



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

**2,500.96 DEEDED
ACRES**

**56.8 ACRES
WATER RIGHTS**

**SOME PINE
TIMBER**

**SCATTERED
JUNIPERS**

**GREAT WILDLIFE
HABITAT**

**NUMEROUS
SPRINGS**

GREAT VIEWS

\$3,500,000

**UNDER
CONTRACT**



THOMAS RANCH MITCHELL, 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.

THOMAS RANCH, MITCHELL, OR

LOCATION: 21090 Hwy. 26, Mitchell, OR. Two parcels: Account # 1681; Tax lot 1800, T11S, R22EWM; and Account # 1761; Tax lot 200, T12S, R22EWM. It is located about 5 miles east of Mitchell, OR.

PROPERTY: 2,500.96 acres of deeded land in the heart of excellent hunting country. The land north of Highway 26, comprises 971.99 acres of fairly steep hills and juniper trees. There is lots of native grass and a couple of water sources for livestock and/or wildlife. Good habitat for mule deer and even elk at times. There are wild turkeys and Hungarian partridge in the area to mention a couple of game birds. There are some roads in this area with access off of Hwy 26. it is perimeter fenced. There are some great views of the country from the tops of the ridges. On the south side of Hwy 26 there are 1,528.97 acres all in one block. It is perimeter fenced except for one 40 acre parcel belonging to the neighbor and part of this parcel is not fenced. This part of the ranch has some meadow and numerous springs scattered throughout the property. There is some run-off water for the creek running though the meadows. When you get back up to the south there are junipers and brush and lots of native grass. The many springs provide water for livestock and wildlife, including mule deer, antelope, elk, and game birds. On the east side of this parcel there is timber ground. The county says this part is about 240 acres. Owners have never logged it. They had it cruised at one time, and this information can be available for potential buyers. There is one spring with an old dugout log for a water trough. This area on the west side has several springs, with one area forming a small reservoir of 3 to 4 acres that is an attractive water area for ducks. It is a secluded and peaceful area. At least one of the springs has a small pond below it. This whole area is a private and secluded area to attract the wildlife. This could be a hunter's paradise.

WATER RIGHTS: The ranch has 56.8 acres of water rights in the parcel south of the highway. The water comes from early run off from Kayes Creek and the many springs along the meadow area. This water right is Certificate # 13585 with an 1872 priority date. The ranch has been leased out for several years, and more could be done to improve the meadows. These meadows are also a big draw for wildlife and game birds. The meadows can be be used for hay for winter feed for livestock. Also, the current renter has the property rented through the year 2025. The annual lease is \$16,500.

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THOMAS RANCH, MITCHELL, OR

IMPROVEMENTS: There is a house that was built in 1920 that is on the ranch. it is 1,740 square feet according to Wheeler County records. It has been a rental for many years. Records show it has a composition shingle roof and a wood stove. There are no other improvements.

TAXES: \$3,100.25 2023-2024

REMARKS: Here is a diverse property with capacity to run cattle on and raise some hay. Could also have a tremendous recreational property with mule deer, antelope, elk, wild turkey, upland game birds such as Hungarian Partridge, and waterfowl such as ducks. There is also timber on the property. Pick a place to build your dream home or cabin and enjoy this property.

