

# J BAR M Annex Ranch Property

Step onto the J BAR M Annex, 150 acres of Lakeview's most fertile land, poised for prosperity and growth. With 100 acres of established water rights, this property is a cornerstone for agricultural ventures, a strategic investment, or the site of a bespoke luxury estate.

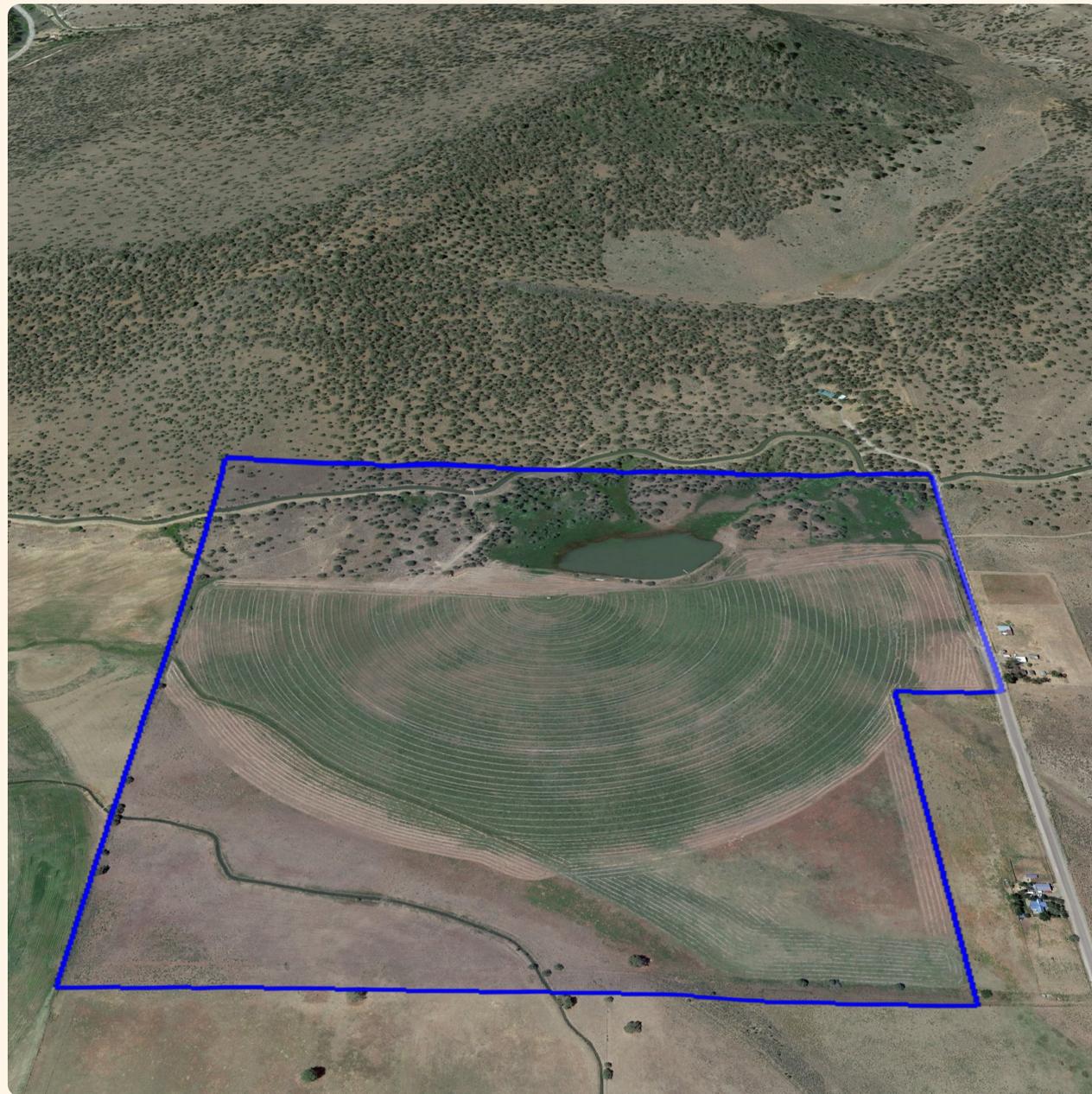
Begin your exploration of the J BAR M Annex, where potential is as vast as the open skies above, and every acre holds the promise of a new legacy.



