



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

**7,623.59 DEEDED
ACRES IN ONE
BLOCK**

**BREATHTAKING
LOCATION**

**1,210.6 ACRES
PRIMARY WATER
RIGHTS**

**TWO HOMES
FOREST SERVICE
AND BLM
PERMITS**

**ELK, DEER, AND
ANTELOPE**

\$14.999 M



**DURGAN RANCH
PAULINA, OR**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS

DURGAN RANCH, PAULINA, OR

LOCATION: This ranch is located approximately 8 miles NE of Paulina, OR. Paulina is about one hour SE of Prineville, OR and about two hours from Bend, OR. This ranch is two neighboring ranches combined into one ranch. Address is 10809 SE Durgan Ranch Rd., Paulina, OR. The ranch consists of 15 tax lots in T15S, R24EWM and T16S, R24EWM in Crook County. (See Exhibit A) The ranch is accessed on Beaver Creek Rd., a paved county road. High quality medical professionals and hospitals are located in Bend, Redmond, and Prineville. Redmond has a large airport. Central Oregon provides tremendous shopping and recreational facilities. Mt. Bachelor Ski Resort, only 22 miles west of Bend is the 6th largest ski resort in North America.

PROPERTY: 7,623.59 deeded acres all contiguous in one block with no other land owners within the block. This property is fairly remote and sits by itself with one neighbor in a valley that borders the Forest Service to the north. The views are outstanding and the neighboring ranch is not easily visible.. The ranch has 1,210.6 acres of primary water rights and 601 acres of supplemental rights.

Certificate	Acres	Priority
563	240.5	1883 (100 A.) & 1893 (140.5 A.)
543	148	1884
88410	57	1884
11714	93	1933
89149	130.5	1885
89150	194.5	1878 (150 A.) & 1898 (44.5 A.)
89151	33	1936
Permit		
G-17074	175.5 (Primary) 243.2 (Supplemental)	2002
G-17820	138.6 (Primary) 357.8 (Supplemental)	2015

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PROPERTY: (Cont.) The ranch uses four wells for the two supplemental water rights that are currently in Permits:

CROO 51364 1000 GPM

CROO 51747 600 GPM

CROO 54522 300 GPM (Amended from CROO 51746)

CROO 53470 150 GPM

The land that is irrigated is basically all in native meadow. The main surface water source is Wolf Creek. There are areas that could be farmed and used for alfalfa ground. This could increase hay production and also attract the big game in the area. Most years with the meadow hay, the ranch will produce about 1,000 tons of hay and lots of pasture. About 600 acres are hayed. The ranch currently could run about 500 cows year round, or if used as strictly a summer pasture could possibly run somewhere between 1,000 to 1,500 cows depending on the year. There are 429.51 acres that are not in the sale. This property is in the northeast area. The water rights on that property are in the process of being transferred to the main ranch on the west side of the current meadows, so the total water right acreage will not change. The 7,623.59 acres does not include the 429.51 acres. In addition to the beautiful meadows, this ranch has multiple types of land and forage and timber. There is approximately 1,200 acres of ground with timber on it. This timber is pine and is in multiple stages of growth. There are some amazingly attractive small meadows interspersed throughout the property. The western and northern areas have these areas. Along the entire west side of the property, Widow Creek and the North Fork of Wolf Creek flow down a draw that has beautiful timbered areas and the small meadows mentioned. None of these are part of the water rights, but are natural little meadows. Widow Creek comes from a large spring just north of the property boundary on the USFS and is joined later by the North Fork of Wolf Creek. This creek has trout fishing as does Wolf Creek. Also as part of the deeded land are areas of sagebrush and interspersed with areas of bitter brush which is wonderful forage for mule deer. There are areas with some juniper trees, quaking aspen, and willow. There has been management of the juniper to increase the native grasses and provide more forage for cattle and wildlife. Another great thing is that on the ranch there is a pit for rock for use on the ranch roads.