PRICE: **\$3,500,000.00**

UNDER CONTRACT

Call Ken @ 541-589-3433 OR Dally @ 541-589-2195



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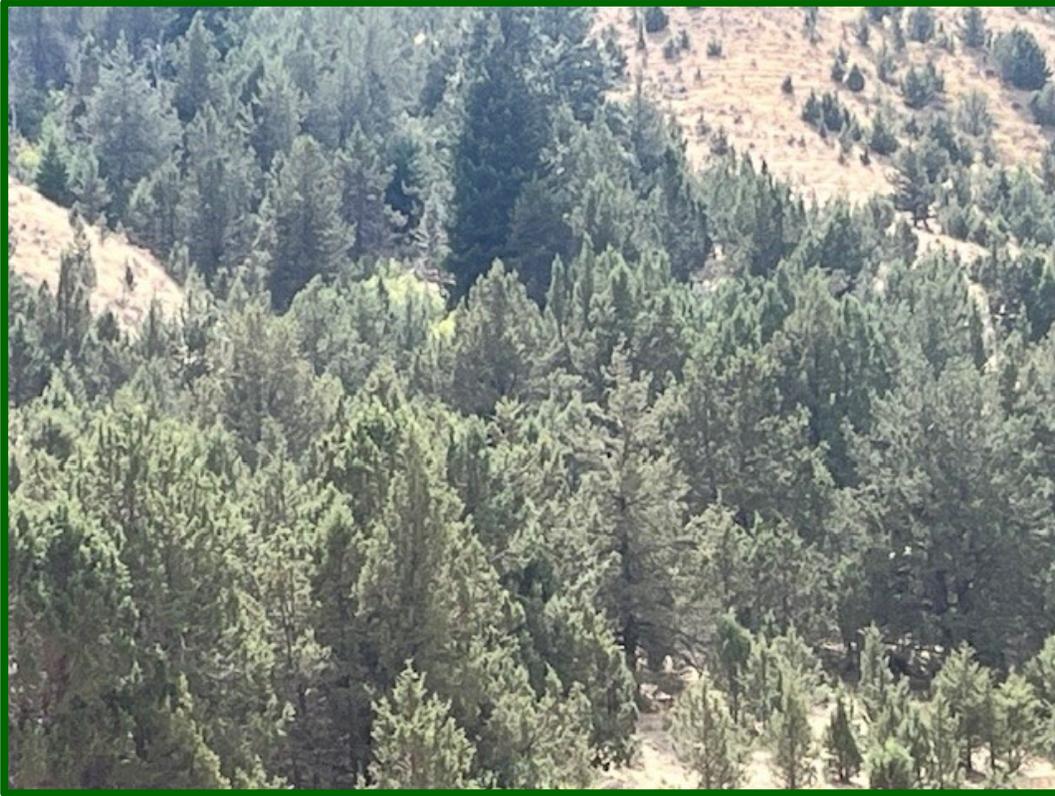
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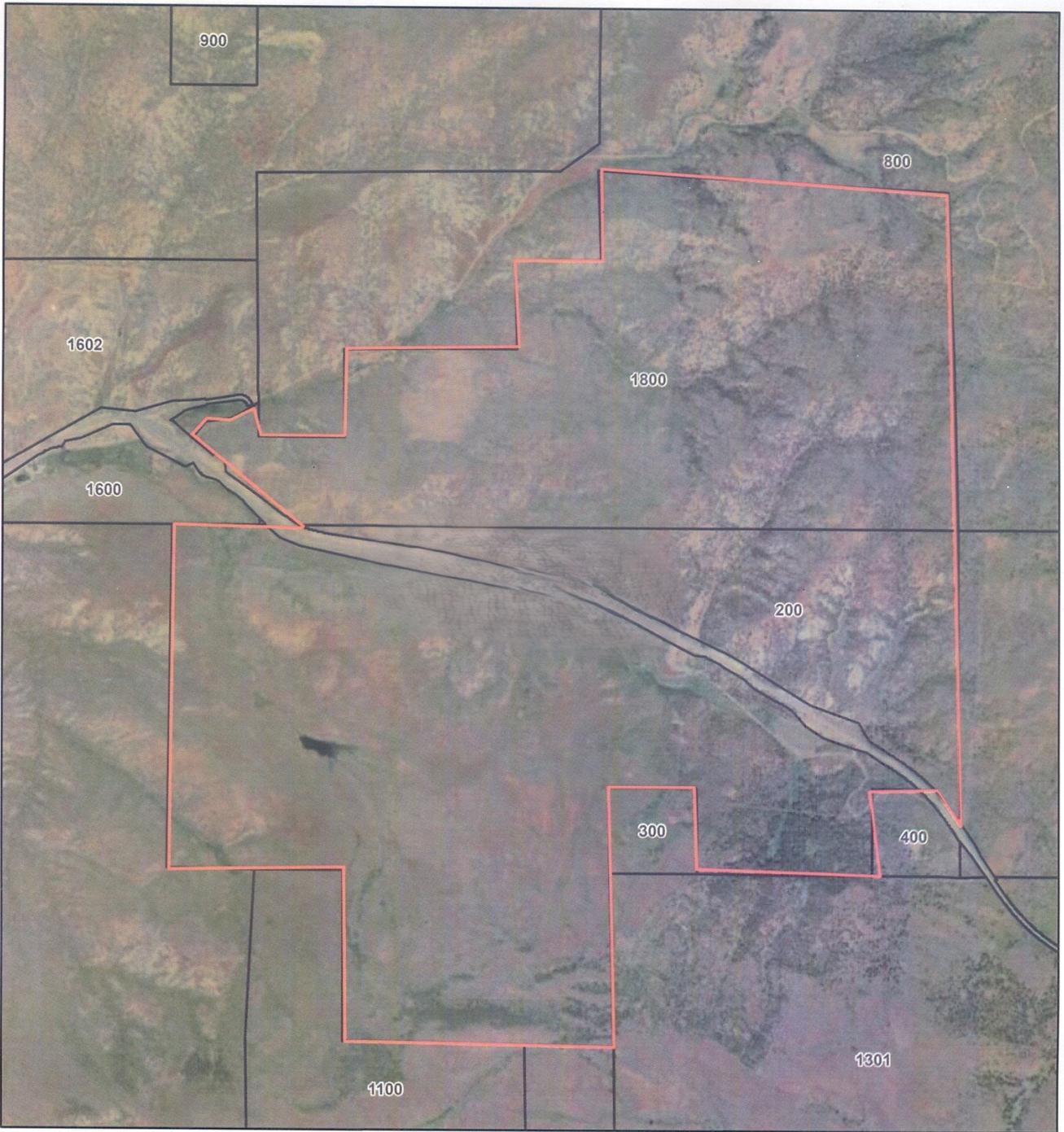
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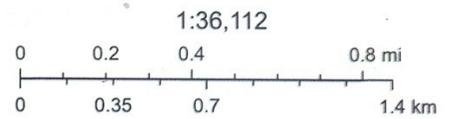


Thomas- Mitchell



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 Tax Lots



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