**by Rich Bradbury**

# Property Overview

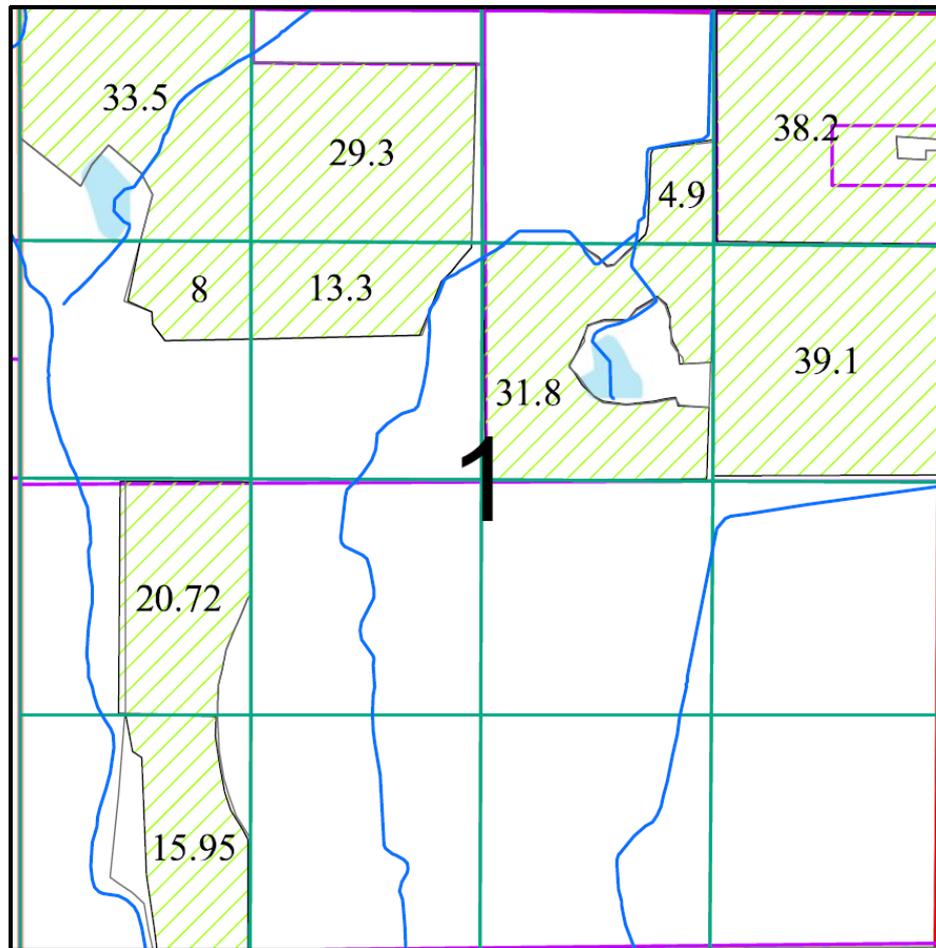
- **Agricultural Readiness:** Operational corral and fertile fields primed for ranching and crop production.
- **Irrigation System:** Equipped with a private 30hp pump, ditches, and canals for efficient water management.
- **Natural Features:** Includes a tranquil pond, enhancing the property's aesthetic and utility.
- **Water Rights:** 85 acres backed by established water rights for irrigation.
- **Expansive Acreage:** 150 acres of versatile land in Lakeview, Oregon.





# Water Rights

Township 40 South, Range 18 East, W.M.



