

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

**\$4,800,000**  
5,078± Acres  
Baker County



**MORE INFO ONLINE:**

**[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)**

**Four S Land & Cattle**  
**Hereford, OR / Baker County**

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**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/>



## Four S Land & Cattle Hereford, OR / Baker County

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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  
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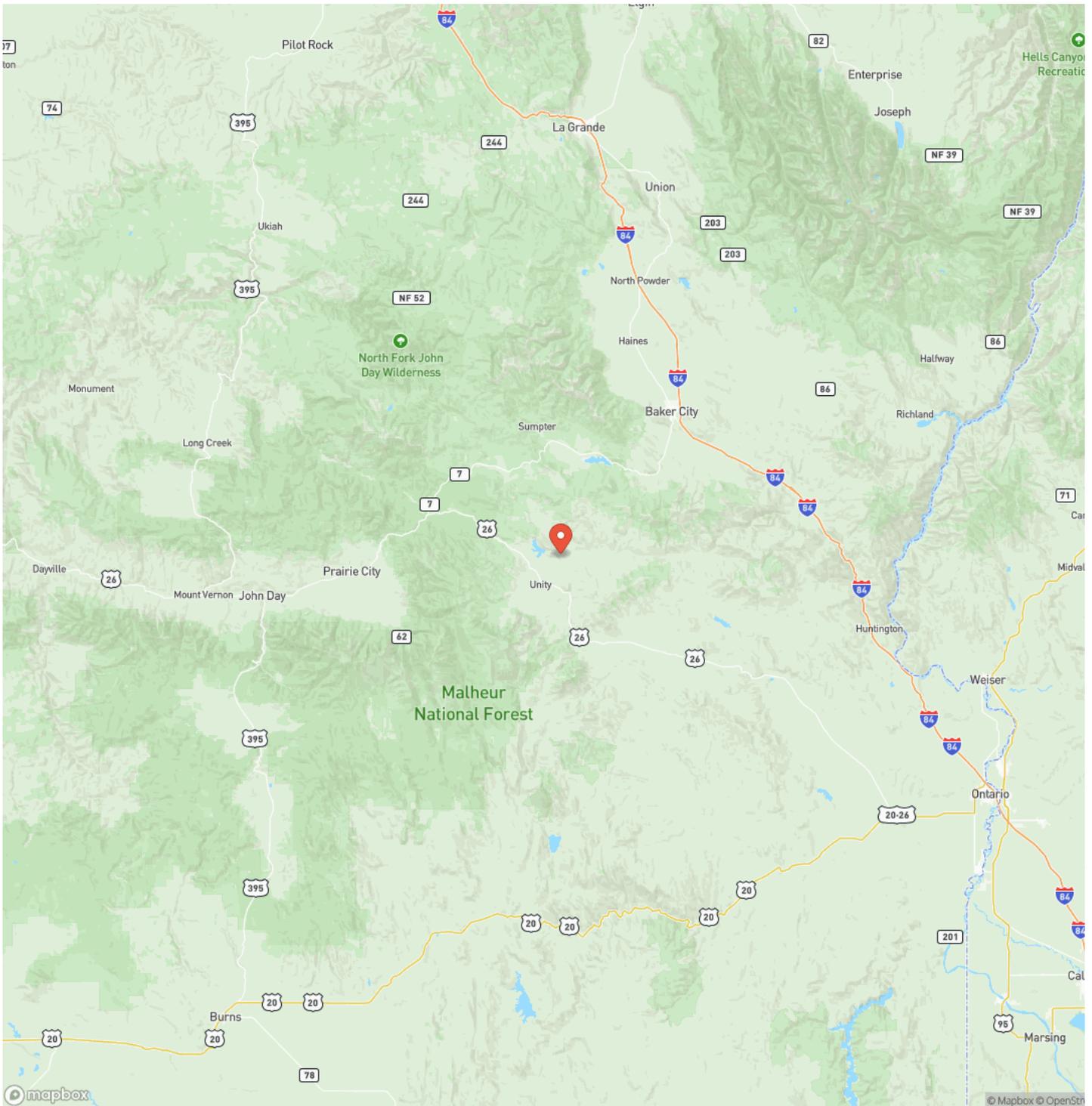
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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