



LEGACY RANCHES & FINE SPORTING PROPERTIES

Four S Land & Cattle

Hereford, Oregon
(Baker County)

\$6,495,000
5,970 +/- Deeded Acres



Listed in cooperation with Land Leader Northwest LLC & exclusively marketed by Mirr Ranch Group LLC.

WELCOME TO FOUR S LAND & CATTLE

Four S Land and Cattle is a 5,970-acre contiguous ranch that features a mix of nearly 700 acres of irrigated pastures & alfalfa fields, along with timbered hills filled with cedar, pinon, and juniper that work their way north into the Blue Mountains. The property benefits from dependable irrigation water from Unity Reservoir and historically has been able to produce up to 1,500+/- tons of hay when in full production. 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 an owner's house, a newer manufactured guest house, a ranch hand house, two shops, a calving barn, & working corrals with a hydraulic chute.

Conservatively estimated to run 250-300 pairs and put up enough hay for winter feeding with some left over to sell. Historical hay production has been between 1,300-1,500 total tons. This number could probably be higher with more intensive management. Alfalfa is grown on approximately 80 acres under a center pivot and approximately 80 acres under two-wheel lines. Irrigation water from Unity Reservoir is about as dependable as there is in eastern Oregon. The reservoir fills almost every year and a full reservoir results in an irrigation season that lasts through September.



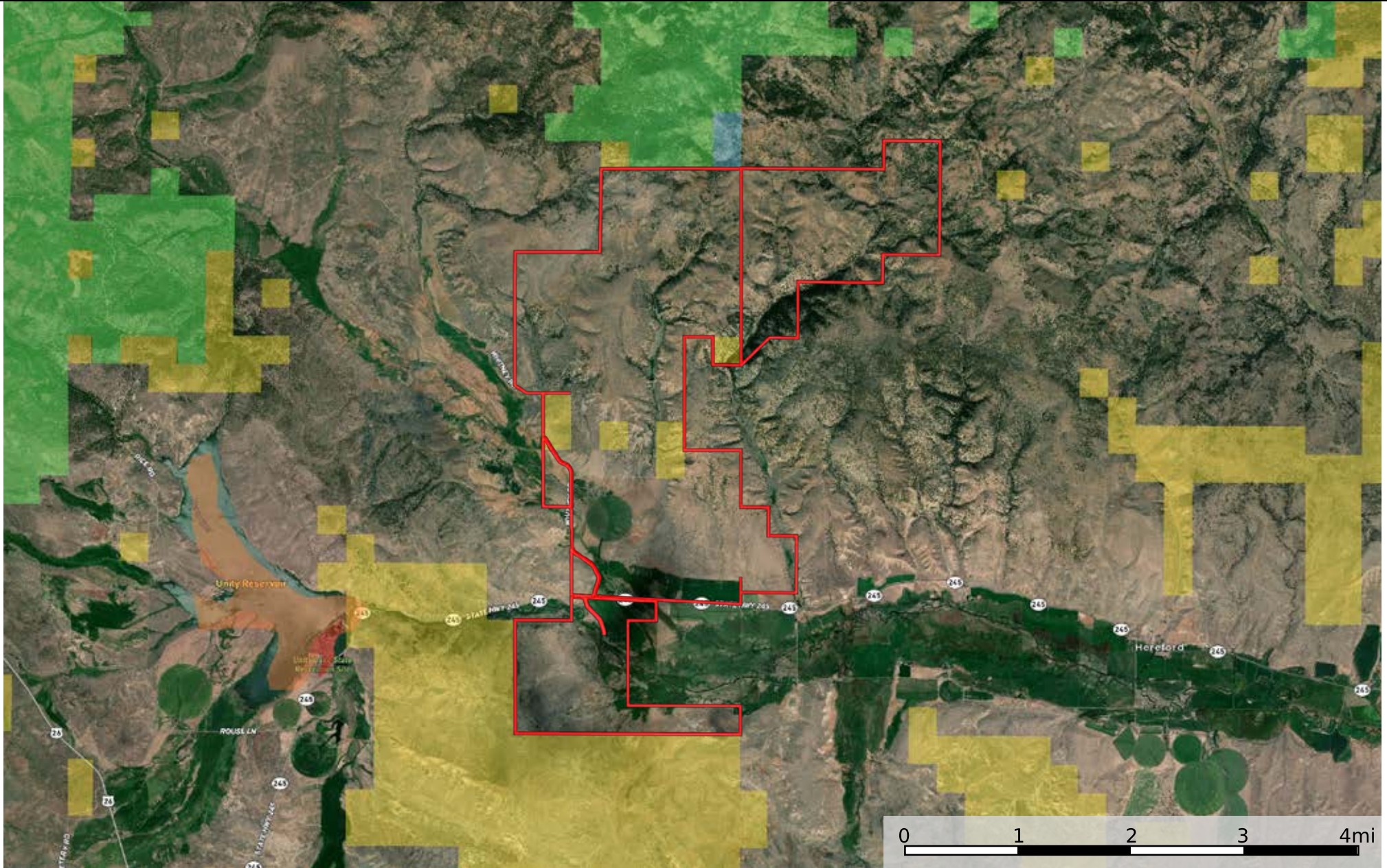
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FEATURING

- ✦ Dependable irrigation water from Unity Reservoir
- ✦ Quality, practical, and well-maintained improvements
- ✦ Contiguous ranch that allows 'out the gate' turnout to spring and summer pastures
- ✦ Self-sustaining, puts up enough hay to feed cattle throughout the winter
- ✦ Alfalfa fields attract deer and elk resulting in quality hunting opportunities
- ✦ Bordered by BLM land to the South and national forest to the North allowing for limitless recreational opportunities





- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

FOR MORE INFORMATION

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