

Inshallah Ranch

HOME OF HIGH DESERT QUARTER HORSES - IZEE, OREGON

Offered at
\$9,200,000

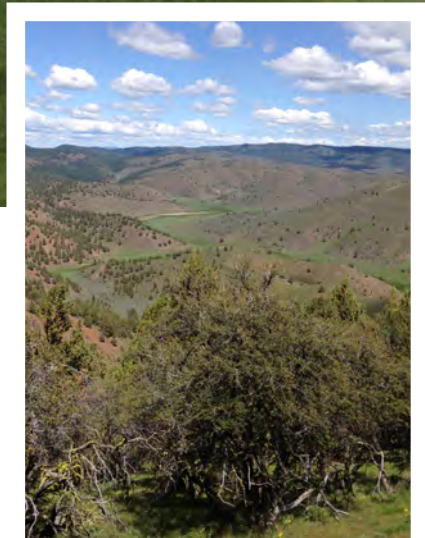
12,013

Contiguous Deeded Acres

- 12,000+ acres of USFS and BLM grazing allotments
- 1,000 acres of irrigated & sub-irrigated meadows
- 564 acres of water rights from Rosebud, Antelope, Lewis, Officer and Johnnie Creek
- Over 55 natural springs
- 6 LOP tags per big game species

The Inshallah Ranch is truly one of a kind.

It is known throughout the state for its exceptional big game hunting and is a first-class cattle ranch that can be run as a stocker operation or a cow/calf operation. With the abundance of fresh water, a broad range of topography, private location and first-class improvements, the Inshallah Ranch simply has to be seen to be fully appreciated.



M.T. Anderson, Broker



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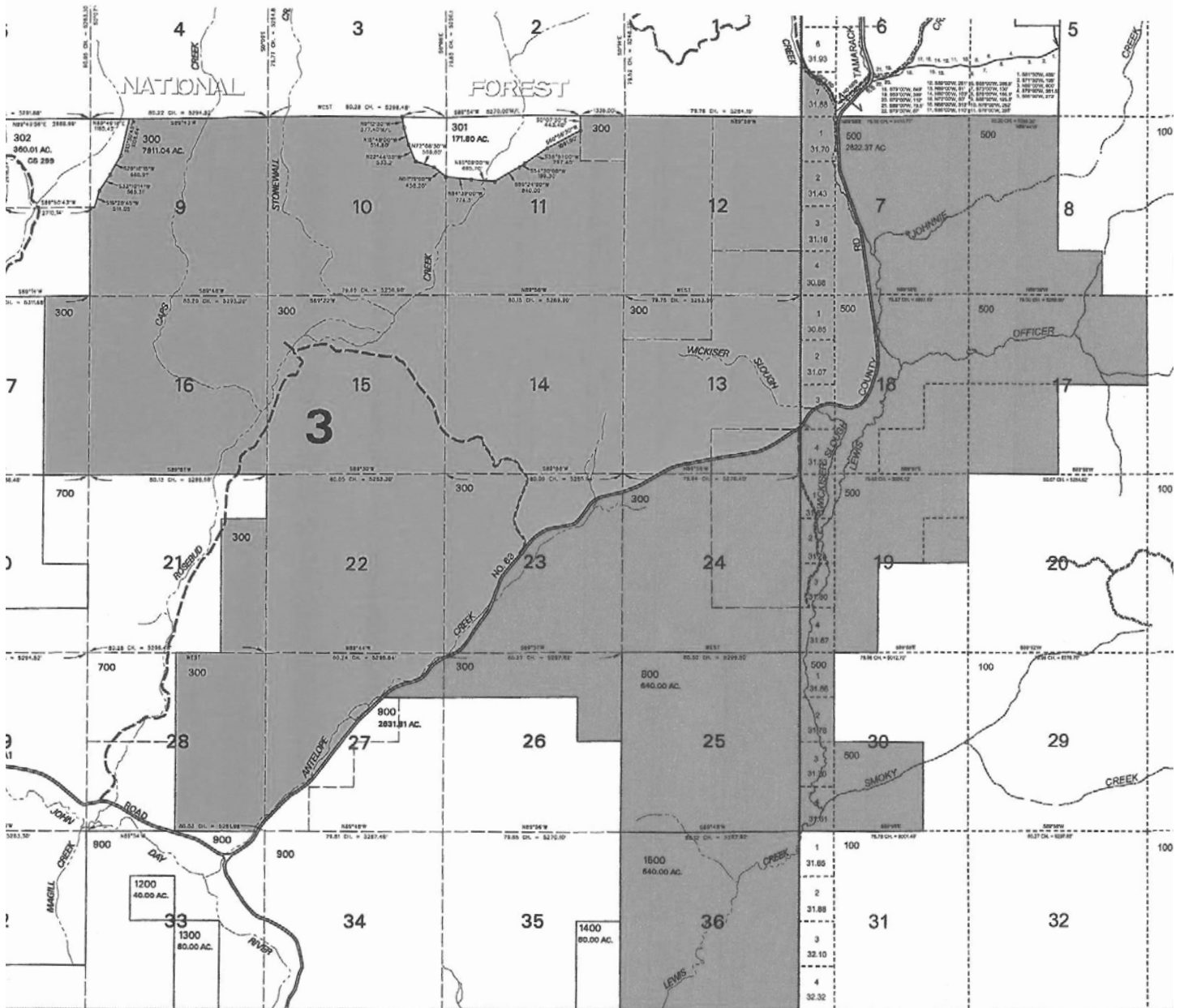
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Property Map

