

### GRAZING LEASES

There are no grazing leases. Existing livestock will be removed prior to close of escrow.

### CONSERVATION PARTNERSHIP WITH U.S. FISH & WILDLIFE SERVICE

The Rock'n LB Ranch has been a partner with U.S. Fish & Wildlife Service and Oregon Watershed Enhancement Board in a program along the 1.9 miles of Sprague River frontage to improve water quality and enhance habitat for the endangered Lost River and Shortnose Sucker fish, as well as the threatened Cutthroat trout. Over \$250,000 in public funds has been invested in straightening and steepening the Sprague River Channel through placement of wedges in the three meander bends along the Ranch riverfront. Placement of wedges using rocks and logs, installation of diversion pipes, relocation and replacement of water pumps and plantings and re-vegetation of riparian banks has all been completed. Additionally, Rock'n LB Ranch has installed fencing to keep livestock out of the river channel in order to assist in the water and riparian enhancement project, and has signed an agreement allowing U.S. Fish and Wildlife to monitor the enhancement project until 2021. (See agreement in Supplemental Information Package.)

### ZONING

The entire Ranch is zoned EFU-CG – Exclusive Farm Use Commercial Grazing.

### UTILITIES

There is both power and phone service to the Ranch, and on-site septic and wells serve the two residences.

### TAXES

Total taxes for 2011-2012 are \$4,147. The property is assessed as Farmland by Klamath County Assessors Office.



*Left: Rock wedges have enhanced the habitat along main Sprague River channel and provide access to small island*



*Right: Some renovations have been undertaken at main residence*



*Left: Entire Ranch is fenced*



*Right: Estimated carrying capacity is 250 head for summer pasture*

### LOCATION and DIRECTIONS

10550, 10560, and 10570 Williamson River Road. Township 34 South, Range 8 East, Section 24, Tax Lots 2200 and 2100 and Township 34 South, Range 9 East, Section 19, Tax Lots 300 and 900. From Highway 97, take Chiloquin Exit and proceed to Sprague River Highway. Go east five miles to Williamson River Road. Turn left and proceed five miles to Ranch entry gate at 10560 Williamson River Road.