December 2017

1 inch = 1,320 feet



# Ranch Value Index

The Ranch Value Index (RVI) is a critical metric for evaluating the investment potential of ranch properties. It takes into account various factors such as market trends, water rights, land value, and environmental conditions to project the future value of a ranch. Here's how the J BAR M Annex stands according to the RVI score:

## J BAR M Annex RVI Score Overview

- **Location:** Lakeview, OR, Lake County
- **Asking Price:** \$685,000
- **Acres:** 150
- **Price Per Acre:** \$4,556.04
- **Water Rights:** 84 acres
- **Water Rights Value Per Acre:** \$6,566.63
- **Dryland Value Per Acre:** \$4,556.04

## Key Scores and Values:

- **Water Score:** 56% (11% higher than class average)
- **Market Appreciation:** 3% (aligned with class average)
- **Climate Score:** 0.97 (slightly below class average)

## Growth and Value Projections:

- **Projected Annual Growth Rate:** 4.6189%
- **Current RVI:** \$716,639.81 (20% higher than class average)
- **5-Year RVI Projection:** 25% growth to \$858,504.05 (22% higher than class average)

The J BAR M Annex's RVI score and projections underscore its superior investment potential compared to the class average. With a higher water score and a robust projected annual growth rate, the property's value is expected to appreciate significantly over the next five years. This makes the J BAR M Annex an attractive option for investors looking for a property with excellent growth prospects in the ranching and agricultural sector.

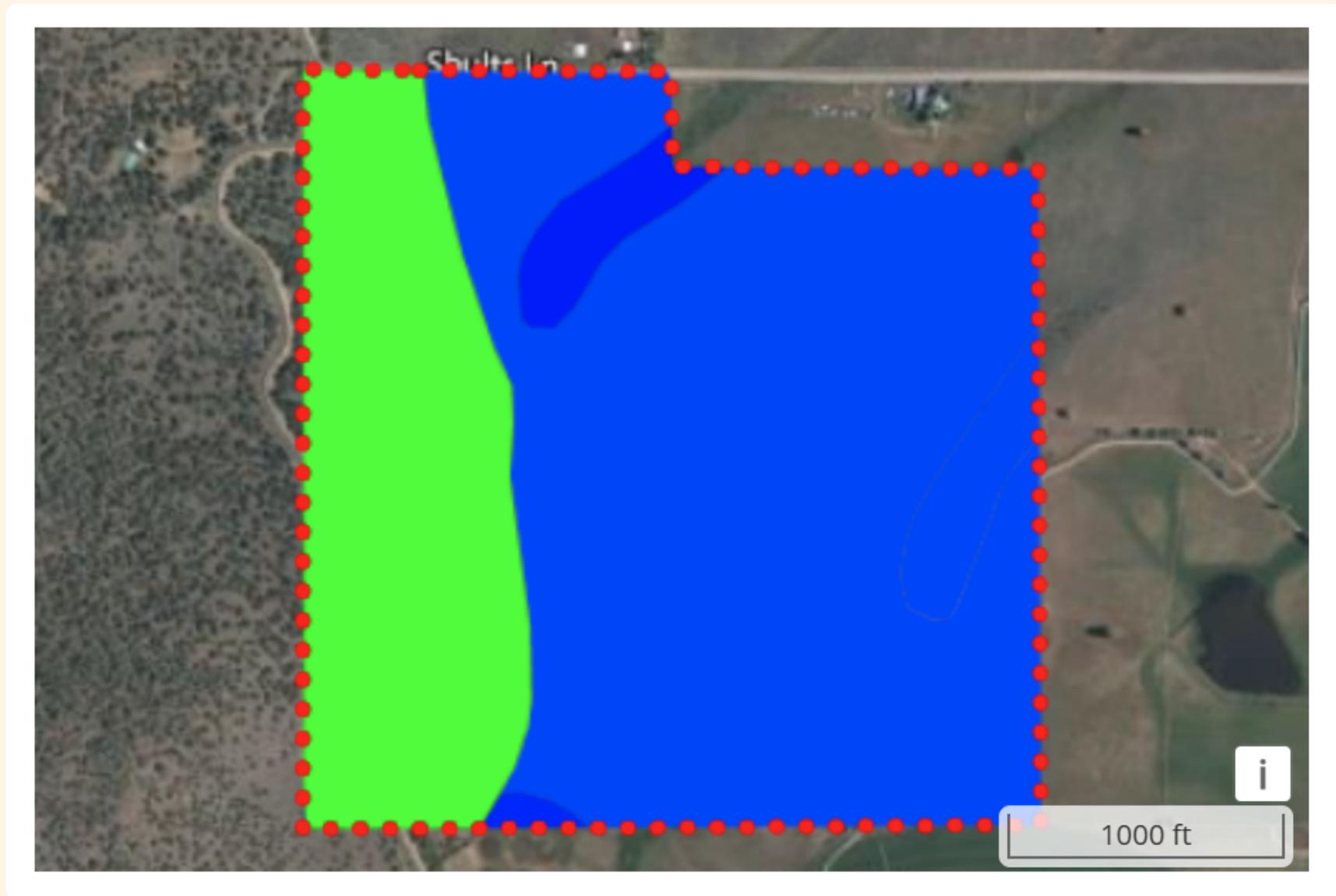
J BAR M Annex		Active			
City	State	County			
Lakeview	OR	Lake			
			<b>Class Average</b>		
<b>Asking Price</b>		\$ 685,000.00	\$	<b>570,780.00</b>	
<b>Acres</b>		150		<b>147</b>	
<b>Price Per Acre</b>		\$ 4,556.04	\$	<b>3,953.15</b>	
<b>Water Rights</b>		84		<b>71</b>	
<b>Water Rights Per Acre</b>		\$ 6,566.63	\$	<b>5,369.81</b>	
<b>Dryland Value Per Acre</b>		\$ 4,556.04	\$	<b>3,953.15</b>	
<b>Water Score</b>		56%		<b>45%</b>	
<b>Market Appreciation</b>		3%		<b>3%</b>	
<b>Climate Score</b>		0.97		<b>0.98</b>	
<b>Projected Annual Growth Rate</b>		0.046189497		<b>0.043200522</b>	
<b>Ranch Value Index (RVI)</b>		\$ 716,639.81	\$	<b>594,898.36</b>	
<b>RVI 5yr</b>	25%	\$ 858,504.05	<b>23%</b>	<b>\$ 702,728.66</b>	

