



64347 HARNEY AVE

CRANE, OR

**987.62 DEEDED ACRES**

**THREE TAX LOTS**

**445.1 ACRES WATER  
RIGHTS FOR NATIVE  
MEADOW**

**HOME, BARN, 2  
SHOPS, CORRALS**

**191 HEAD FOREST  
PERMIT, 2 HEAD BLM  
PRIVATE RESERVOIR**

**SOME TIMBER**

**NEAR UNITY  
RESERVOIR**

**SCENIC AREA**

**\$2,300,000**

**CASH**



## UNITY, OREGON CATTLE RANCH



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# UNITY, OREGON CATTLE RANCH

**LOCATION:** 31622 Munn Road & 31249 Munn Road, Unity, Oregon 97884. There are three tax lots in this ranch property: Tax lot 1100, T12S, R36 EWM— 390 acres; tax lot 2600, T12S, R37 EWM-434.51 acres; and tax lot 500, T12S, R37 EWM, section 19— 163.11 acres. Tax lot 1400, T12S, R36 EWM— 35 acres is Whited Reservoir, with four owners. This is a total of 987.62 deeded acres, plus a 7% interest in Whited Reservoir, which encompasses 35 acres. The ranch headquarters are located about five miles west of Unity, and in close proximity to Unity Reservoir. There is a county road from the John Day highway which is about one mile long. John Day, OR is about 45 miles to the west, Vale, OR to the southeast and Baker City, OR to the northeast are each about one hour away. Boise, Idaho to the southeast is approximately 2 1/2 hours away.

**PROPERTY:** This ranch has 987.62 acres of deeded land in three tax lots plus a percentage interest in a 35 acre tax lot which includes Whited Reservoir. This reservoir is used to irrigate a portion of the ranch. Except for the reservoir, this property is all contiguous. The land is mostly level meadows, with some small hills and some bigger ridges. The land joins the Wallowa-Whitman National Forest to the north. There are approximately 40 acres that has some timber on it. The meadow land is high quality soil, and the meadows produced 322 tons of hay in 2017, plus pasturing a large portion of the irrigated ground. The meadows seem to consistently produce an average of 1.5 tons per acre. The owners have not been fertilizing the meadows. The Middle Fork of Burnt River runs through the northern portion of this ranch, providing irrigation water and stock water. The rest of the irrigation comes from the South Fork of Burnt River, but is stored in Whited Reservoir and then delivered to the ranch.

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**IMPROVEMENTS:** There is one main set of improvements and another homesite area that used to have a home on it. The main headquarters has a 1986 double wide manufactured home, 1056 sq. ft. , two bedroom, two full baths, with an office, family room addition, and mudroom . Heating has three sources: forced air furnace, wood stove, and oil heater. In addition to the home, there is a 24 ft by 52 ft shop which is enclosed with a cement floor. The barn is 1280 sq. ft., and there is a pump house and gas shed. There is a set of working corrals with scales. Drinking water is furnished by a spring and there is also a domestic well. The other homesite area originally had a home on it. There is still a shop, which is 1125 sq. ft., and has a dirt floor, and some corrals, with an older septic system.

**WATER RIGHTS:** This ranch has approximately 445.1 acres of primary water rights. These numbers come from the Burnt River Irrigation District, which monitors and distributes the water according to acres and priority. Water comes from the Middle Fork and South Fork of Burnt River, and is regulated by the District. This fee for the District is \$1,087.96 per year. The north end of the ranch is irrigated by the Middle Fork of Burnt River and there is a private reservoir, about 20 acres in size, which helps with later water. The main River water usually lasts till middle June to July 1st. The south part is irrigated from the South Fork of Burnt River, and is stored and delivered from Whited Reservoir. This water normally lasts until October 1. All is flood irrigated.

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**PERMITS:** The ranch has a US Forest Service grazing permit on the Wallowa-Whitman National Forest. The permit joins the deeded land, so turn-out is 'out the gate'. This permit is West Burnt River Allotment and the allotment is for 191 head from June 1 through September 30. (approximately 766 AUMs). This is a private permit and runs on over 13,000 acres. There are three pastures in this allotment. There is a small parcel of BLM that is not fenced, and permittee is allow 2 head per season. This is paid through the Forest Service, and then the total allowed is 193 head for four months. The permit is well watered and the feed is very good.

**TAXES:** 2016-2017 - \$2,116.90

**SPECIAL ASSESSMENTS:** Burnt River Irrigation Dist.- \$1,087.96  
State Fire Patrol - \$278.64

**REMARKS:** Don't miss out on this opportunity to own a beautiful low maintenance ranch in a very scenic setting and area. This ranch is low maintenance as all irrigation is flood irrigation and there are no power costs. The irrigated land is all native meadow, requiring no yearly farming, just harrowing the meadows. The turnout is basically right out your deeded land gate, so the whole operation is contiguous. Scenery includes snow capped mountains, rivers, and Unity Reservoir. Wildlife includes deer and elk. Current owners lease a neighboring property of approximately 900 acres, which includes a small amount of meadow and native rangeland. It will put up between 80 to 100 tons of hay. It would be available to a buyer, and works very well with the ranch operation. Owner states the ranch would run 250 cows year round, but you may have to purchase some hay, or fertilize. There is potential to increase production by improvement of irrigation system and converting one area to a small pivot where you could raise some alfalfa hay. Please contact us for a private showing of this beautiful ranching operation.



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