

SPECTRE RANCH

LA PINE, OREGON



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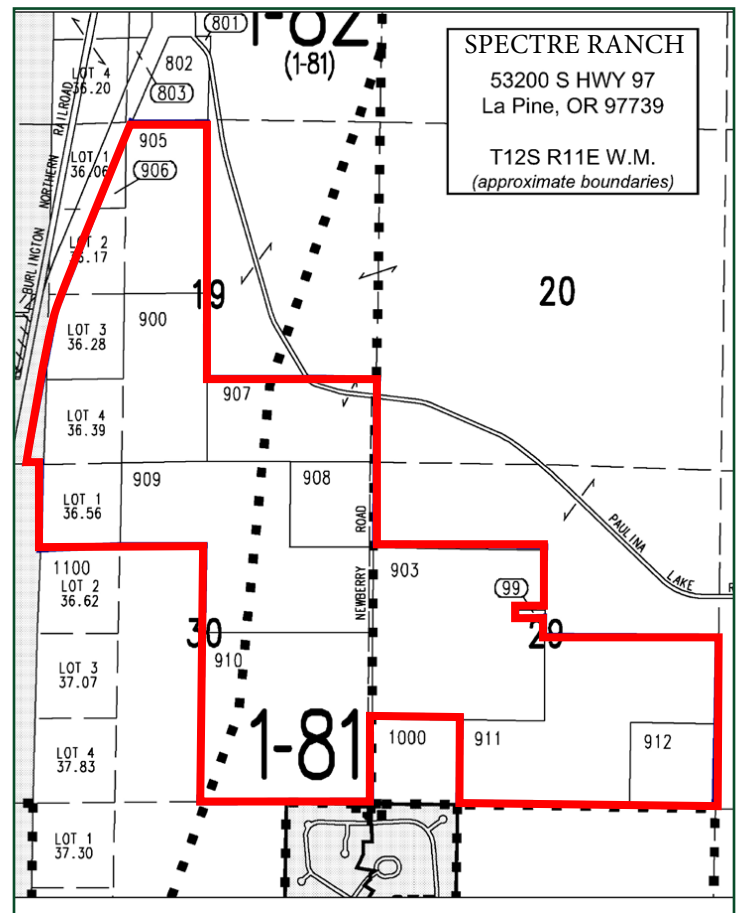


Summary

SPECTRE RANCH
±1,099 ACRES | \$6,995,000

Spectre Ranch is 1,099 deeded acres of recreational range and timber lands with Paulina Creek flowing through it. It features stunning views of the panoramic Cascade Mountain Range and Paulina Peak. The ranch has direct stream diversion water rights to flood irrigate about 410 acres of pasture land including approximately 3,780 acre-feet of storage in Paulina Lake.