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GOVERNMENT LEASES: This ranch has two different United States Forest Service (USFS) permits and one Bureau of Land Management (BLM) permits:

USFS: (Approximately 47,000 Acres +/-)

Livestock		Period of Use	Grazing Allotment
240 Cattle	cow/calf	From 06/19 to 10/15	Wolf Creek Allotment
71 Cattle	cow/calf	From 06/01 to 9/15	Heisler Allotment
<u>BLM:</u> (1,968 acres)			
42 Cattle	cow/calf	From 4/16 to 11/15	Lower Pocket (In common)

The Wolf Creek Allotment is basically out the gate and the Heisler Allotment joins Wolf Creek Allotment on the east side of Wolf Creek Allotment. Cattle do well on these allotments.

IMPROVEMENTS: There are two houses on the Durgan Ranch. Both are located at the Headquarters. The main house is a 3 bedroom, 3 bath ranch style home with an office, kitchen, dining area, and great room. It is very nicely remodeled inside. There is a basement and large attached garage. This home was originally built near a spring but now it appears the spring is trying to surface underneath the home and gets water in the basement. Buyers need to be aware of this. The old original Durgan house was built with rock and is also finished in western décor inside. It is more like a big cabin with an upstairs area. There are multiple outbuildings, including a couple of barns, shop, hay cover, and machine shed. The two homes have a water supply from a new well drilled above the improvements and the barns and corrals are fed from an older well. The corral system is in good condition and is well designed for handling livestock. It has good loading and unloading facilities. A hydraulic chute and lead up is under cover. One barn has facilities for calving heifers. There are many shade trees and a nice lawn. The improvements fully complement this ranch. The view from the home is spectacular and you can see no neighbors from this area. Although the ranch is accessed by a paved county road it is remote and secluded.

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RECREATION: This pristine ranch provides multiple recreation activities, including deer, elk, and antelope hunting. Bird hunters will find quail and ducks on the ranch. There is trout fishing in Wolf Creek and Widow Creek. Summer activities can include riding ATVs, hiking, and some beautiful camping areas. In the winter you can ride snowmobiles or cross country ski. Hunting can be improved by planting alfalfa and attracting elk and deer. During hunting season the hunters in the forest push the animals down to the private land.

TAXES: 2022-2023- \$13,385 +/-

REMARKS: If you are looking for a secluded property with thousands of acres all in one block, with large acreages of water rights, beautiful meadows, timber, hunting, fishing, and quiet this ranch has it all. It also accesses USFS property and the views are spectacular! There are multiple areas to possibly put a cabin as a get-a-way and many wonderful areas to camp. Plus the opportunity to get income from your own cattle or lease the grazing to someone else. An advantage of the government permits is that there is rainfall insurance available based on total acres. The county also has a Drought Relief program in drought years and both can be a big benefit in dry years. And the ranch it is easily accessed year round by paved roads. You can contact:

KEN THOMAS-541-589-3433 OR DALLY ZANDER-541-589-3433 FOR SHOWINGS.

KEN THOMAS REAL ESTATE LLC, CRANE, OR.

