



64347 HARNEY AVE
CRANE, OR

296 +/- DEEDED
ACRES

NICE
IMPROVEMENTS

PERIMETER AND
CROSS-FENCED

ABOUT 295
ACRES WATER
RIGHTS

GREAT VIEWS OF
THE MOUNTAINS

REDUCED

\$1,299,000



CEDARVILLE, CA CATTLE RANCH



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.

CEDARVILLE, CA CATTLE RANCH

LOCATION: The main ranch is located at 397 Main St., Cedarville, CA in Surprise Valley and is in six parcels. See Exhibit A. Cedarville is about 2 hours from Klamath Falls, OR, Lakeview, OR is about 1 1/2 hours, and about 3 hours from Reno, NV.

PROPERTY: The main ranch at Cedarville is 296 acres +/- . It is almost entirely irrigated and has the only first water rights on Cedar Creek. They are allowed 5 cfs year round. The irrigated land is mostly native meadows with a lot of clover. The cost for the water was \$1,762 this year and all irrigation is flood. In normal years, this property can put up 600 tons of hay. Even in drier years, such as 2021, they still put up 200-300 tons. Historically, and the owner has been there 32 years, the ranch ran about 120 cows year round. The place is perimeter fenced and cross-fenced. There are great views of the mountains.

IMPROVEMENTS: There are some very nice improvements on this property. The main ranch house is an historic and vintage 2 bedroom, 2 bath, 1600 square foot home. There is a covered front porch, double pane windows in bedrooms, kitchen, and laundry room/mud room. There are two sources of heat, with a wood stove and propane heat. The ceiling is insulated. The flooring under the carpet is fir tongue and groove. The property has city water. There are many shade trees and a beautiful yard. Outbuildings include: 40x60 post and beam barn with metal roof, power, and water; 30x48 feeder barn also with metal roof, power, and water; 24x30 granary with metal roof and power; 20x20 tractor barn with metal roof and power. There are two small garages, cold storage building, and a small deck. Livestock handling equipment include loading chute, corrals, Teco squeeze chute, several heated stock waterers, and a water line to the east field for stock water.

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REMARKS: This is a nice, small cattle and hay ranch located in a picturesque and fairly remote area. A perfect set-up for someone wanting to own their own ranch or just a place to get away and enjoy a quiet ranching community. Don't miss out!!

REDUCED!!!

PRICE: \$1,299,000.00 (OFFERS CONSIDERED)

IN COOPERATION WITH PETE AND MORGAN NEVIN,
FAR WEST R&C SALES/MGT. CO. , RENO, NV



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Exhibit A

Cedarville Ranch Properties

APN 027-212-044-000

APN 027-212-045-000

APN 027-220-001-000

APN 027-270-001-000

APN 027-320-002-000

APN 033-300-016-000

CEDARVILLE CA CATTLE RANCH

