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LANDLEADER™

KEN THOMAS REAL ESTATE LLC

CRANE, OREGON

541-493-2776

64347 HARNEY AVE

CRANE, OR



TWENTY MILE RANCH

ADEL, OR

1,450.15 DEEDED ACRES

ABOUT 651.65 ACRES WATER RIGHTS

NICE MEADOWS

ONE SECTION MOUNTAIN MEADOW

LOTS OF NICE IMPROVEMENTS

TWO HOMES



$7,000,000

REDUCED

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 SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

TWENTY MILE RANCH, ADEL, OR

LOCATION: 14977 Twenty Mile Rd, Adel, OR. This ranch is about 6 miles south of Adel, OR on a paved county road. It is located in the southwest end of Warner Valley. It lies at the east base of the Warner Mountains. One section, 640 acres, is located about 30 miles to the northwest in the Warner Mountains. It is called Bull Prairie and is a high mountain meadow with some timber. Lakeview is about 33 miles west of Adel. Lakeview is two hours from Klamath Falls, OR and about three to four hours from Central Oregon and the towns of Bend, Redmond, Madras, and Sisters. Lakeview has a population of about 2,400 people and has many nice businesses. It is the county seat for Lake County, an area of about 8,300 square miles, and a total population of around 8,000 people. Adel is a ranching community with a store and café with fuel.

PROPERTY: The certificates for the water rights are:

#80472 (Adel Water District)	123.6 acres	Priority 1967
#13547	528.05 acres	Priority 1878 –1888

The Adel Water District administers 564.8 acres and the district charges $10.39 per acre. The water charge this year is $5,868.27. These are really good meadows with great water rights. Current owners have just pastured these meadows along with the land in Bull Prairie. They have been keeping about 400 pairs there for about 9 months and then take them back to their main headquarters to feed about 3 months. They start hauling cattle there early in April most years. Bull Prairie is a beautiful piece of land. It has good access and the meadows are naturally irrigated. This field is completely surrounded by US Forest Service. There is some timber there but not a lot. Makes good shade and nice aesthetic value. It is truly an amazing gem in the mountains.

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TWENTY MILE RANCH, ADEL, OR

IMPROVEMENTS: This ranch has some tremendous improvements. There are two homes and both are two story. The main house is 1,988 sq. ft. and has 3 bedrooms and 3 full baths. The kitchen is large and very nice along with a sunroom with table. It is a well maintained home with a metal roof and T 111 siding. There is a detached garage and nice yard fence, along with some shade trees. The house is on a concrete foundation. The home is heated with an oil Monitor heater along with a wood stove. There is no air conditioning. The flooring is original restored wood floor, along with some stone tile, and some carpet. The smaller house is also 3 bedroom and one bath. It has a metal roof and T 111 siding. It also has a detached garage with oil Monitor heater. It is 1,200 sq. ft. and a nice house. There are some other nice improvements including a 2,080 sq. ft. barn with some nice corrals. It is one of the steep roof older and well built barns with a metal roof. The shop is 1,920 sq. ft. with a concrete floor. It has high eaves with a large overhead door. The machine shed is 2,016 sq. ft. and there are three other multipurpose buildings. This is a beautiful headquarters for this ranch and is well maintained. At Bull Prairie there is a small log cabin in a beautiful setting in the pine trees. A nice place to stay when working at that field or just to get away. There are also good corrals at Bull Prairie to work cattle and to haul cattle in or out. Bull Prairie is truly a spectacular place.

TAXES: 2023-24- $7,237.95

REMARKS: This is an amazing property with lots of irrigated land, tremendous improvements, and a great area to live in. There is also a lot of wildlife, including deer, antelope, bighorn sheep, and also ducks, geese, and quail. In addition, there is some good fishing in the area. This ranch has it all.

PRICE: **$7,000,000.00** **PRICE REDUCED!**

LAND LEADER™
FARM, RANCH & RECREATIONAL REAL ESTATE

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