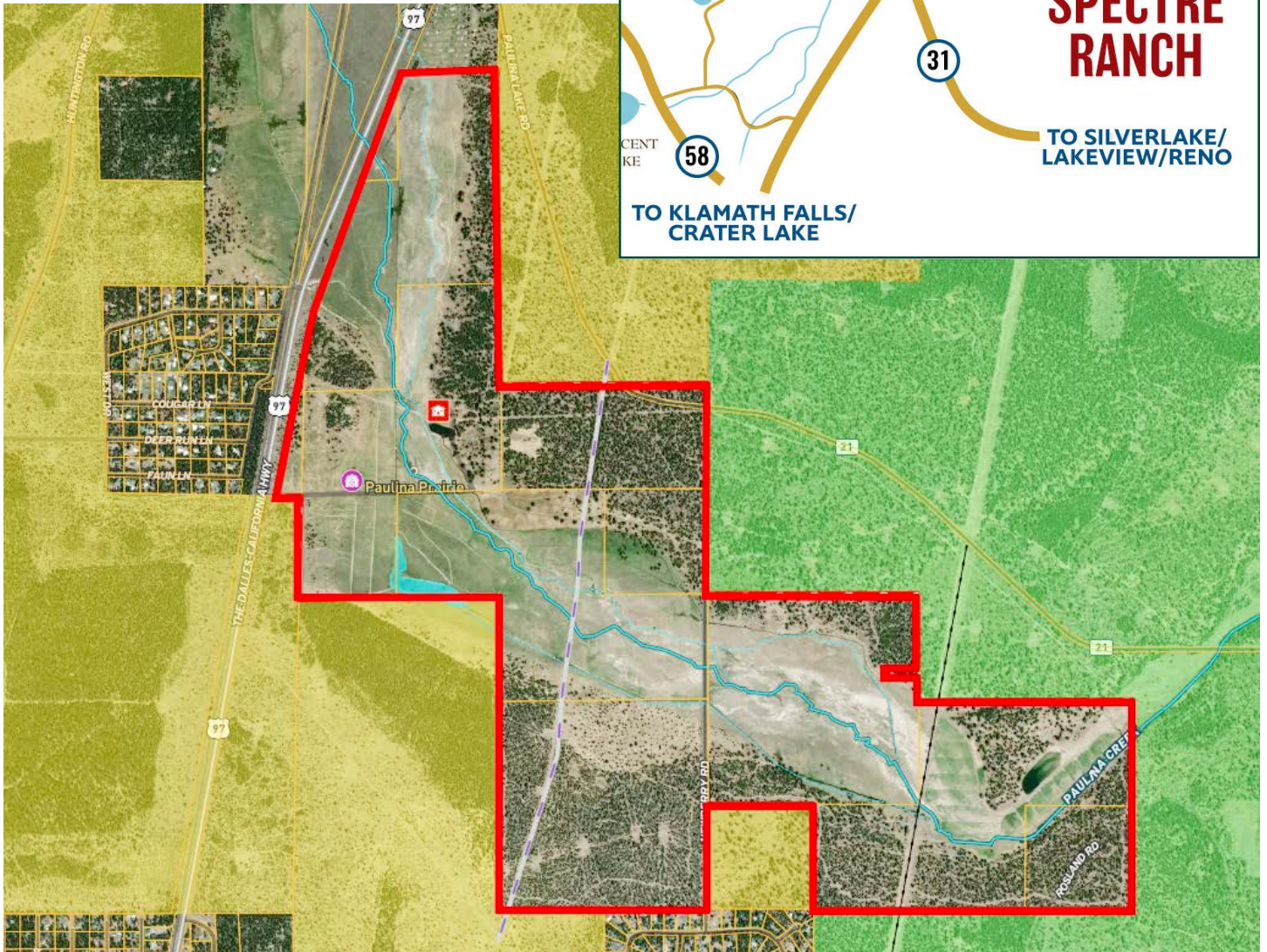
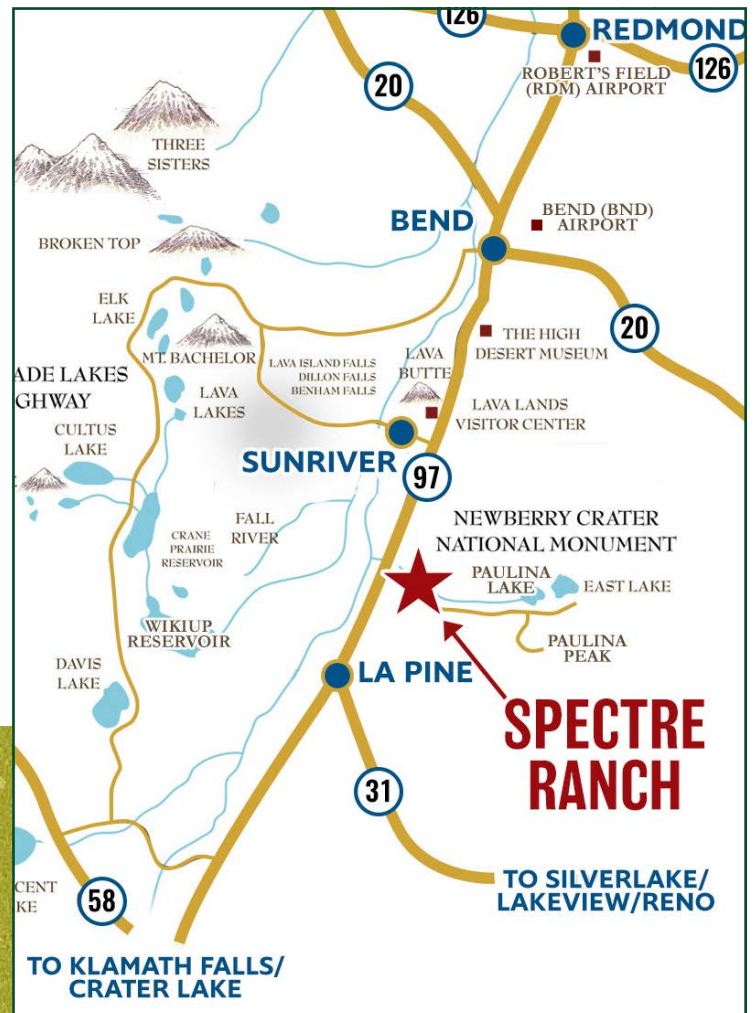
Spectre Ranch distinguishes itself from other Central Oregon ranches with its mountain views and close proximity to Bend. There are also 11 tax lots with significant value-added development potential.



