

HUMPHREY RANCH



PRICE REDUCED!

SALE PRICE: ~~\$8,500,000~~ \$7,750,000
9,430± Deeded Acres near Paulina, OR 97751

COMPASS 
COMMERCIAL

**REAL
ESTATE
SERVICES**

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EXECUTIVE SUMMARY

The historic Humphrey Ranch, dating back to 1875, stretches across 9,430± deeded acres nestled in the foothills of the stunning Ochoco Mountains. This is a recreational ranch that currently supports a 500 head cow/calf operation. Located in the draw-only Ochoco Hunting Unit, the ranch is a hunter's oasis with abundant elk and mule deer populations. Turkey, chukar, grouse, duck and geese also call the area home. In addition to the deeded acres, a generous 27,906± acres of grazing allotments (1,783±/- AUMs) supports the cattle operation. The property currently has 707± acres of native grass hay fields and three stacking yards. Featuring magnificent views of lush green meadows, the private homestead includes a recently updated ranch home, a barn constructed from the finest materials, and a bunkhouse which will stand 100 years with minimal maintenance. Humphrey Ranch has impressive water resources in the form of 1,013± acres of water rights sourced from four runoff creeks, a stock water well with two miles of buried water line, natural springs, and a collection ditch system to catch rainwater runoff from Powell Mountain. This is an excellent opportunity to own a private hunting retreat and cattle ranch and in the Ochoco Mountains!



SURROUNDED BY THE OCHOCO MOUNTAINS



10,000+ ACRES OF RECREATION LAND



ELK, PRONGHORN, MULE DEER AND BIRD HABITAT



HUNTING CABIN WITH PRIVATE RESERVOIR

DETAILS

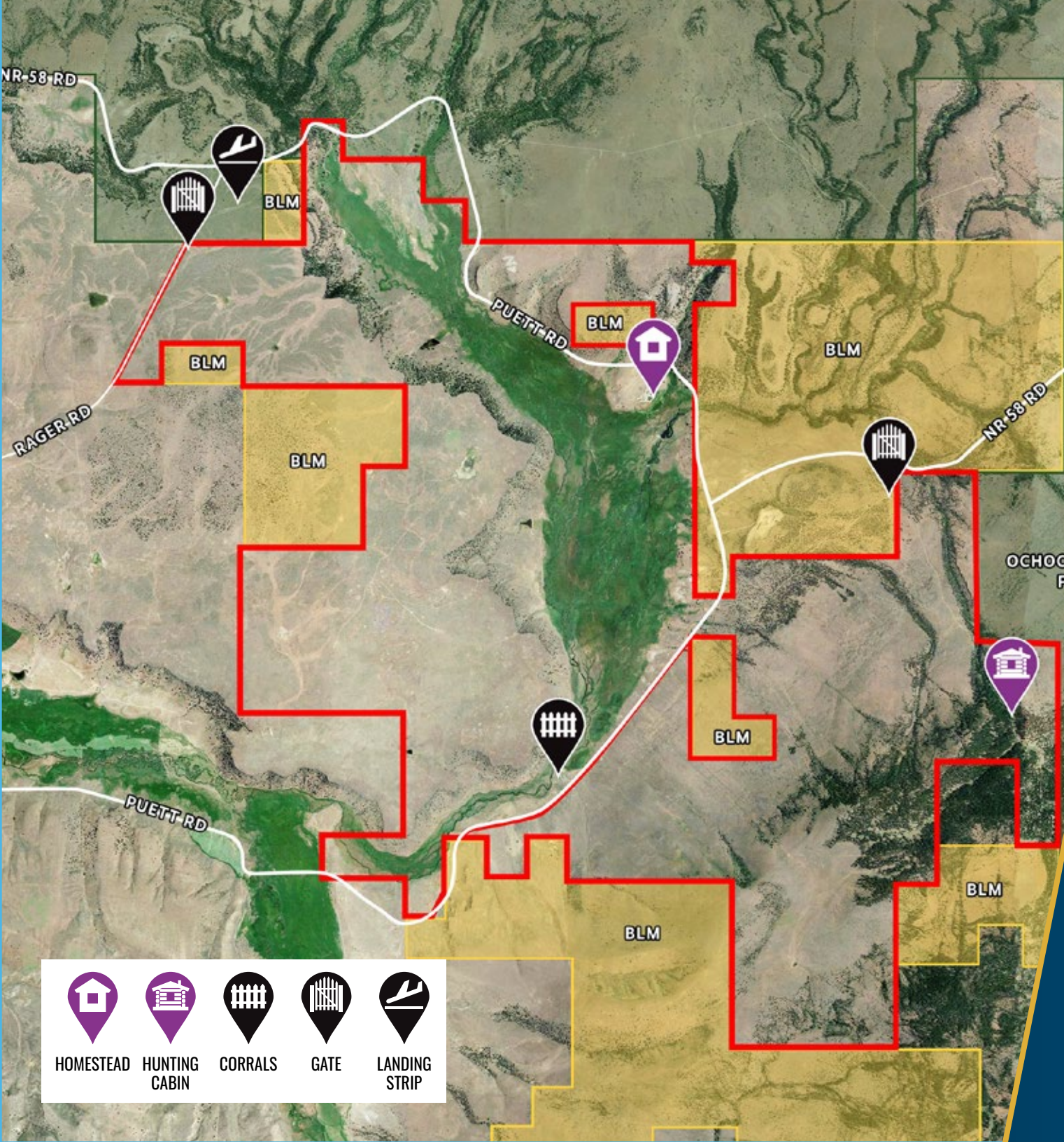
Price	\$8,500,000 \$7,750,000
Deeded Acres	±9,430
Location	15 miles from Paulina, OR
Lat/Long	44.21606, -119.74924

