



64347 HARNEY AVE
CRANE, OR

**880 DEEDED
ACRES**

**322.5+/- ACRES
WATER
RIGHTS**

**APPROX. 250
ACRES
IRRIGATED
ALFALFA/
GRASS**

**SHOP, BARN,
MACHINE
SHED,
CORRALS**

**2 PIVOTS, 3
WHEEL LINES**

**150 HP PUMP
1500 GPM
WELL**

**\$1,200,000
CASH**



ALBERTSON RANCH LAKEVIEW, 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.



LOCATION: T39S, R18 EWM, Section 25, except the N1/2 NE1/4 and Section 26, SE 1/4, S 1/2 NE 1/4, and E 1/2 SW 1/4. This is located on Andy Hill Rd west of Lakeview, OR about 10 miles.

PROPERTY: 880 acres m/l deeded land all contiguous. This is a hard to find property with irrigated land, crested wheat fields, junipers, a seasonal creek, deer, antelope, quail, and waterfowl. The water rights include a certificate # 44735 with rights to irrigate 302.5 acres from one well with a priority date of June 23, 1969. The owner states the well flows 1500 gpm. There is an additional 20 acres of water rights from the Lakeview Water Users project. This is from certificate #85839 with a priority dating to 1907/1908. There are two pivots, 3 wheel lines, and 2 big gun sprinklers. The pivots are both 'windshield wipe' pivots. The south one irrigates about 85 acres and the pivot is approximately 1555 ft long. It is a low pressure Zimmatic pivot. The north pivot irrigates approximately 65 acres. This pivot is also a Zimmatic and is 1320 feet long. It is also a low pressure pivot. In addition to the two pivots, there are three wheel lines. Two of these irrigate one field of approximately 40 acres. The third wheel line is at the west end of the hay fields and irrigates almost 30 acres. The two big guns irrigate about 6 acres along the creek. From the well, there is buried mainline to both pivots and to the end of the wheel line fields. There is a total of approximately one half mile of above ground aluminum mainline. All of the alfalfa fields were seeded six to seven years ago. The stands have a lot of grass in them and it is excellent hay. Last year, the owners put up about 650 tons of hay in two cuttings and pastured the third. The owners have been leasing the pasture to another rancher who brings in cows in the spring and pastures the native feed and crested wheat fields. Then he comes back in the fall and pastures the whole place. To the north of the homesite is a 20 acre field that is flood irrigated. It has water rights from Drews Reservoir and is part of the Lakeview Water Users system. This field has new headgates and irrigates easily in about 3 days. It is planted to grass. It is also used for pasture. There are some areas on the ranch that have junipers. There is a lot of posts and firewood, plus providing shade for livestock and wildlife.

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IMPROVEMENTS: There is an old house on the property, but the owners consider it uninhabitable. There is no septic system, but there is a good well which is used to water livestock. The corral system is very usable and much of it is built with metal panels. The older squeeze chute stays, as do all the panels. There is an older small barn that could be fixed up that is next to the corrals. The other outbuilding is a nice equipment storage shed and enclosed shop. The equipment storage is 42 feet long and 28 feet wide. There are three bays and one has a concrete floor. The shop is attached to the north end and is about 28 feet by 28 feet. It is entirely enclosed with sliding doors and a man door. It has a concrete floor. Included in the sale is an overhead hoist, commercial type air compressor, nice lathe, and a drill press. This is a nice shop with bolt bins, 220V power, and benches. The wood stove in the shop will be removed. There are three grain bins that also stay with the ranch. There are hay corrals for stacking hay, and another small calving barn back in the area where the owner used to feed and winter cows. The property is fenced and cross fenced. Each hay field is fenced separately. An irrigation canal for the Lakeview Water Users run through the property providing water for the 20 acre parcel. It is also nice for stock water in the fall.

TAXES: \$2,508.84 - 2014

REMARKS: This is a very unique property in a beautiful high desert area. In addition to this being a nice ranch, there is also some very good hunting for mule deer and antelope. Fall and winter this area is known for its waterfowl hunting. Families with children are not far from schools. The elementary school is only about 4 miles away and the middle school and high school are about 10 miles away in Lakeview. Buses run to the schools. Lakeview, with a population of approximately 2300, has a nice modern hospital and long-term care facility, grocery store, drug store, and it is less than 100 miles to Klamath Falls or 175 miles to Bend. The elevation is about 4800 feet and the valley is surrounded by mountains. It is a beautiful area with lots of recreation available and great hunting and fishing. Call for your private showing.

PRICE: \$1,450,000 **PRICE REDUCED!** \$1,200,000

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880 ACRE RANCH, WESTSIDE, LAKEVIEW, OR



28' X 42'
MACHINE
SHED WITH AT-
TACHED 28' X
28' SHOP WITH
CONCRETE
FLOOR.
COMMERCIAL
AIR
COMPRESSOR
LATHE AND
HOIST IN-
CLUDED



LOOKING
SOUTH AT OLD
HOUSE, SHOP/
MACHINE
SHED, BARN
AND CORRALS.
20 ACRE
MEADOW THAT
IS FLOOD IRRI-
GATED WITH
HEADGATES.

