

Four S Land & Cattle
20453 Hwy 245
Hereford, OR 97837

\$4,800,000
5,078± Acres
Baker County



Four S Land & Cattle
Hereford, OR / Baker County

SUMMARY

Address

20453 Hwy 245

City, State Zip

Hereford, OR 97837

County

Baker County

Type

Ranches, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

44.493855 / -118.138428

Taxes (Annually)

6393

Dwelling Square Feet

2130

Bedrooms / Bathrooms

4 / 2

Acreage

5,078

Price

\$4,800,000

Property Website

<https://www.landleader.com/property/four-s-land-cattle-baker-oregon/41857/>



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PROPERTY DESCRIPTION

Four S Land & Cattle

- 5,078 +/- acres
- Water rights for approximately 407 acres - to be verified with Baker County Watermaster
- Quality, practical ranch improvements
 - Includes 2 homes, shop, calving barn, working corrals w/ hydraulic chute
- Contiguous ranch that allows for 'out the gate' turnout to spring and summer pastures
- Alfalfa fields attract deer and elk resulting in quality hunting opportunities
- Borders National Forest land for further recreational opportunities

Four S Land and Cattle Ranch is a 5,078 +/- acre contiguous ranch that features a mix of over 400 acres of irrigated pastures & alfalfa fields, along with timbered hills filled with cedar, pinon, & juniper that work their way north into the Blue Mountains. The mixed landscape of timbered hills and alfalfa meadows also provides an ideal habitat for elk, deer, and other game that can be found throughout the ranch. Improvements include a newer manufactured house, a ranch hand house, shop, a calving barn, & working corrals with hydraulic chute. Alfalfa is grown on approximately 80 acres under center pivot and approximately 70 acres under two wheel lines.

Water

The ranch has irrigation water rights for just over 400 acres is sourced from both the Burnt River and the North Fork of the Burnt River. Cottonwood Creek and Beaverdam Creek flow through the ranch from north to south before they enter the Burnt River. Livestock water in the range pasture is provided by two spring fed stock ponds, a solar well that feeds 8 water troughs, and numerous undeveloped springs and seeps. Buyers to verify water rights information with BRID. District Manager Shawn Klaus - [\(541\)-446-3313](tel:(541)446-3313)

Climate

Baker County experiences a semi-arid climate characterized by distinct seasons and relatively low precipitation. The region typically enjoys warm and dry summers, with temperatures reaching into the 90s Fahrenheit during the peak of the season. Winters are cold, with temperatures often dropping below freezing, and occasional snowfall is common. Spring and fall are transitional seasons with mild temperatures, though frost can occur in the early and late parts of these seasons. Overall, Baker County has a climate that lends itself well to outdoor activities and the enjoyment of the natural beauty of the area.

Area History

The area around Hereford was originally inhabited by Native American tribes, including the Paiute and Nez Perce. In the mid-1800s, as pioneers ventured westward during the Oregon Trail era, Hereford became a stopping point for travelers and settlers. The abundant natural resources, including fertile land and water sources, attracted people to the area.

Hunting, Fishing & Recreation

Ranch is located in the Sumpter Hunting Unit and qualifies for 5 Landowner Preference Tag applications for both deer and elk. Excellent fishing opportunities for trout, crappie, bass, and more in Unity Reservoir which is about a mile from the ranch. Anthony Lakes Mountain Resort, located 45 min from Baker City, provides skiing, snowboarding, and snowshoeing trails for all skill levels. Recreational enthusiasts will appreciate the nearby proximity to Monument Rock Wilderness, Strawberry Mountain Wilderness, and North Fork John Day Wilderness Area.

Distance To:

Unity, OR: 7 miles

Baker City, OR: 40 miles

John Day, OR: 52 miles

Pendleton, OR: 136 miles

Boise, ID: 147 miles - nearest commercial airport

Bend, OR: 204 miles

Co-marketed with Mirr Ranch Group.