LAND BREAKDOWN

Rangeland Acres	±7,828
Timbered Acres	±441
Irrigated Hay Grounds	±707
Sub-Irrigated Hay Grounds	±454
Total Deeded Acres	±9,430
Grazing Allotments	±27,906
Total Usable Acres	±37,976

INCLUDED IN SALE

- Existing Structures: House, Barn, Bunkhouse, Shop
- Hunting Camp and Private Reservoir
- 27,906± Acres of Grazing Rights (1,783± AUMs)
- Active & Potential Hay Fields
- 1,013± Acres Appurtenant Water Rights
- Cattle Feeders, Troughs, Corrals, Kennels, Scale, Fences
- Laughlin Table Stockwater Well & Piping
- Water System
- Timber
- Rock Pit



UPDATED RANCH HOME, BARN AND SHOP



707+ ACRES OF ACTIVE HAY FIELDS WITH POTENTIAL FOR MORE



500 COW/CALF CATTLE RANCH



1,013± ACRES OF WATER RIGHTS



				
HOMESTEAD	HUNTING CABIN	CORRALS	GATE	LANDING STRIP

STRUCTURES



MACHINE SHED: ±5,000 SF with one-bedroom bunkhouse.



RANCH HOUSE: 1,800 SF home built in the early 1950's, completely remodeled in 2018, sits at 4,100 feet.



BARN: Built in 11,013, ±5,000 SF with apartment upstairs.



NR 58 RD



POTENTIAL HOME SITES:
There are five identified potential places to build addition home sites on the ranch.





CATTLE RANCH

COW/CALF OPERATION

Currently, the ranch is a 500 cow/calf operation. There are two extensive corral systems on the property. One located next to the barn and the other on the south-central portion of the property.

GRAZING ALLOTMENTS

Humphrey Ranch has 27,906± acres of grazing allotments (1,783± AUMs) provided by both the BLM and Forest Service. These grazing allotments are included in the sale of the property.

CURRENT LEASE

The ranch has been leased for the last eight years to a capable operator who would like to continue leasing the property.

- Tenant pays annual lease in the amount of \$100,000.
- Tenant pays for all expenses including property taxes, insurance, and property maintenance.
- Tenant pays grazing permits.





**GRAZING
ALLOTMENTS**

YEAR	ACRES	AUMS
Bronco Creek BLM (April 1 - Nov 15)	4,936	485
Wind Creek (June 1 - Sept 24)	19,026	894
Dry Corner (April 15 - Sept 7)	3,944	404
TOTAL	27,906	1,783





HUNTING CAMP

PRIVATE HUNTING CAMP

Located in the southeast portion of the ranch lies a remote hunting camp which includes two cabins and private reservoir. Bear Creek, a year-round creek runs through the timbered valley with several water holes that help support the large game habitat and provide a sanctuary away from the bulk of the Ochoco hunters that were lucky enough to draw the unit.