880 ACRE RANCH, WESTSIDE, LAKEVIEW, OR



1500 GPM WELL
WITH 150 HP
PUMP

VALVES AND
UNDER-
GROUND
MAINLINE TO
BOTH PIVOTS
AND WHEEL-
LINE FIELDS



NORTH
ZIMMATIC 1/4
MILE WIND-
SHIELD WIPER
PIVOT IRRI-
GATES APPROX.
65 ACRES

880 ACRE RANCH, WESTSIDE, LAKEVIEW, OR



880 ACRE RANCH, WESTSIDE, LAKEVIEW, OR



North

To see all the details that are visible on the screen, use the "Print" link next to the map.



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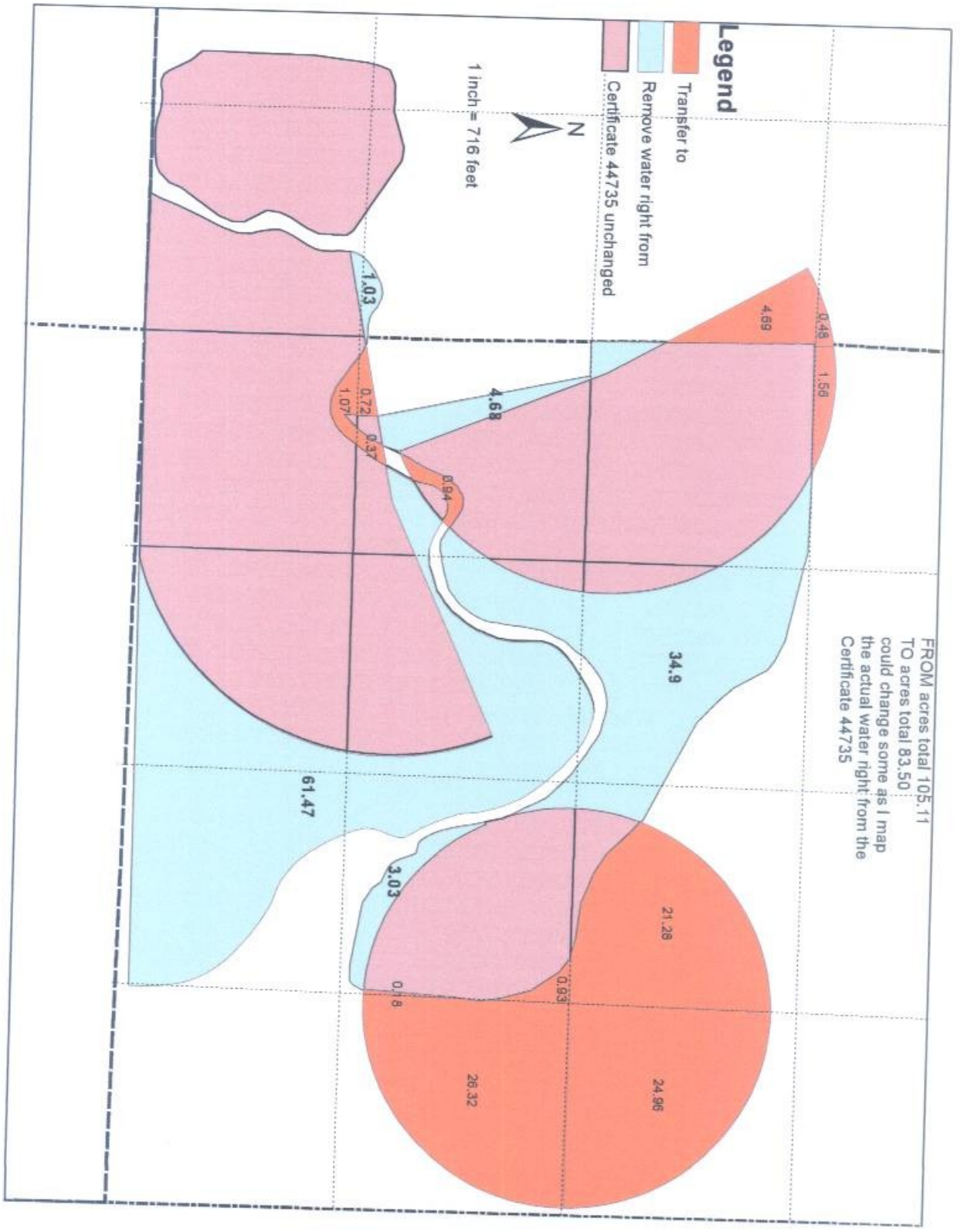
FROM acres total 105.11
 TO acres total 83.50
 could change some as I map
 the actual water right from the
 Certificate 44735