Location

53200 HWY 97, LA PINE, OR 97739

The Spectre Ranch is located on Paulina Creek, approximately 25 miles south of Bend, Oregon. State Highway 97 borders the western boundary of the Ranch and provides excellent year-round access. The area is serviced by the Redmond Municipal Airport, 42 miles north, providing commercial flights to Denver, Las Vegas, Los Angeles, Portland, Phoenix, Salt Lake City, San Diego, San Francisco, and Seattle



Acreage & Topography

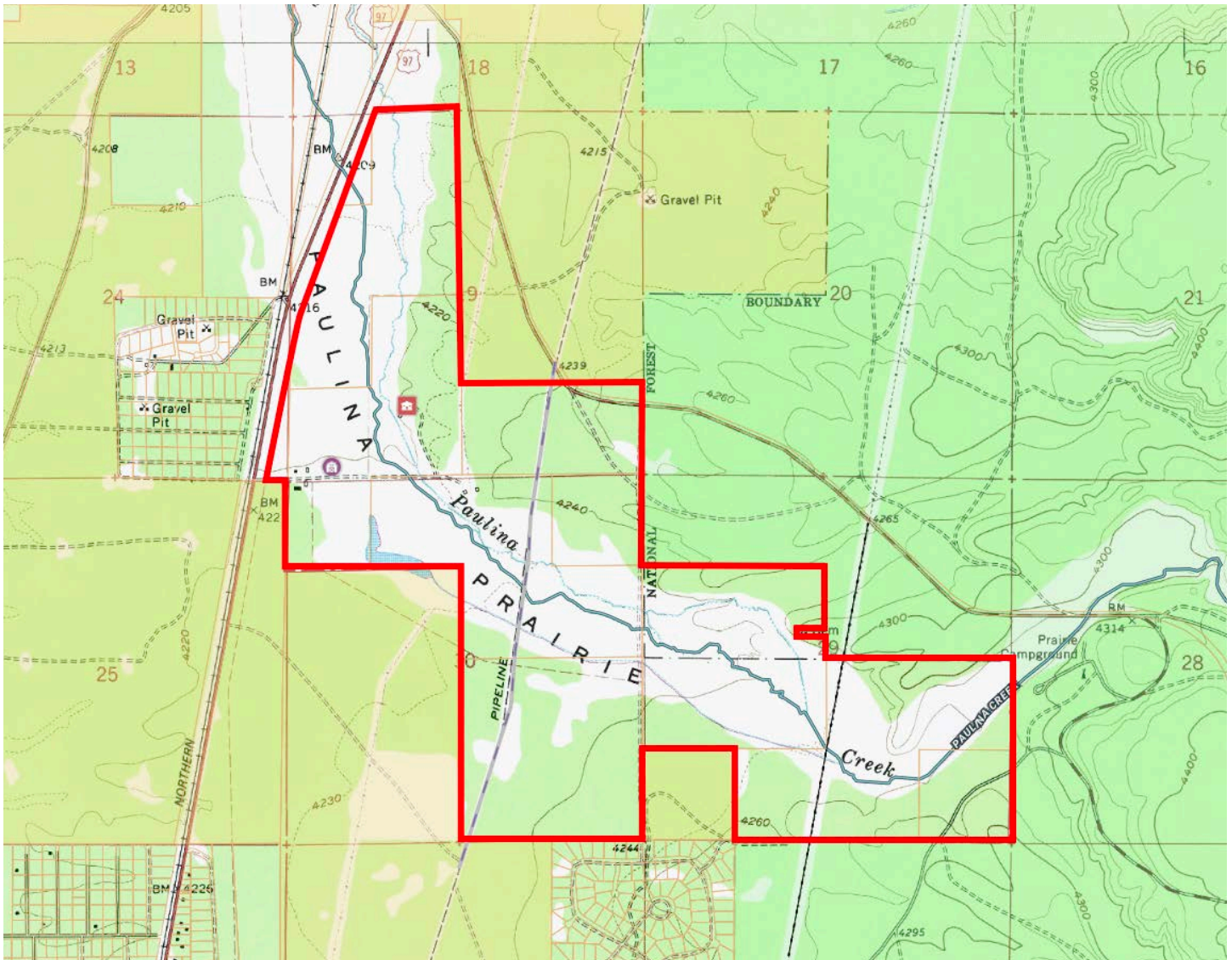
ACRES: ±1,099

TOPOGRAPHY: PRIMARILY FLAT

The majority of the property is a combination of timber land and irrigated pastures with some sub-irrigated pastures in the Paulina Prairie flood plain. The property is primarily flat, gently sloping north and south boundaries along the creek. The flood plain area along the creek is developed pasture and farm land.