A private dirt road provides access to the cabin via a side-by-side or regular vehicle. The road is gated to prevent public entry.

There is approximately 441 acres of deeded timber land that make up some of the best hunting the ranch has to offer.

The ranch is bordered by BLM and Forest Service land which offer an abundance of additional hunting opportunities.







RECREATION

A HUNTER'S OASIS

The Humphrey Ranch is home to an abundance of elk, mule deer and antelope. Being located in the Ochoco Hunting Unit, the ranch owners receive the following landowner preference tags.

- 2 Family Member Bull Elk LOP Tags
- 3 Non-Family Member Bull Elk LOP Tags
- 2 Family Member Buck LOP Tags
- 3 Non-Family Member Buck LOP Tags

The property also enjoys bountiful upland game and waterfowl birds, including chukar, turkey, grouse, geese, and ducks.

Over the years, the current owners have harvested approximately 60± elk and 50± deer from the land plus several antelope.







WATER & IRRIGATION

WATER RIGHTS

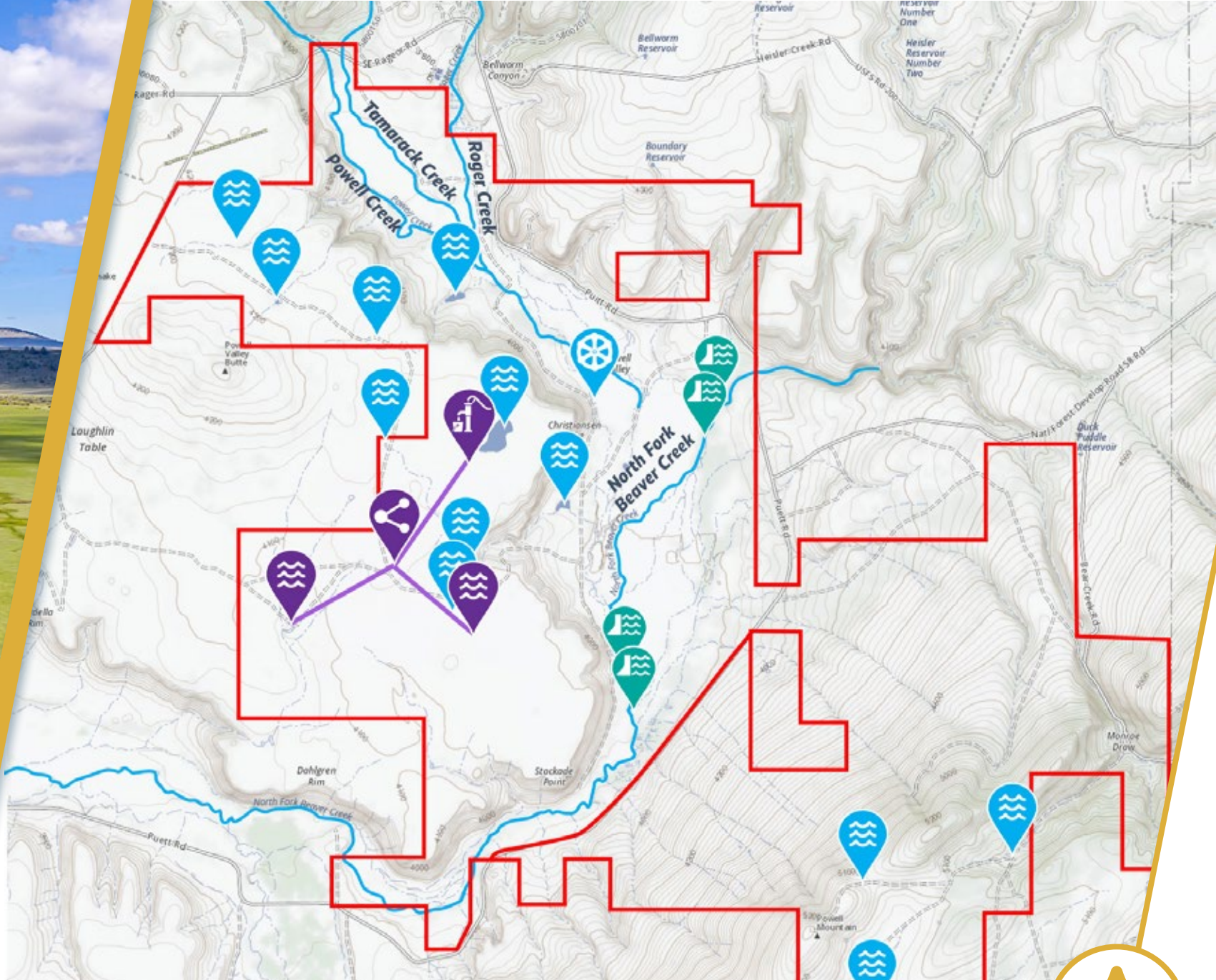
Humphrey Ranch boasts 1,013± acres of water rights last confirmed October 2021. The water rights date back to 1875.

