

360 acres with 112 acres water rights

This land is not currently being farmed, but has good sandy soils, southern exposure, 1400gpm irrigation well and 112 acres of water rights.



Outstanding views of the valley and Mount Shasta from the 700 square foot, wrap-around covered deck of the main home! This home was built in 1982, and is a 3 bedroom, 2 bath, 1809 square foot manufactured home with family room, dining room, formal living room and den.

The second home, privately located some distance from the main home, is a 1980, 1296 square foot manufactured home with 3 bedrooms, 2 baths, forced air heat, and currently rents for \$700/mo.

The two homes share a domestic well, and have separate septic systems.



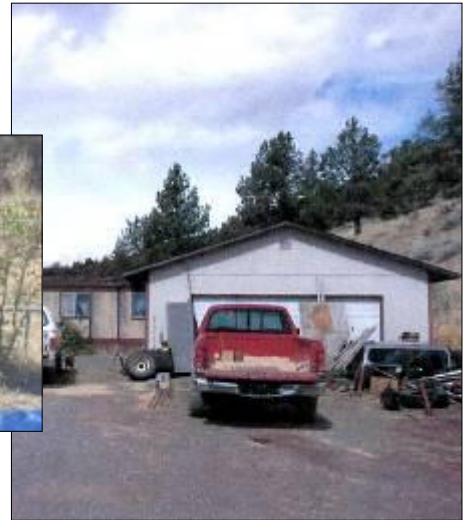
Magnificent sunsets...



14 horse shelters and paddocks.



BLM land borders this farm and is home to herds of deer and other wildlife. You can apply for 2 Land Owner Preference tags, with ownership of this farm!



24' x 24' garage with concrete floor, wired for 220.



A portion of the northern 80 acres. A 100HP booster pump brings water to this field.



This barn is 32' x 32' in the center, and each side wing is 16' x 32'. It was disassembled at another location, brought to this farm, and all parts are included in the purchase price.

Location map



Irrigation equipment included with this offering is miles of wheel line and mainline, 125HP turbine pump, panel, and the 100HP booster pump.

Soils map for McGuire Ranch, Malin, Oregon



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Calimus loam, 2 to 5 percent slopes	26.4	7.0%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	124.6	33.1%
20A	Fordney loamy fine sand, terrace, 0 to 3 percent slopes	0.3	0.1%
50E	Lorella very stony loam, 2 to 35 percent south slopes	173.2	46.0%
51E	Lorella-Calimus association, steep north slopes	52.2	13.9%
Totals for Area of Interest		376.7	100.0%

Crop suitabilities, McGuire Ranch, Malin, OR

Map symbol and soil name	Land capability		Alfalfa hay		Annual hay crop		Pasture	
	Irrigated	Non	Irrigated	Non	Irrigated	Non	Irrigated	Non
			<i>Tons</i>		<i>Tons</i>		<i>AUM</i>	
Calimus	2e	6e	6.00	—	4.00	—	10.0	—
19C—Fordney loamy fine sand, 2 to 20 percent slopes								
Fordney	4e	6e	6.00	—	3.50	—	9.0	—
20A—Fordney loamy fine sand, terrace, 0 to 3 percent slopes								
Fordney	3s	6s	6.00	—	3.50	—	9.0	—
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	—	7s	—	—	—	—	—	—
51E—Lorella-Calimus association, steep north slopes								
Lorella, north	—	7s	—	—	—	—	—	—
Calimus, north	—	6e	—	—	—	—	7.0	—

Map symbol and soil name	Land capability		Barley		Oats		Wheat	
	Irrigated	Non	Irrigated	Non	Irrigated	Non	Irrigated	Non
			<i>Bu</i>		<i>Bu</i>		<i>Bu</i>	
Calimus	2e	6e	105	—	185	—	100	—
19C—Fordney loamy fine sand, 2 to 20 percent slopes								
Fordney	4e	6e	95	—	185	—	80	—
20A—Fordney loamy fine sand, terrace, 0 to 3 percent slopes								
Fordney	3s	6s	95	—	185	—	80	—
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	—	7s	—	—	—	—	—	—
51E—Lorella-Calimus association, steep north slopes								
Lorella, north	—	7s	—	—	—	—	—	—
Calimus, north	—	6e	—	—	—	—	—	—

