

RANCH AND IMPROVEMENTS

The 458± acre Rock'n LB Ranch is located in the Upper Klamath Basin, 14 miles east of Upper Klamath Lake along a meandering main stem of the Sprague River, within a wide-open valley of primarily private ranches surrounded by Winema National Forest. The Sprague River is a tributary to the Williamson River and known as a "meadow stream" with brook, rainbow and brown trout, and bass. Near a spring on the Sprague River in the southeast corner of the Ranch is an outstanding fishing hole. The Ranch is at an elevation of 4,200± to 4,300± feet and has frontage along Williamson River Road, with paved year-round access to Chiloquin and Highway 97 north to Bend and south to Klamath Falls.

The riverfront extends along the entire southern boundary of the Ranch, with ownership of both riverbanks in the southeast section of the property, including small islands between the river and channel.

The property is primarily rolling to flat pastureland lined with timber, having an estimated 296± acres of irrigated pasture and 151± acres of non-irrigated pasture and timberland. Ranch headquarters are located on 10± acres along a ridge top overlooking the Sprague River, with gated paved entry drive to the caretaker residence, corrals, horse pen and main residence, shop and horse barn. The main residence was built in 1973, caretaker residence constructed in 2005 and horse barn and shop built during the last ten years. There is a stock pond below the main residence near the river and a second stock pond in the northwest corner of the western pasture.

Williamson River Road runs along the northern portion of the Ranch; the entire property is fenced, with opportunity for cross-fencing to improve productivity of the pastureland.

The estimated carrying capacity of the Ranch is 250 head for five to six months for summer pasture, and has historically run 180 head on a year-round basis with winter feed.

The 296± acres of pasture are flood irrigated from a main line, with three pumping stations along the Sprague River.

There is a rock road system that provides access from the main entry road to the riverfront which extends from the area below the main residence by the stock pond and pumping station, and then goes east to the southeast corner and the third pumping station.

The Ranch is being offered in two parcels. Parcel A is 299± acres, all located in Section 24 (Tax Lots 2000 and 2100) and includes the Ranch complex with two homes, shop, horse barn and hay shed, and an estimated 235± acres of irrigated pasture with 1.5± miles of riverfront. Parcel B is 158± acres, all located in Section 19 with an estimated 60± acres of irrigated pasture and .4± mile of riverfront. The sale of these two parcels as separate parcels will require an allocation of water rights and some reconfiguration of the irrigation system's mainline. A new entry road for Parcel B will need to be developed from Williamson River Road.

Main Residence

The two-level, 3,360± square foot, five bedroom, three bathroom home has a spectacular setting on a ridge, with views to both the west, and southwest, to the Sprague River. The main level has a living room with rock hearth fireplace, dining area and kitchen with access to a large wraparound deck. There is an office, full bathroom, bedroom and master suite with access to the wraparound deck plus outdoor hot tub.

The lower level is a daylight basement and has a large recreation room with bar and sunken rock fireplace. There is access to an outdoor patio with views of the Sprague River. The lower level has a pool room with pine paneling, full bathroom and two additional bedrooms.

The home has a metal roof and cedar siding. The prior owner had updated two of the bathrooms and remodeled all bedrooms and the pool room. The kitchen has not been fully updated. Heat is electric baseboard. The home has a carport.

None of the furnishings or personal property are part of the sale.

Caretaker Residence

The 2,263± square foot home with three bedrooms was built in 2005 and has an attached two-car garage. The one level home is located between the main residence and entry drive, with views to the southeast of the Sprague River and Saddle Mountain. There is a living room with fireplace, kitchen, family room, and master suite, all with access to a rear deck. There are two and a half bathrooms, and a utility room. Heat is electric forced air. The home has a metal roof and bat and board siding. It is currently occupied by the caretaker and his family, who are interested in remaining as caretaker under the new owner.

Shop

The 3,479± square foot shop is located by the main residence and has a concrete floor with four overhead doors and two bays. There is 220 voltage power to the shop. There is a small workshop off one of the bays. There is covered outdoor storage for firewood and equipment. None of the equipment or personal property is part of the sale.