PRICE: \$14,999,000



Ken Thomas is a licensed real estate principal broker in Oregon

Dally Zander is a licensed real estate broker in Oregon

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DURGAN RANCH, PAULINA, OR



MAIN HOUSE



OLD ROCK HOUSE

DURGAN RANCH, PAULINA, OR



CORRALS



BARN

DURGAN RANCH, PAULINA, OR

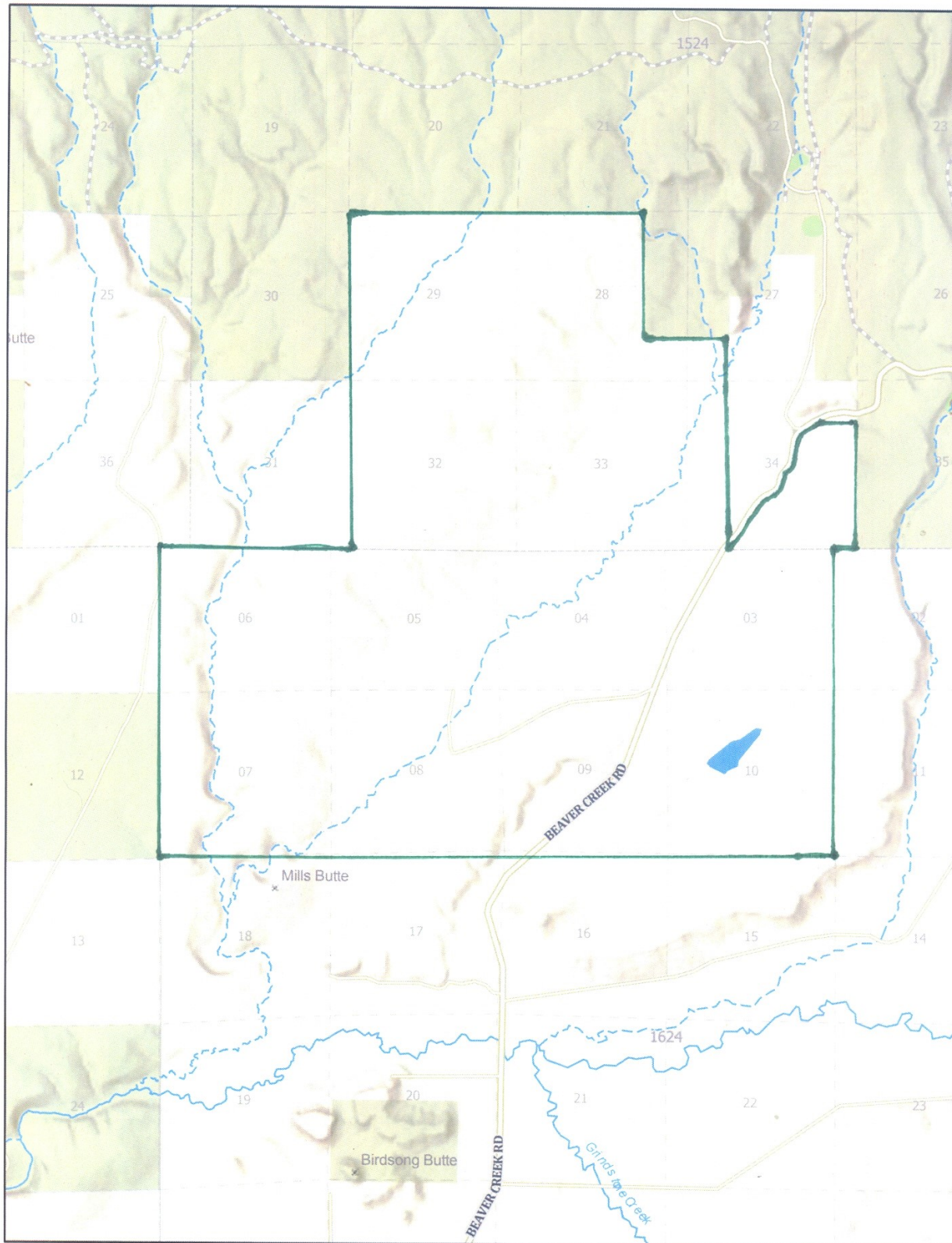


WIDOW CREEK



MARSHY RESERVOIR

DURGAN RANCH



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DURGAN RANCH, PAULINA, OR

EXHIBIT A

Durgan Ranch:

Account #	Legal
5257	T16S, R24 EWM, tax lot 700
5252	T16S, R24 EWM, tax lot 204
5253	T16S, R24 EWM, tax lot 300
5254	T16S, R24 EWM, tax lot 400
1887	T15S, R24 EWM, tax lot 700
5256	T16S, R24 EWM, tax lot 600
5255	T16S, R24 EWM, tax lot 500

Miller Ranch:

1883	T15S, R24 EWM, tax lot 404
1885	T15S, R24 EWM, tax lot 600
1876	T15S, R24 EWM, tax lot 101
1882	T15S, R24 EWM, tax lot 403
1884	T15S, R24 EWM, tax lot 500
1886	T15S R24 EWM, tax lot 601
1881	T15S. R24 EWM, tax lot 402 (less 67.39 Acres)
1880	T15S, R24 EWM, tax lot 401 (less 162.12 Acres)