



FOR SALE

SPRAGUE RIVER

RANCH

Klamath County, OR
30,620 ± Total acres
15,620 Deeded acres
15,000 Leased acres
\$23,350,000



The Sprague River Ranch is the quintessential combination of a recreational and operational ranch. The expansive, large scale cattle ranch dominates the Sprague River valley while over 16 miles of the North and South forks of the Sprague River along with Meryl Creek provide world-class trout fishing. Located in south central Oregon, approximately 45 northeast of Klamath Falls, the Sprague River Ranch is comprised of 15,620 ± deeded acres along with over 15,000 leased acres.

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FISHING

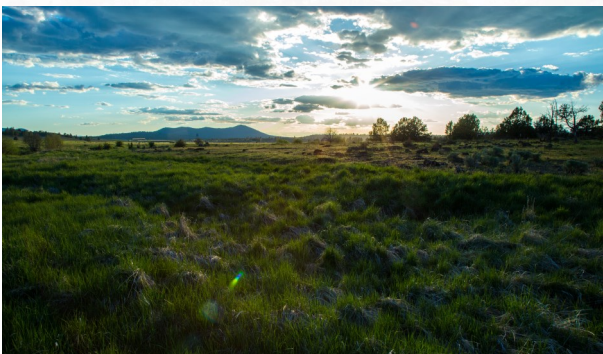
The Sprague River is revered amongst the trout fishing community as one of the greatest dry fly fisheries in the United States. With over 16 miles of river access, Sprague River Ranch is a fisherman's haven. The North & South Forks of the Sprague River are private streams that are natural spawning and year-long habitats for wild, native redband (rainbow) and wild brown trout. Resident fish of both species range up to 26" with occasional migrating fish up to three feet in length have been landed. While the fish respond well to nymphs and streamers below the surface, most people focus on the premium experience of dry fly fishing on the surface.





CATTLE

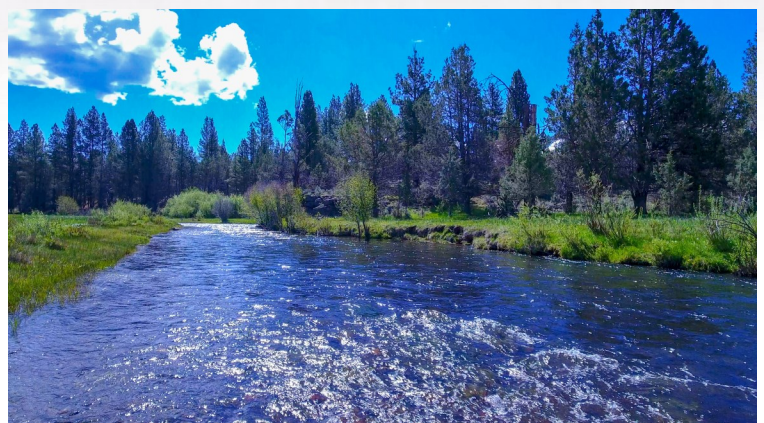
Sprague River Ranch is a highly productive, operating cattle ranch that offers tremendous grazing and water resources. The ranch currently runs 1,030+ cows, 50 bulls and 140 replacement heifers. There are nine new solar stock water wells as well as ten domestic wells for household use as well as supply water to corrals, feed yards and barns. The ranch boasts four irrigation wells, 3 of which pump 3,000 to 3,500 gallons per minute as well as a center pivot irrigation system with 7 spans for native grasses and hay production. Additionally, the ranch has a few natural river springs on the property.





WILDLIFE

The ranch and surrounding Forest Service lands are home to abundant mule deer along with a growing population of elk. California quail, Hungarian partridge and an assortment of waterfowl are found on the ranch throughout the year. With its abundant water resources and diverse upland habitat, the ranch is also home to a host of other wildlife species including black bear, sandhill cranes, raptors, and migratory songbirds.





AMENITIES

The main residence, which overlooks the North Fork, is comfortable and understated and fits appropriately into the surrounding landscape. The 2,050 ± square foot house consists of 2 bedrooms and two baths and features a unique contemporary design. There are 9 other residences located around the ranch that provide ideal employee housing. There are numerous shops, working corrals with scales, and barns strategically located for efficient low stress cattle processing.





LOCATION

Situated between the quaint towns of Beatty and Bly, the ranch is the perfect balance of accessible yet secluded. The ranch lies along and north of State Highway 140. The cities of Klamath Falls (50 miles southwest) and Medford (2 hours west) provide both commercial and private air services. Klamath County is located in south central Oregon east of the Cascade Range. The county covers approximately four million acres with the Fremont-Winema National Forests comprising 2.3 million acres of the county's landmass. Located just north of Klamath Falls, Upper Klamath Lake is the largest freshwater lake in the state and one of the largest in the country. Majestic Crater Lake National Park, Oregon's only national park, is also located in Klamath County. Famous for its amazing water clarity and deep blue color, Crater Lake is the deepest lake in the Western Hemisphere with an average depth of 1,148 feet.



Sprague River Ranch offers superlative mountain scenery, extensive national forest boundary, private Forest Service grazing permits, a large number of residential and agricultural improvements and a balance of irrigated and sub-irrigated meadows, timbered uplands, and native rangeland. Sprague River Ranch is one of the premier fly-fishing ranches for sale in Oregon and in the West.



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