Map symbol and soil name	Land capability		Irish potatoes	
	Irrigated	Nonirrigated	Irrigated	Non-irrigated
			<i>Cwt</i>	
Calimus	2e	6e	370	—
19C—Fordney loamy fine sand, 2 to 20 percent slopes				
Fordney	4e	6e	330	—
20A—Fordney loamy fine sand, terrace, 0 to 3 percent slopes				
Fordney	3s	6s	330	—
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	7s	—	—
51E—Lorella-Calimus association, steep north slopes				
Lorella, north	—	7s	—	—
Calimus, north	—	6e	—	—

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Capability subclasses are soil groups within one class. They are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, 2e. The letter *e* shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

The soils information in this brochure was gathered from the web site of the United States Department Of Agriculture, Natural Resources Conservation Services at <http://websoilsurvey.nrcs.usda.gov/app/>, and is considered reliable insofar as humans inputted it. Please verify any information on your own before making any offers that might be contingent upon the accuracy of any statements in this brochure.

STATE OF OREGON
COUNTY OF KLANATH
CERTIFICATE OF WATER RIGHT

This Is to Certify, That ALBERT LEQUISO

of P. O. Box 4, Malin, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of a well

a tributary of Tule Lake for the purpose of irrigation of 128.5 acres

under Permit No. G-4125 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from May 10, 1968

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.61 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW¼ S¼, Section 20, T. 40 S., R. 12 E., W. M. Well located: 15 feet North and 300 feet East from SW Corner, NW¼ S¼, Section 20.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

10.4 acres NW¼ S¼
20.4 acres NW¼ S¼
Section 21
5.2 acres S¼ S¼
Section 27
10.4 acres NW¼ NW¼
16.4 acres NW¼ NW¼
1.2 acres S¼ NW¼
0.5 acre NW¼ NW¼
4.4 acres NW¼ S¼
29.2 acres NW¼ S¼
30.4 acres S¼ S¼
Section 28
T. 40 S., R. 12 E., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

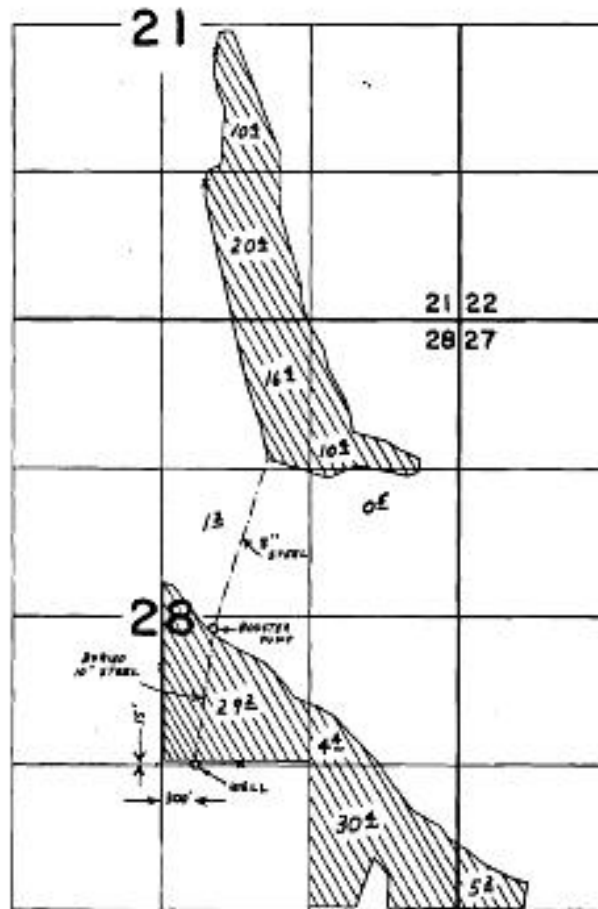
this date, December 6, 1971

.....CHRIS L. WHEELER.....
State Engineer

Recorded in State Record of Water Right Certificates, Volume 29 , page 37824

G-4125
37824

T.40S.R.12E.W.M.



