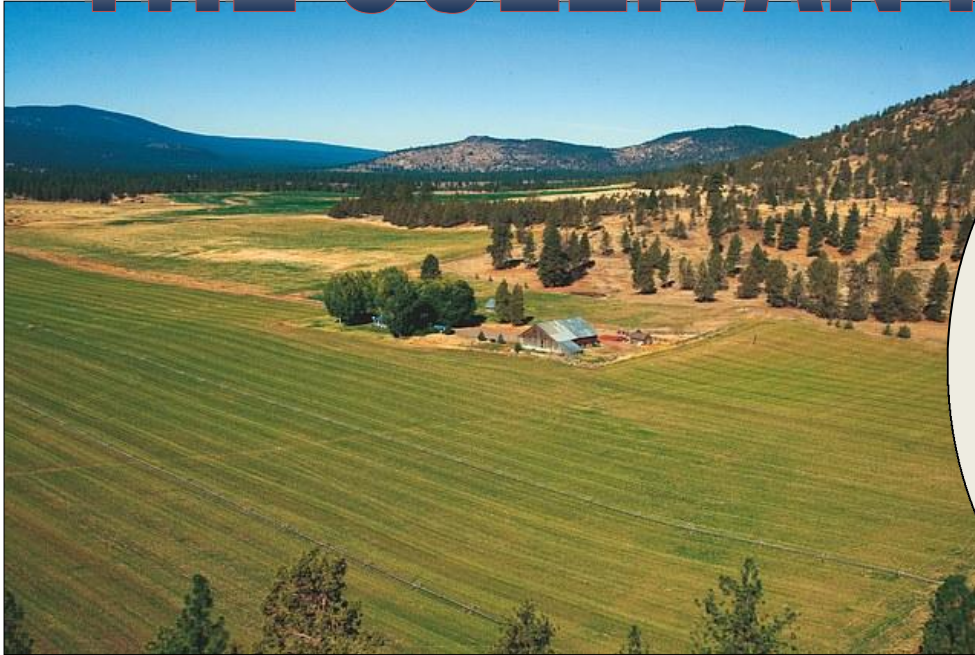


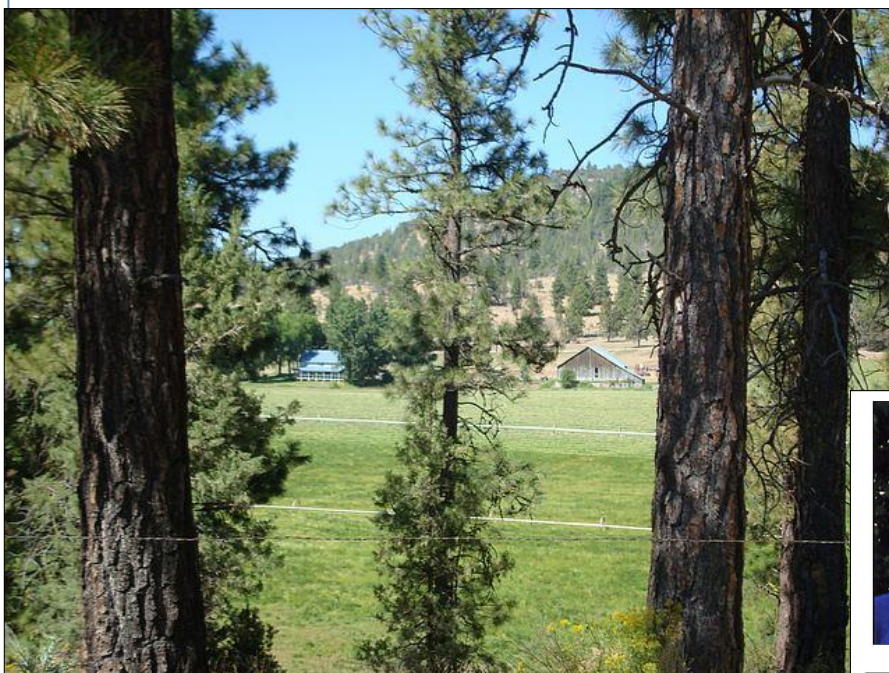
THE SULLIVAN RANCH



4,689 acres of farmland, timber and range. 1050 MBF+/- of pine timber & plantations. 5,550 gpm's from three irrigation wells, 582 acres irrigated; alfalfa, grain, orchard grass, and pasture. Three hay barns, feedlot, 4 pivots, 8 wheel lines, fenced & cross fenced. 6 bedroom, 2 bath home, barn & shop. Private and scenic Yonna Valley setting with southern exposure.