APPROXIMATE ACREAGE BY CATEGORY

FLOOD IRRIG. PASTURE	410 AC
MEADOWS	110 AC
REC. RANGELAND	578 AC
FARMSTEAD	1 AC
TOTAL	1,099 AC

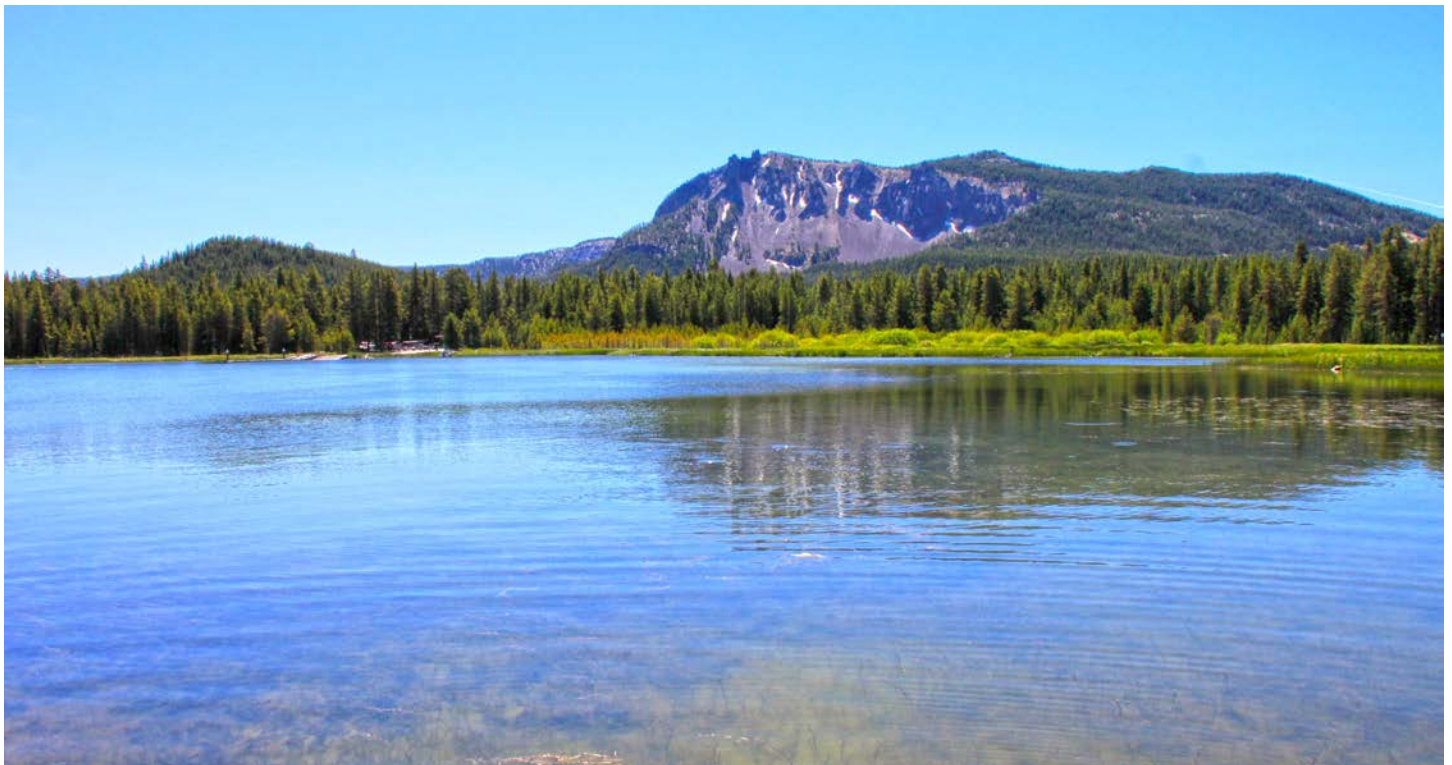


Wildlife & Recreation

HIKING, FISHING, MT BIKING, SKIING,
HORSE RIDING, GOLFING

The dominate features of the property include stunning views of Paulina Peak and the surrounding Deschutes National Forest. To the west, views sweep across the Cascade Mountains, including Mt. Bachelor, the Three Sisters and Broken Top mountains.