## RVI Disclaimer

The Ranch Value Index (RVI) is an estimate and not a predictor of future property values. Actual market conditions and economic factors may lead to different outcomes. Investors should use the RVI alongside other due diligence methods and seek professional advice. The provided RVI figures are not a guarantee of performance and should not be the sole basis for investment decisions. We are not liable for reliance on the RVI projections.



# Soil Profile



Soil Type	Dominant Soil Group	Soil Classification	Soil Acres	Soil Description	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Offset Est. 30 Yr. Avg (ton/ac/yr)	Carbon Offset Est. 30 Yr. Avg (ton/yr)
243B	D	0	101.7	Salisbury loam, 0 to 5 percent slopes	0.2	18.6	0.3	26.7
133E	D	0	42.7	Lasere very stony loam, 5 to 30 percent slopes	0.2	7.8	0.3	11.2
243C	D	0	5.1	Salisbury loam, 5 to 15 percent slopes	0.2	0.9	0.3	1.3
124A	C	8	4.6	Lakeview loam, 0 to 2 percent slopes, goose lake valley area, mlra 21	0.3	1.2	0.3	1.6
132C	D	0	0.8	Lasere loam, 2 to 15 percent slopes	0.2	0.1	0.3	0.2
14F	D	0	0	Booth complex, 30 to 50 percent north slopes	0.2	0	0.3	0



# Price and Contact Information

## Price

\$685,000

## Contact Information

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