WATER SUPPLY

The main water sources to the property are as follows:

- North Fork Beaver Creek Powell Creek
- Tamarack Creek
- Roger Creek
- Rainwater Runoff
- Stock Water Well - serves three pastures and has over two miles of buried water line
- Natural Springs





-  POND
-  STOCK WATER WELL
-  WELL LINE SPLIT
-  STOCK-WATER POND
-  DAM

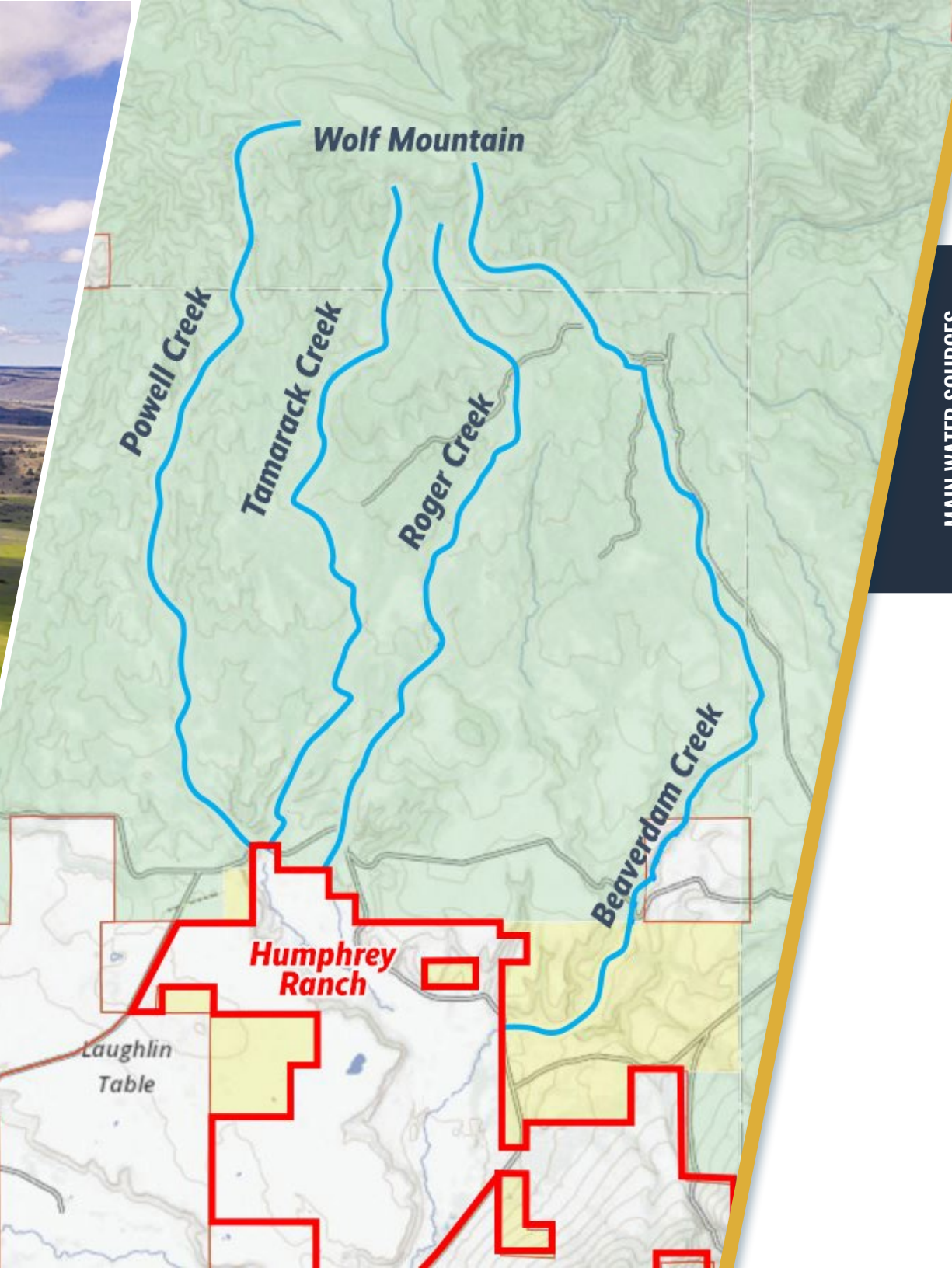




WATER & IRRIGATION



WATER SOURCES



MAIN WATER SOURCES

NAME	LENGTH	ELEVATION DROP	STARTS
Tamarack Creek	7.8 Miles	1,973	Top of Wolf Mountain
Roger Creek	7.5 Miles	1,789	Top of Wolf Mountain
Beaver Creek	11.7 Miles	2,281	Top of Wolf Mountain
Powell Creek	8.7 Miles	2,069	Top of Wolf Mountain





HAY PRODUCTION & HUMPHREY MEADOW

HAY FIELDS

There are 700± acres of irrigated grass fields. They produce 600 – 1,000 tons annually. The yield is dependent on three things: snow pack, rainfall and the skill of the irrigator.

Humphrey Meadow encompasses 1,700± acres, is completely fenced and stretches for five miles. All the creeks flow through the three pastures providing an ample water supply.