12,013 Contiguous Deeded Acres



Water

12,013 Contiguous Deeded Acres



Water is the lifeblood

of ranches in Eastern Oregon, and the Inshallah Ranch is loaded with it. With over 55 springs and miles of live water creeks. Many of the springs are developed with troughs or ponds to supplement livestock as well as wildlife. All irrigation water is free water. It flows out of mountain creeks and is diverted into ditches to be spread across the meadows.

55+ springs & miles of water
offering incredible privacy, unbelievable scenery, superb hunting and excellent grazing.

Topography

12,013 Contiguous Deeded Acres



Varied and fertile.

The Inshallah Ranch has varied topography with numerous willow lined creeks, upland grass pastures with sagebrush, bitterbrush and juniper trees — which transition into aspen groves and Ponderosa pine forests.

Multiple canyons topped with rim rocks and mountain mahogany surround the ranch perimeter. The land types include irrigated pastures and meadows, creek bottoms, rolling valleys and ridges, and upland timber covered rangeland.



1,000 acres

of irrigated and
sub-irrigated meadows

564 acres of water rights,
fed by Rosebud, Antelope,
Lewis, Officer & Johnnie Crks.

Main Ranch Home

5,800 sq. ft | 3 Bedrooms | 5 baths



Spacious & comfortable.

The 5,800 sq. ft. lodge-style main home rests on a bench surrounded by a stately stand of pine trees above the Lewis Creek meadow. The house includes 3 bedrooms, 3 full baths and 2 half baths, extensive large picture windows, pantry room with separate oven and storage and three custom river rock fireplaces.



Custom cherry cabinetry, granite counter tops and hardwood floors round out the finishes in the home. The home also features an indoor sun room and greenhouse and is connected to an oversized large-bay three-car garage.

5,800 sq. ft.

This lodge-style house includes 3 bedrooms, 3 full baths and 2 half baths, extensive large picture windows, and three custom river rock fireplaces.



Dwellings & Structures

Barn w/dwelling



Quality & function.

Located in the open meadow below the main home sites the exceptional horse facility. The stable includes fifteen 12' x 12' stalls with Nelson automatic water systems, two tack rooms, tiled wash racks and living quarters.

The barn dwelling features the same unique custom craftsmanship of the main home. It incorporates blue pine, cedar and natural river rock.

By the stable is a beautiful pond with native trout.

Adjacent to the horse barn is an extensive corral system and a hay barn/shop.

15 stalls + living quarters

Nelson automatic water systems, two tack rooms, tiled wash racks and living quarters with blue pine, cedar and natural river rock.



Dwellings & Structures

3 Homes | Hay Barn & Shop

Variety & options.