Priced to sell at \$3.2 million.

MLS#79912



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Crater Lake Realty, Inc.



<http://goo.gl/pY97h>



THE SULLIVAN RANCH

Feedlot: 1000-head welded pipe and cable feedlot with concrete and guard rail feeder bunks, scale, covered working chute, alleys, and stock water well. Close in pens plus large adjacent lots to accommodate feeding cow/calf pairs and yearling cattle.



TIMBER: As of March 29, 2011 Jeld-Wen estimated there to be 1007MBF of Ponderosa Pine, 23MBF of White Fir, and 20MBF of Incense Cedar, for a total of 1050MBF of timber.

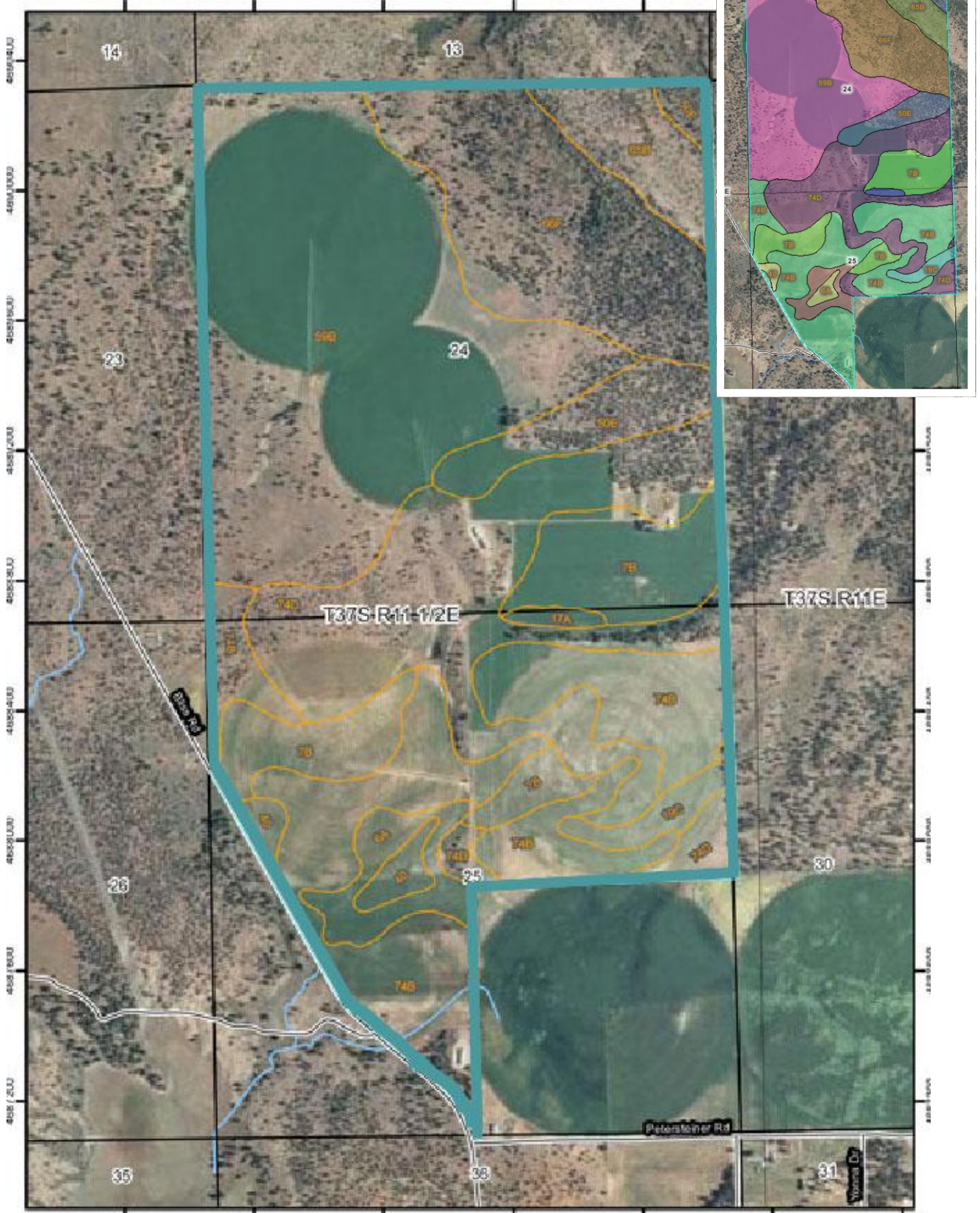


This historic 6 bedroom, 2 bath home was built in 1870!