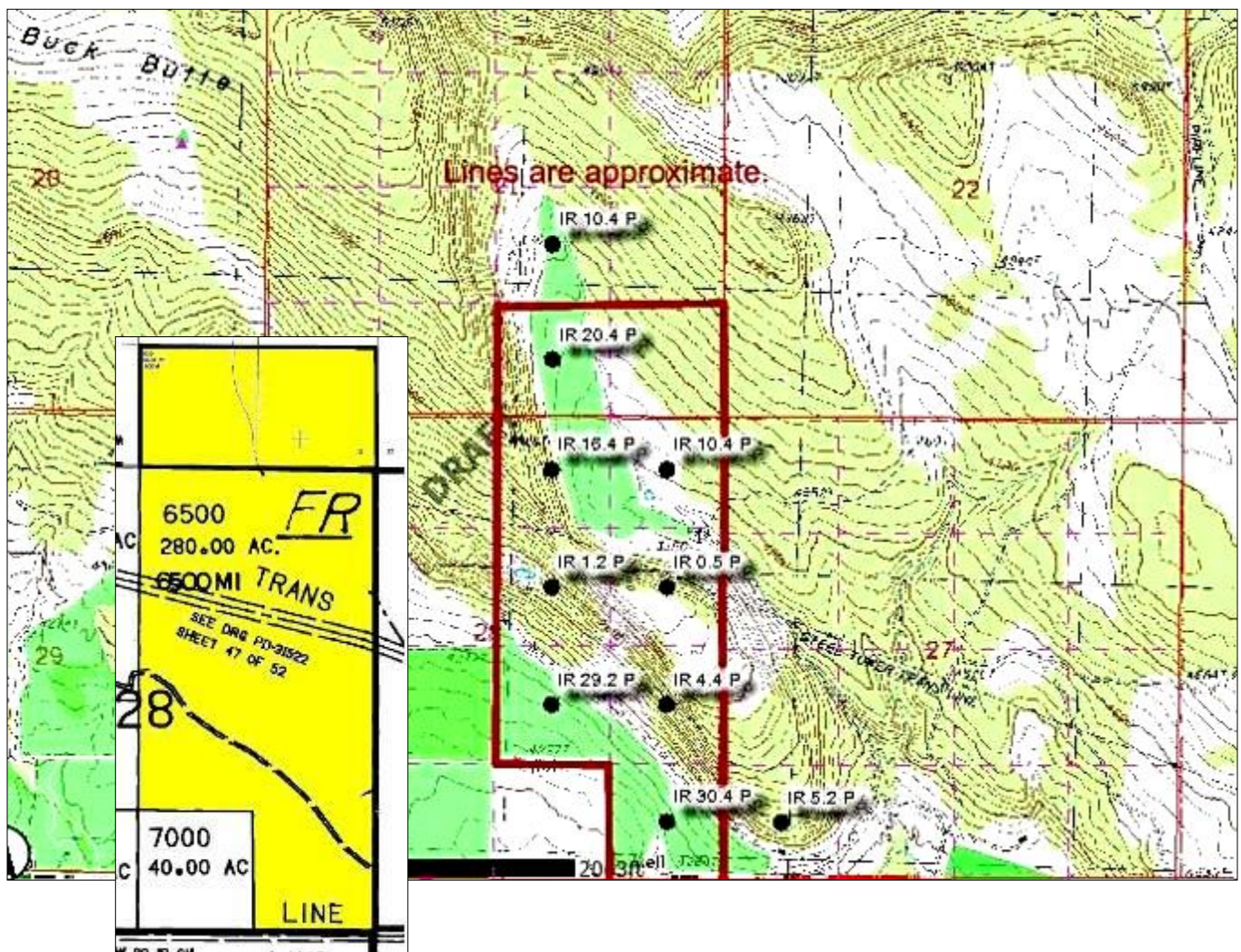
FINAL PROOF SURVEY
UNDER

Application No. G-4373 Permit No. G-4125
IN NAME OF

ALBERT LeQUIEU

Surveyed SEPT. 21, 1970, by G. BACA

1970-E



For more information about this offering, or other fine farms and ranches, please contact Linda Long...



LINDA LONG PRINCIPAL BROKER-OWNER
 CELL: 541-891-5562
 FAX: 541-783-2724 OFFICE: 541-783-2759
 PO Box 489/33550 Hwy 97 N
 CHILOQUIN, OREGON 97624

WWW.CRATERLAKEREALTYINC.COM

LINDA@CRATERLAKEREALTYINC.COM