

Rock'n LB Ranch

THE OPPORTUNITY

The Rock'n LB Ranch* has been acquired by the lender who has ordered a price reduction of \$1,725,000 to accelerate a sale by year-end, providing unprecedented value for purchase of a 458± acre sportsman ranch with two homes, shop, horse barn and 296± acres of irrigated pasture, and 1.9± miles of private river frontage within the heart of the Upper Klamath Basin and Pacific Flyway.

A Published Reserve Price of \$1,225,000 has been established for the Sealed Bid Auction to purchase the Ranch in either its entirety, or with the option for bids to be submitted on two individual parcels. Parcel A – 299± acres with 1.5± miles of riverfront and all Ranch improvements for \$975,000 and Parcel B – 158± acres with meadow, building site for a private residence and .4 mile of river frontage for \$250,000. The sale of either Parcel A or B is subject to combined accepted bids, in the aggregate, to equal or exceed \$1,225,000.

*The Rock'n LB Ranch is a registered brand. The name is personal property and will not be conveyed as part of the sale.