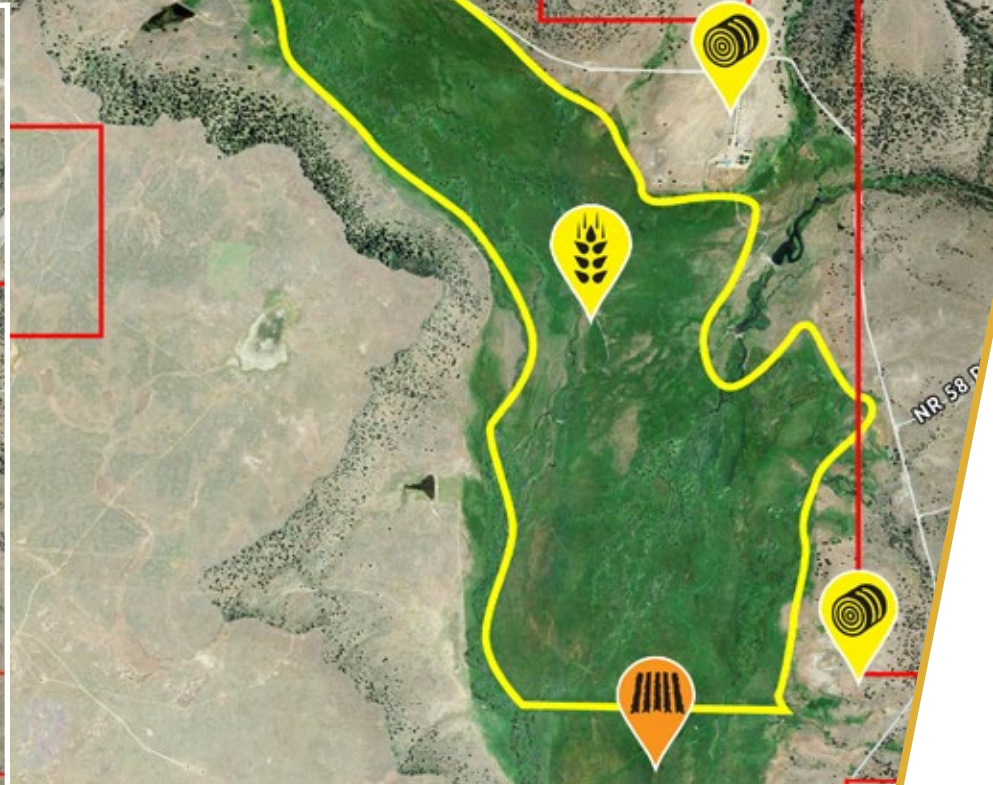
