door providing a good flow for livestock when handling.

**HAY SHED (2,520 square feet)** – Shed is a pole structure with metal roofing. High eave clearance for stacking hay.

**MACHINE SHED (2,400 square feet)** – The structure measures 24'x100'. This is a three sided metal shed with a gravel base. The shed works great for parking equipment or storing ranch materials.

**MACHINE SHED (2,640 square feet)** – Metal shed includes a 432 square feet enclosed area over a concrete slab, wood stove and 220 volt power. Great for a shop and additional equipment storage.

**DOUBLE-WIDE MOBILE HOME** – Located at the headquarters and is not currently lived in.

**1921 STICK HOME** – Located at the headquarters. Home is currently utilized for storage and would need upgrading to be lived in.

**CORRALS** – High quality and newly constructed steel well casing. Handling system has capacity to work a large number of livestock. A good layout of alleys and pens for processing animals. In addition there are large pens for set up for feeding animals. A covered 60,000 lb. Green Bay Scale with a 15'x10' deck is part of the handling system. Corrals include both year round water along with water troughs and electricity. Excellent access and ample area suitable for accommodating large semi-trucks. A high quality steel loading chute with plenty of room to easily load and unload at.

**MISCELLANEOUS** – Several small sheds are also located across the headquarters.





#### • POWER •

Power is supplied by Harney County Electric Coop. Power is located across the headquarters to most structures.

#### • WATER •

**IRRIGATED CROPLAND** (178 acres). This acreage has a solid water storage reservoir that refills on an annual basis. A buried mainline delivers the water from the storage source to the fields eliminating any unwanted ditch loss. Water is supplied from Alder Creek Reservoir which is located off the property. The landowner says the reservoir has a depth up to 80'. USFS topo map shows at full capacity the reservoir is approximately 30 acres in size. The water right certificate is for 164 acres of storage rights. The acres supplied are supplemental storage rights. The reservoir contains a dam with a control gate and the owner can control when they turn on and off the stored water. Water is collected in a 12" buried main line that runs to the cropland. The fields are flooded using gated pipe. Historically, Seller could harvest up to three cuttings of hay on the fields that were planted to alfalfa. These acres are considered productive and annually hayed with a dependable water source.

**MEADOW ACREAGE** (77 acres) – Located west of the headquarters along Crane Creek. This area does not have any supplemental or water storage rights. The meadows can still be irrigated and with the location next to the creek portions are sub irrigated. This acreage is typically hayed. Fields are mostly gentle sloping and irregular in shape.

**PASTURE ACREAGE** (120 acres) – Consists of lands that have water rights and receive some sub irrigation hydrology with an increased production. These areas are not typically hayed on an annual basis. This acreage is not fence separately from the other land use types.







### • WATER RIGHTS •

Oregon Water Resources Department website shows the following:

392 acres of primary water rights and 264.6 acres of supplemental water rights. Multiple sources are supplying water to the same acreage, resulting in increased acreage. The irrigation is all surface water rights.

Purchase Private Water Rights								
Basis	WR #	Volume/Rate	Priority	Use	Primary Irr. Acres	Supplemental Irr. Acres	Source	Comments
Certificate	6964	5.325 cfs	12/31/1905	Irrigation	106.5		Crane Creek	
Certificate	6986	5.8 cfs	12/31/1904	Irrigation	13.5		Beaver Creek	Portion of a larger water right
Certificate	6992	29.97 cfs	12/31/1884	Irrigation	133		Alder Creek	Reservoir Rights
Certificate	6992	29.97 cfs	12/31/1892	Irrigation	13.5		Alder Creek	Reservoir Rights
Certificate	6992	29.97 cfs	12/31/1903	Irrigation	16		Alder Creek	Reservoir Rights
Certificate	26289	2.06 cfs	5/22/1950	Irrigation	64.5	100.1	Alder Creek / Reservoir	
Certificate	46778		9/5/1972	Irrigation		164.5	Alder Creek / Reservoir	263.2 acre feet of storage
Certificate	82470	1.1 cfs	3/23/1981	Irrigation	45		Crane Creek	
Total					392	264.6		

Above information based on State of Oregon Water Resources Department website as of February 17, 2019 and are reflective of the date of passing of Mr. Zurfluh

### • WATER USE FEES •

It's rare to find a ranch with minimal fees for water. Many ranches across the west have either significant costs for irrigation or a considerable electricity bills for pumping the irrigation water. This ranch is flood irrigated and the reservoir water is controlled by the ranch eliminating those fees.