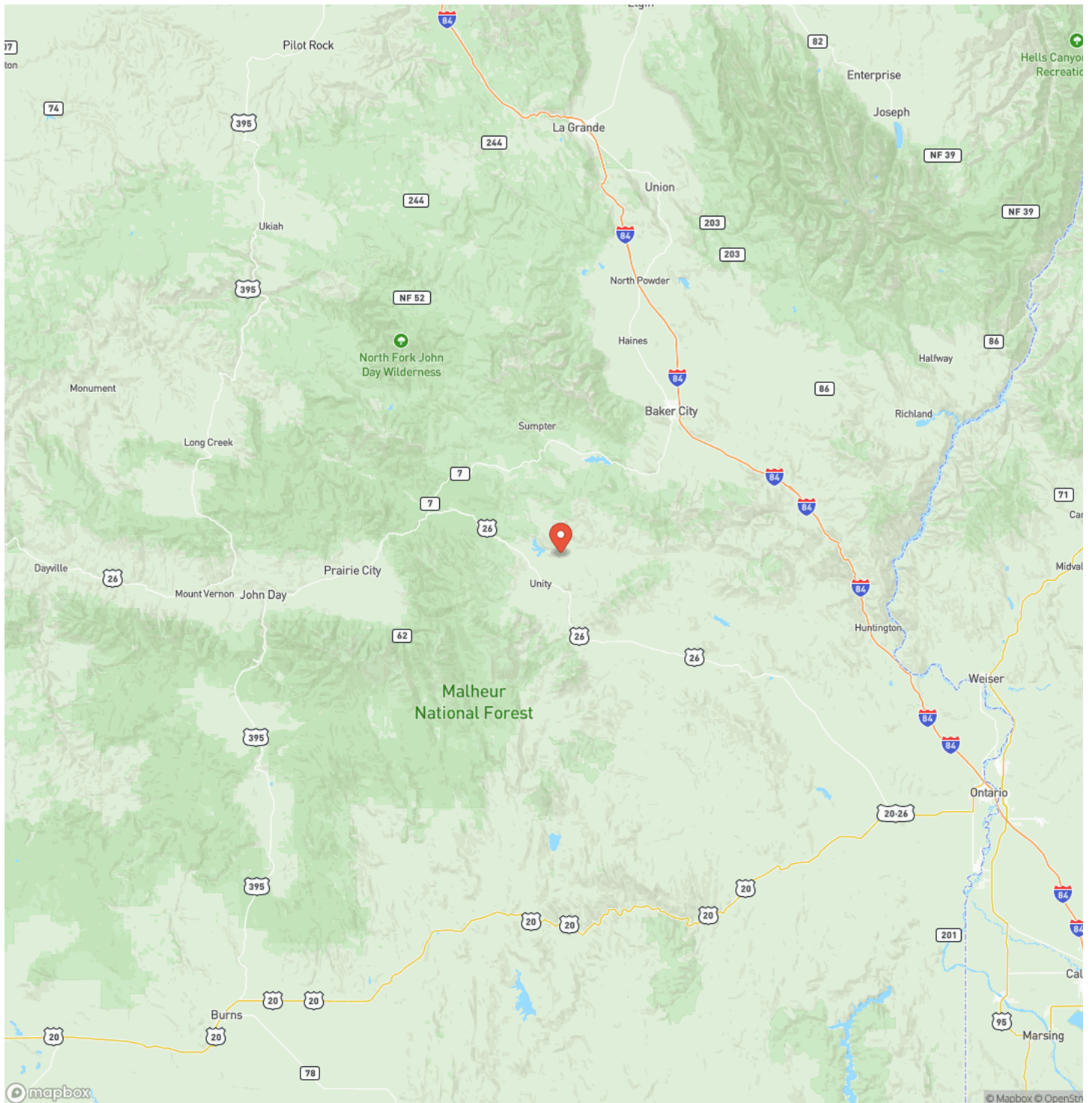
Four S Land & Cattle
Hereford, OR / Baker County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Evan Kaseberg

Mobile

(541) 980-8730

Email

Evan@northwestranchgroup.com

Address

City / State / Zip

Hereford, OR 97837

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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