Legend

- Transfer to
- Remove water right from
- Certificate 44735 unchanged



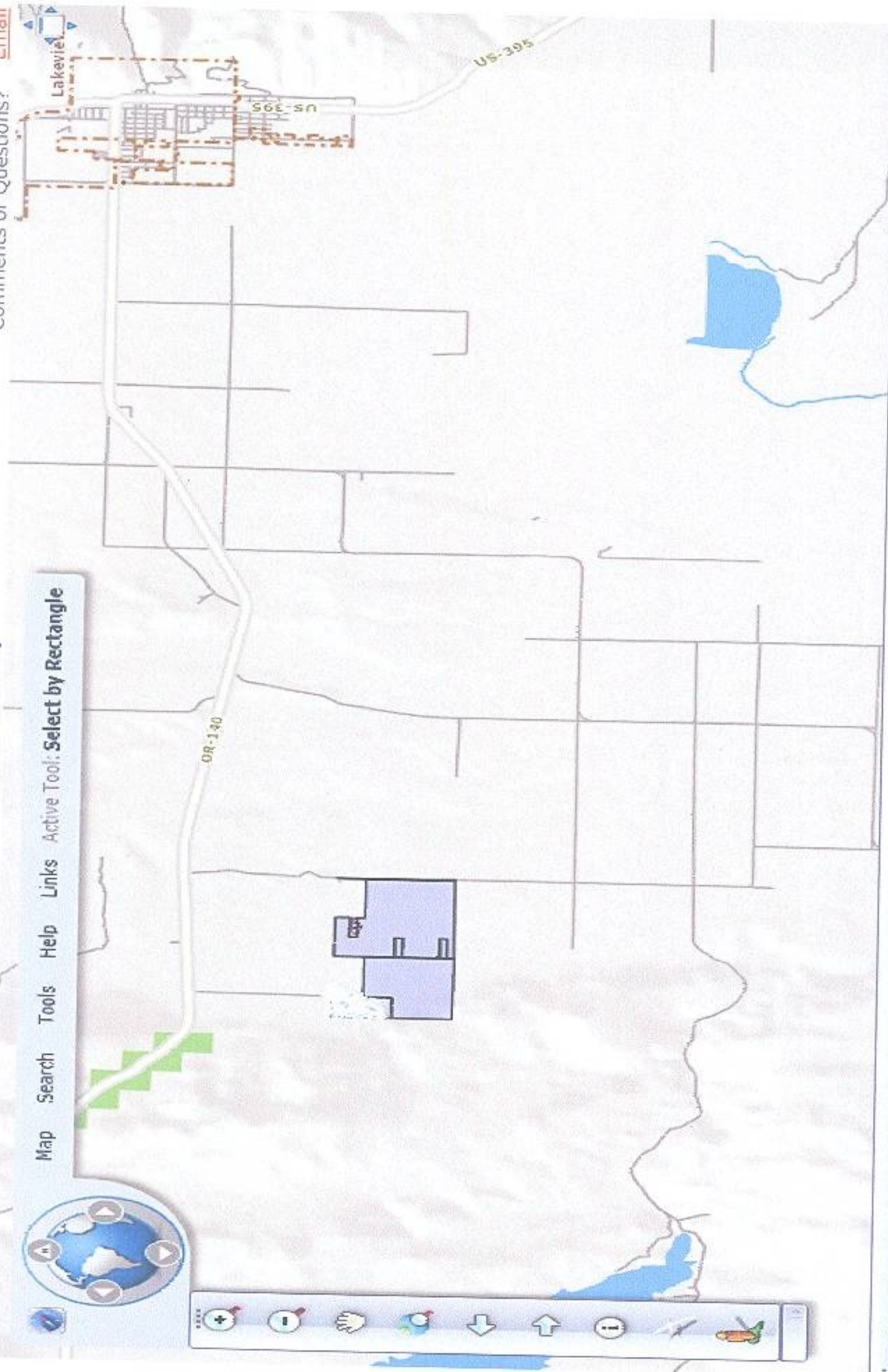
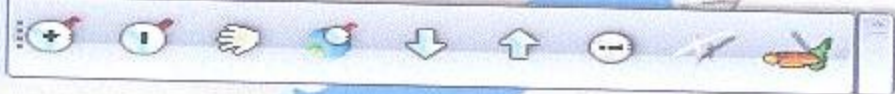
1 inch = 716 feet



Lake County

Comments or Questions? [Email](#)

Map Search Tools Help Links Active Tool: **Select by Rectangle**



1:101151

X: 4910678.52, Y: 196383.51

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

T.39S. R.18E. W.M.
LAKE COUNTY
T = 2007

39S18E

LOCATED BY: 2012 CBCT 10.40

CANCELLED
101 THRU
105
1400 THRU
1600
2700 THRU
2800
2900 THRU
2910
2917
3800 THRU
4000
7000
7100

