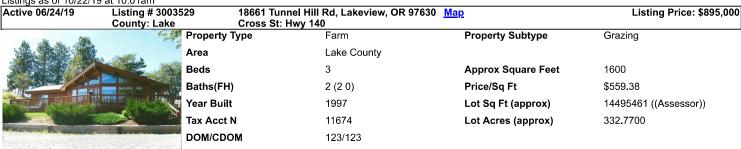
## **Client Detail Report**

Listings as of 10/22/19 at 10:01am



## **See Additional Pictures**

Directions Ranch is West of Lakeview approx. 8 miles just off of Highway 140. Turn on Tunnel Hill Road - property is on left. No sign.

Marketing Remark The Double R Ranch is 330 acres that sits in the heart of cattle and hay country just outside of Lakeview, Oregon. The main house has fantastic mountain views through the Lindal Cedar's front windows. The kitchen has stainless steel appliances and a large granite island with a stunning copper hood over the stove. There are two mobile homes, on another part of the ranch, that can be rented for \$750 plus (for each unit). Great extra income!! Cottonwood Creek runs the full length of the property and provides stock water and 13 acres of flood irrigation. An additional 180 acres of water rights are permitted by G-13526. An irrigation well and pump are powered by a 150HP Duetz diesel generator. There are two hay barns, machine shed with five bays and attached shop. Two sets of corrals and horse barn. There is also a solar pump for livestock water. The ranch qualifies for two LOP hunting tags in S. Warner Unit. Mule Deer, quail, eagles, hawks, coyotes and great horred owl can be found!

Agncy Representation	Yes	Main Home Type	Site Built
Tax Years	2018	Taxes	5286.65
Zoning	Lake County Farm Use	# of Living Units	3
Sale Approval	Standard	Land Occupancy	Tenant
Phone Ownership	Listing Licensee	Phone Ownership 2	Listing Licensee
Text Ownership	Listing Licensee	Flood	N/A
Water Rights Acreage	193.00	Irrigation Well GPM	350.00
Pre - 1978	No	Secluded	No
Government Sides	No	Elementary School	LA Lakeview
Middle School	LA Lakeview	High School	LA Lakeview
Agricultural Class	Class 3, Class 4, Class 6	Terrain	Cleared, Hillside, Level, Rolling
Irrigation Source	Creek, On Site Well, Sprinkled, Gravity - Flood,	Irrigation Equipment	Hand Line, Mainline, Pumps, Wheel Line,
Ingation Source	Sub-irrigated	inigation Equipment	Sprinkler Guns
Water Dighte	Yes	Water Bights Tune	Permitted
Water Rights	·	Water Rights Type	
Water	Pond(s)	Fencing	Barbed Wire, Cross Fencing, Perimeter, Split Rail, Wood
Outhuildings	Chutas Carrela Equipment Born Fuel Took	Restrictions	•
Outbuildings	Chutes, Corrals, Equipment Barn, Fuel Tank	Restrictions	Subject to Zoning
	Above Grnd, Garage(s), Hay Barn, Livestock		
	Barn, Workshop		
Road Frontage	County Road	Road Surface	Asphalt
Heat Source	Electric, Propane, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description,	Existing Financing	None
	Photos, Plat Maps, Well Data	-	
Water/Sewer	Septic tank, Well	Possession	Negotiable
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October 2019

Other:

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U.S. Patent 6,910,045