With close access to Newberry National Monument recreation area offering 54,000+ acres of lakes, lava flows and geologic features, the area offers endless recreational opportunities including bicycling, camping, fishing, hiking, spelunking, horseback riding, water activities and winter sports.

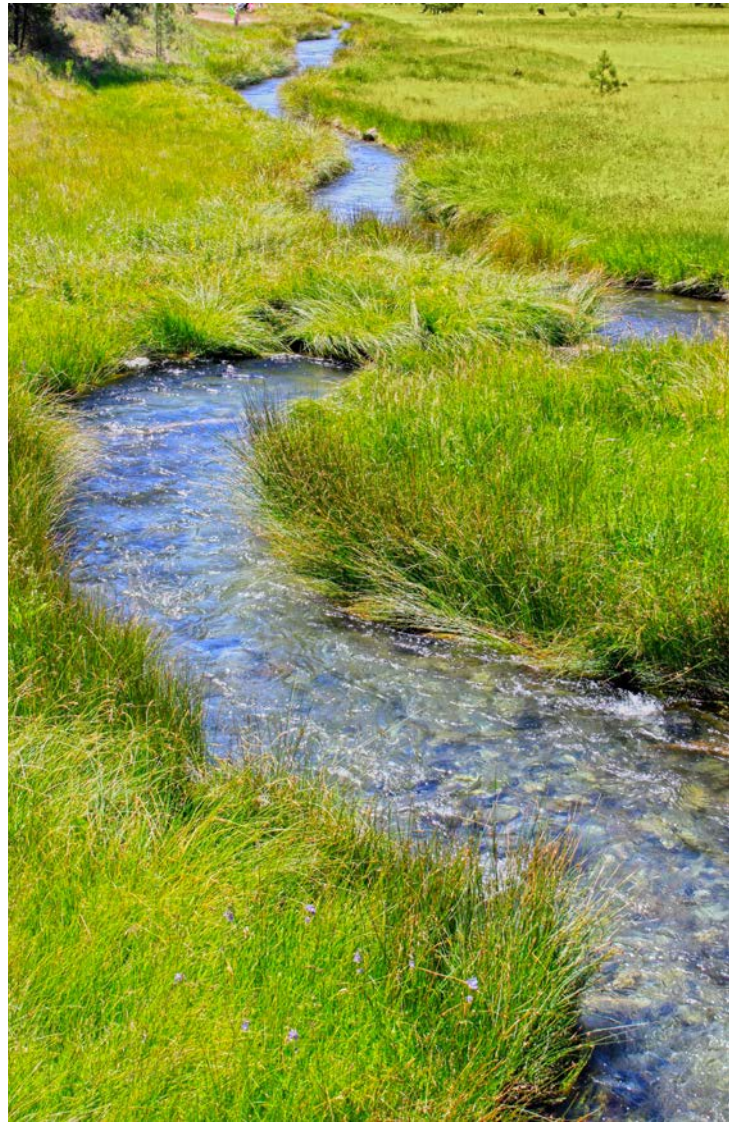


Water Resources

VALUABLE WATER RIGHTS

Spectre Ranch has some of the oldest water rights in the Deschutes Basin, dating back to 1899. Many water resource experts advise the ranch's water rights are some of the most valuable water rights in the Basin, because the ranch has senior rights to divert irrigation water directly from Paulina Creek and approximately 3,780 acre-feet of stored water in Paulina Lake. The ranch controls the Dam which backs up water in Paulina Lake, thereby controlling the top 2.75ft of water stored across the entire lake. Late season creek and irrigation flows are maintained from the stored water in Paulina Lake.

Detailed information pertaining to the water rights can be obtained by contacting the OWRD District No. 11 Water Master, Jeremy Giffin, in South Central Office at (541) 306-6885.





Spectre Ranch

PRICE: \$6,995,000

ACRES: $\pm 1,099$

53200 HWY 97, LA PINE, OR 97739



HIGHLIGHTS

- 1,099 deeded acres of recreational range and timber lands
- Located on Paulina Creek with stunning Cascade Mountain range and Paulina Mountain views
- Direct stream diversion water rights to irrigate ± 410 acres of pasture land including $\pm 3,780$ acre-feet of storage in Paulina Lake
- Approximately 25 miles south of Bend, Oregon
- Close to Newberry National Monument recreation area offering 54,000+ acres of lakes, lava flows and geologic features,
- Endless year-round recreational opportunities including bicycling, camping, fishing, hiking, spelunking, horseback riding, water activities and winter sports.

Disclaimer: The information provided has been obtained from sources believed to be reliable and is believed to be correct, but the project developers and brokers do not guarantee its accuracy. This information is subject to errors and withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

For more information, contact:

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