#### • HAY PRODUCTION •

No hay production records have been provided at time of composing brochure. Seller believes with active planting, fertilizing, irrigating on a schedule meeting crop needs and utilizing the water available on a timely basis that the ranch can supply enough hay to support 350 to 375 on a year-round basis.

#### • LIVESTOCK •

The ranch is currently leased out for 350 pair on a year-round basis with the renter of having the option to increase that up to 410 pair on a year round basis. The ranch is currently leased out for 2022.

#### • GRAZING / FENCING •

The lower elevations of the ranches' rangeland vegetation are mapped as being dominated by Thurbers Needlegrass and Bluebunch Wheatgrass while the upper elevations are categorized as Idaho Fescue and Thurbers Needlegrass. All of these species are preferred by livestock. Deeded land is fenced in with the BLM pastures. These are big pastures with springs scattered throughout. The BLM allotment for this ranch is 1018 Active Aum's for the following : 169 Livestock 4/1-8/31, 56 Livestock 9/15-12/20. The allotment has 4 pastures in the rotation. The current operator is rotating approximately 375 head through the rangeland pastures utilizing a combination of deeded land and the BLM AUMs. Most pastures are well watered. The mountain pasture which is one of the early spring pastures is supplied by a series of reservoirs dependent on winter and spring moisture. Operator had one year in the past nine that he had to make an adjustment in his rotation during a drought.



• CLIMATE / ELEVATION / RAINFALL •

Elevation on the ranch ranges from 3,500' to 5,000'. The USDA NRCS has variety of ecological sites are mapped for the ranch with the predominant range sites having a wide range of precipitation. Crane which is 6 miles away from the headquarters has a 10.5" annual average of precipitation. As you increase in elevation the precipitation on the ranch increases up to 16" according to the USDA NRCS web soil survey ecological site maps. The majority of the precipitation occurs in the form of snow during the winter month from December – March.

• TAXES •

2021 YEAR				
Map #	Taxlot	REF#	Total Acre	Tax
25s34	2900	10707	1279.43	\$ 526.46
25s35	1700	10886	40.12	\$ 275.21
25s35	1700	75554		
25s35	1600	10888	1014.77	\$4,918.99
25s35	1001	11008	174.32	\$ 126.47
25s35	2100	92512	47.55	\$ 29.46
26s35	600	10894	2707.16	\$ 578.02
26s35	700	10895	160	\$ 34.63
26s35	900	11009	581.06	\$ 198.18
26s35	1500	10899	160	\$ 34.66
26s35	1600	11064	671.32	\$ 135.22
26s35	801	59106	320	\$ 64.69
26s35	802	59107	320	\$ 62.94
26s36	1100	10966	314.45	\$ 62.57
26s36	1000	10967	306.68	\$ 80.15
Total			8096.86	\$7,127.65







### • MINERAL RIGHTS •

All mineral rights, if any that are owned by the Seller will transfer with the property at time of Closing.  
Seller is not aware of mineral rights on the ranch.

### • RECREATION & WILDLIFE •

The ranch has a continued success of harvesting Mule Deer. Mature bucks are typically harvested. Four LOP tags are issued to the ranch. The ranch also has a migratory herd of elk that rotate through the property and across adjoining ownerships. Some years the ranch is issued damage tags. Upland birds, including Chukar and quail, are located on the ranch.

### • HISTORY OF COUNTY/CITY •

Crane was named for the prominent local features Crane Creek and Crane Creek Gap. Crane Creek Gap is the pass between the Harney Basin and the drainage basin of the South Fork Malheur River. Crane Creek is probably named for the sandhill crane, which was once abundant in Eastern Oregon. Crane Post Office was established in 1895 and discontinued in 1903. When the Union Pacific Railroad was completed from Ontario, Oregon, in 1916, the post office was reopened.

Until the railroad was finished to Burns in 1924, Crane was an important livestock shipping point, and the town was thriving with its five restaurants, four hotels, three garages, two general merchandise stores, a warehouse, a lumber yard, livery stables, a dance hall, a newspaper, a bank and a movie theater. After a series of fires, the latest in 1938, however, the town never returned to its former prosperity. As of 2011, the businesses in Crane included a post office, a gas station, which is combined with a café and tavern, a farm supply store.

### • EDUCATION •

Crane Union School is a public school located in CRANE, OR. It has 86 students in grades K-12.  
Because it is in a sparsely populated area, it is a boarding school that serves students from a large geographic area.  
<https://www.craneedu.org/home>





*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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