The working ranch headquarters are located away from the main residence and includes a custom managers' home highlighted with a log staircase, knotty hickory cabinets, slate entry and fireplace, tile floors, a large deck and two-car garage.

There are two other homes on the ranch that can be used for employee housing; a historic ranch house and a recently built bunkhouse.

A restored historic barn highlights the working improvements. It includes a heated vet room and bathroom. There is an excellent set of working corrals with sheds, 10,000 pound scales and processing facilities. The round corral is used to start and train young horses. A large hay barn is set within close proximity to the working barns.

3 additional homes, barn, shop & corrals

make this a complete ranch operation.



Managers' Home



Bunkhouse



Historic Ranchhouse



Restored Barn



Cattle

12,000 acres deeded land | 2 USFS and 1 BLM grazing permits



Capacity.

The ranch has a carrying capacity of 600 pairs, replacement heifers, bulls and saddle horses. If yearlings are preferred, then the ranch can run 1,200 to 1,300 seasonally. The ranch has extensive fencing with 50 different pastures to allow for excellent management. Conservation stewardship practices have been aggressively employed to enhance livestock production and wildlife habitat.

The ranch has 12,000 acres of deeded land and 2 USFS and 1 BLM (64 AUM's) grazing permits. The Smoky allotment is for 150 pairs for 4 months, and the Lewis Creek on/off permit is for 55 head for 1.5 months (spring or fall use). The grazing permits are literally "out the back door" on the east side of the ranch.

600 pairs

The ranch has extensive fencing with 50 different pastures to allow for excellent management.

Trophy Big Game : Rocky Mtn. Elk

350-400 Class Bulls



Record book elk.

Known as one of the premier hunting ranches in Oregon. A number of record elk have been taken on the ranch in the last several years.

As a testament to its quality, in 2009, a Pope and Young record book elk scoring 379 was harvested on the ranch. The ranch provides opportunity to take 350 to 400 class bulls and receives 6 LOP tags per year.

379 bull

The ranch provides opportunity to take 350 to 400 class bulls.



Trophy Big Game : Mule Deer

170-210 Class Mule Deer Bucks



World-class mule deer.

The Inshallah Ranch offers exceptional mule deer hunting with truly remarkable opportunities to harvest a trophy buck. The ranch has a long history of producing bucks in the 170 to 210 class. The ranch has been contacted on several occasions by the holder of Oregon's coveted Governors Tag to inquire about hunting opportunities. You can expect to see many mature, trophy bucks on the ranch every year with many bucks returning year after year—providing unique opportunities for hunters. No ranch in Oregon can boast about a larger volume of trophy class bucks than the Inshallah Ranch.

6 LOP tags per year

Mature mule deer bucks in the 170 to 210 class.

Additional Ranch Features

Location & Timber.

The Inshallah Ranch was last cruised in 2002. There are over 3 million board feet of merchantable pine and fir on the ranch, with pine being the predominant species.

The elevation of the ranch varies from 4150' to around 5700'. The ranch headquarters are located at approximately 4500'.

There is a private airstrip at 4560' elevation with a 3200' gravel runway. Utilities have been provided to the south end of the runway for a future hangar.

Access to the ranch is via Grant County Hwy 63, a paved, County maintained highway.

Driving distance to other towns and cities from the Inshallah Ranch are as follows:

Bend - 129 miles

Redmond - 113 miles

Boise - 232 miles

Portland - 241 miles



Additional Ranch Features

The Inshallah Ranch

is truly a remarkable property. It is a legacy ranch that is rich in history and loaded with renewable natural resources. The ranch has timber, grass, lots of water and offers incredible trophy hunting. Each Fall as the leaves fall from the aspen trees, hunters are amazed at the trophy animals this ranch produces. The ranch has been very proactive in conservation practices too—aspen stands have been regenerated and protected all over the ranch. Water crossings for livestock have been hardened so as to not disturb stream banks and juniper removal has taken place on over 700 acres. The ranch is a masterpiece that you have to see to fully appreciate. Experience the full beauty of the ranch by viewing this short video. Simply click on the following link and enjoy!

<https://vimeo.com/275690163>

