



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

501.28 DEEDED
ACRES

THREE PIVOTS

TWO WHEEL
LINES

ABOUT 390
ACRES WATER
RIGHTS

ALFALFA AND
ALFALFA/GRASS

LOTS OF
IMPROVEMENTS

\$2,750,000



**91119 DOG LAKE LANE
LAKEVIEW, 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 SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

LAKEVIEW, OR FARM

LOCATION: 91119 Dog Lake Lane, Lakeview, OR. This farm is about 12 miles west and south of Lakeview on a paved county road. It is nestled against the mountains and has tremendous views of Goose Lake Valley and the Warner Mountains to the east. Lakeview is about 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.

PROPERTY: This beautiful farm comprises 501.28 acres +/- . There are five different tax accounts. The main portion of the property is to the north of Dog Lake Lane, and west of Andy Hill Road. One parcel of 156.36 acres lies on the east side of Andy Hill Road, and another small parcel of 1.89 acres is on the south side of Dog Lake Lane and has a nice hay shed on it. The farm has some very nice farm ground and raises outstanding crops of alfalfa and alfalfa /grass hay, along with a pasture that has Bluegrass and Meadow Fox grasses. There is an area of approximately 50 acres on the west side against the base of the mountain that has sagebrush and juniper trees. This is a nice calving area if someone wanted to run cattle. There is a stock well and water trough in this field. To the east of the junipers is a field of about 40 acres, which has the Bluegrass and Meadow Fox. It is irrigated from an irrigation ditch from Drews Reservoir. The owners have a pump to take water from the ditch and pump the water into two wheel lines to irrigate the pasture. Over the fence to the east is a 137 acre Valley pivot which irrigates a six year old stand of alfalfa and orchard grass. This water is from an irrigation well which produces about 2,000 gpm. The next field has had five wheel lines on it but the owners are replacing them with a new 1/2 Valley pivot. This will be a half pivot with an end gun. The owners may leave some of the wheel lines for a new owner. This pivot field was seeded to orchard grass in 2023. The water also comes from the irrigation well. The last field is the one on the east side of Andy Hill Road. It has a quarter mile pivot covering about 130 acres. The pivot was a Pringle but has been converted to basically a Valley pivot. The water for it also comes from the irrigation well and is in new alfalfa (2023). Last year the owners put up about 700 tons of hay on two cuttings and leased the pasture out after the second cutting. With the new stands and the addition of the new pivot, production should increase significantly.

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LAKEVIEW, OR FARM

IMPROVEMENTS: This farm has an abundance of improvements, always a benefit for a farm or ranch. Some of the improvements are older but nicely maintained. The stick built home has a main floor and basement. The main floor is 1,618 square feet and the basement is 899 square feet. There are three bedrooms and two baths, with nice laminated flooring in most of the home. The kitchen is very nice with lots of cupboards and plenty of counter space, along with a breakfast bar. The dining room is a separate area for formal dining. The basement area is mostly finished and the only entrance and exit is the main stairway from the back door area. This is a very comfortable ranch home. The range and refrigerator stay. The home is heated with an oil Monitor stove and wood heat if needed. There is a large deck on the back of the house along with an enclosed porch. The roof is composition shingle. Along with a nice yard and shade trees, this is a very nice home. The other improvements are also nice and maintained. There is a three car garage which the owners use mainly for storage. It is a metal structure with metal roof. The shop is a very nice and large Quonset hut, 30 ft by 60 ft. with a concrete floor. It is equipped with work benches and bins with bolts and nuts, etc. Of course, there is a barn with four stalls and tack room the stalls have adjoining paddock areas. This barn is 36 ft. by 48 feet with a metal roof. The paddock areas, along with all of the corrals are built with steel pipe. The corral system consists of seven different pens with alley way for the heavy duty metal loading chute along with a very good squeeze chute and leadup. This is a high quality corral system with water available for the pens. A nice farm like this should have an equipment shed, and this one has that. It is also an enclosed metal building 30 ft. by 120 ft. with three large access doors. It has one area with concrete. To complete this impressive list of outbuildings, the farm has two hay sheds. One is at the headquarters and is 25 ft. by 72 ft. The second one is across the road and a little west of the headquarters and measures 60 ft. by 140 ft. and is on a separate 1.89 acre tax lot. It is partially enclosed on the sides. There is a smaller metal structure and a corral in the juniper portion which can be used for calving.

WATER RIGHTS: Water rights are included in five certificates:

Certificates # 63272; 30974; 79084; 79085; 79086.

Note: A previous owner had transferred 40 acres from the field east of the house to the 40 acres which is in pasture. The transfer was never completed and the current owners have done the necessary work to be put into a certificate and are waiting for the state to finish putting it in a certificate.

LAKEVIEW , OR FARM

TAXES: 2023-2024- \$5,367.33

REMARKS: If you want a great farm in the Lakeview area that is not dependent totally on reservoir water and has a great high producing irrigation well, pivots, and a couple of wheel lines, this farm is the one! It has really good soils, beautiful views, good access, and privacy. Add to that very nice and functional improvements. Good high speed internet is also available. It has it all! Please contact:

KEN THOMAS REAL ESTATE LLC, CRANE, OR:

KEN- 541-589-3433

DALLY- 541-589-2195



PRICE: \$2,750,000.00



Ken Thomas is a licensed real estate in Oregon

Dally Zander is a licensed real estate agent in Oregon.

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