

Rock'n LB Ranch is one of the rare private riverfront properties along the main stem of the Sprague River, known for rainbow and brown trout, having a spectacular setting with well-developed ranch complex in combination with established dated water rights, providing options for both cattle and horse operations. In addition, a riparian and riverfront habitat enhancement program has been completed in partnership with U.S. Fish & Wildlife Service, at a cost of over \$250,000, adding significant long-term recreation value to the entire property.

The Ranch has a strategic location with year-round access to all four season recreation activities in the Upper Klamath Basin and Pacific Flyway, is within a 45-minute drive of the Klamath Falls Airport and 15-minute drive of the Chiloquin Airport, which can accommodate small aircraft.

See Supplemental Information Package for detailed property outline and location of irrigation pumps.