Three irrigation wells produce +/- 5500 gallons per minute, with permitted water rights for 582 acres. Included are pumps, mainline, wheel lines and pivots. 118 acres were leased in 2011 for grain at \$300/acre, for an income of \$35,400. Soils are suitable for alfalfa, grain, orchard grass and pasture. Records show a 15 year average of hay production (all varieties) of 2388 tons per year.



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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Calimus fine sandy loam, 0 to 2 percent slopes	24.8	2.4%
7B	Calimus loam, 2 to 5 percent slopes	89.2	8.6%
17A	Deter clay loam, 0 to 2 percent slopes	4.0	0.4%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	12.7	1.2%
40	Laki-Henley loams	12.6	1.2%
50E	Lorella very stony loam, 2 to 35 percent south slopes	42.9	4.1%
59B	Nuss-Royst association, gently sloping	301.8	29.2%
65B	Ponina-Rock outcrop complex, 1 to 8 percent slopes	36.2	3.5%
66F	Rock outcrop-Dehlinger complex, 35 to 65 percent slopes	128.4	12.4%
74B	Stukel-Capona loams, 2 to 15 percent slopes	191.7	18.6%
74D	Stukel-Capona loams, 15 to 25 percent slopes	188.9	18.3%
Totals for Area of Interest		1,033.2	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Barley	Irish potatoes	Oats	Wheat	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>	<i>AUM</i>
6A—Calimus fine sandy loam, 0 to 2 percent slopes								
Calimus	2c	6.00	4.00	105	370	185	100	10.0
7B—Calimus loam, 2 to 5 percent slopes								
Calimus	2e	6.00	4.00	105	370	185	100	10.0
17A—Deter clay loam, 0 to 2 percent slopes								
Deter	3c	4.00	3.50	95	—	170	90	10.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes								
Fordney	4e	6.00	3.50	95	330	185	80	9.0
40—Laki-Henley loams								
Laki	4s	5.50	3.50	95	300	150	90	10.0
Henley	4w	3.50	3.00	85	—	125	70	7.0
74B—Stukel-Capona loams, 2 to 15 percent slopes								
Stukel	4e	—	—	35	—	65	40	6.5
Capona	4e	—	—	95	—	185	90	10.0



11377 Bliss ROAD
Bonanza
\$3,200,000



AGRICULTURAL CLASS Class 2, Class 3, Class 4
TOPOGRAPHY Rolling, Partially Wooded, Heavily Wooded, Hillside
IRRIGATION On Site Well, Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Center Pivot
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Stream(s), Spring
FENCING Barbed Wire, Cross Fencing
OUTBUILDINGS Hay Barn, Livestock Barn, Shop, Corrals, Chutes, Scales
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 2436
YEAR BUILT 1870
HOME OCCUPANCY TENANT
HEATING Electric
#BEDROOMS SIX OR MORE
BATHS Two
POWER SOURCE Public Utility
TERMS/NEGOTIABLE Cash To Seller, Owner Carry
POSSIBLE FINANCE OPEN
TAX ACCT # 1 R-3711 portions
TAXES \$9591.74
TAX YEAR 2011
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable

MLS # 79912
STATUS ACTIVE
APPROX. MILES TO TOWN 35
AREA BONANZA
NUMBER OF ACRES M/L 4,689.37
PRIMARY USE FARMING
LAND USE ZONING KC-Forestry / Range
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 750AUM
SEASON/YEAR ROUND summer
CROPS see remark
PRODUCTION see remark
WATER RIGHTS ACREAGE 582
WATER COST free
PUMPING COST \$30K
APPROX. ACRES RANGE 2453.00
APPROX. ACRES TIMBER 1657
IRRIGATED ACRES: FLOOD 80
IRRIGATED ACRES: SPRINKLER 502
LEASES/ACRES 0
WELL APPROX. GPM see remark

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