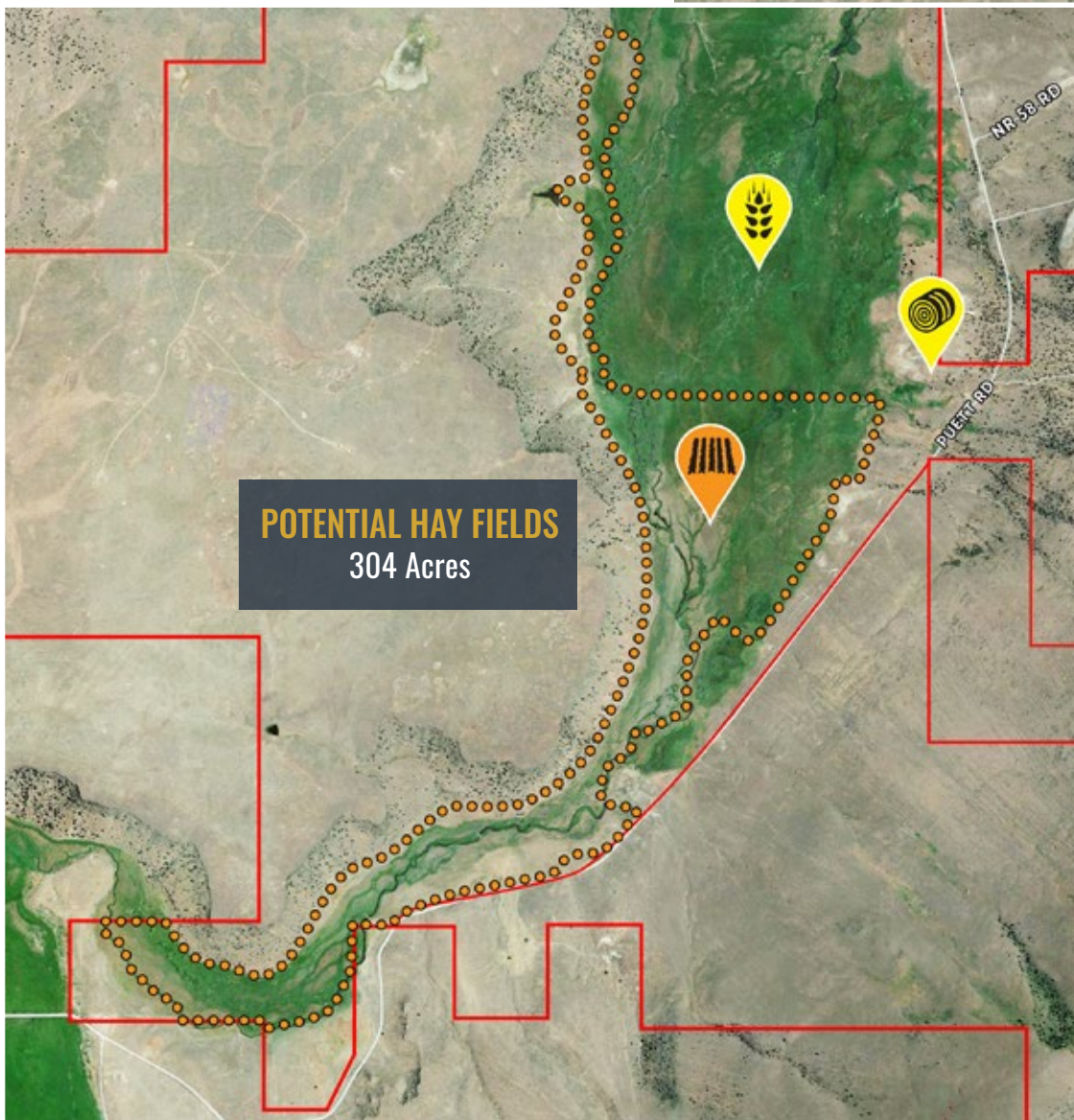
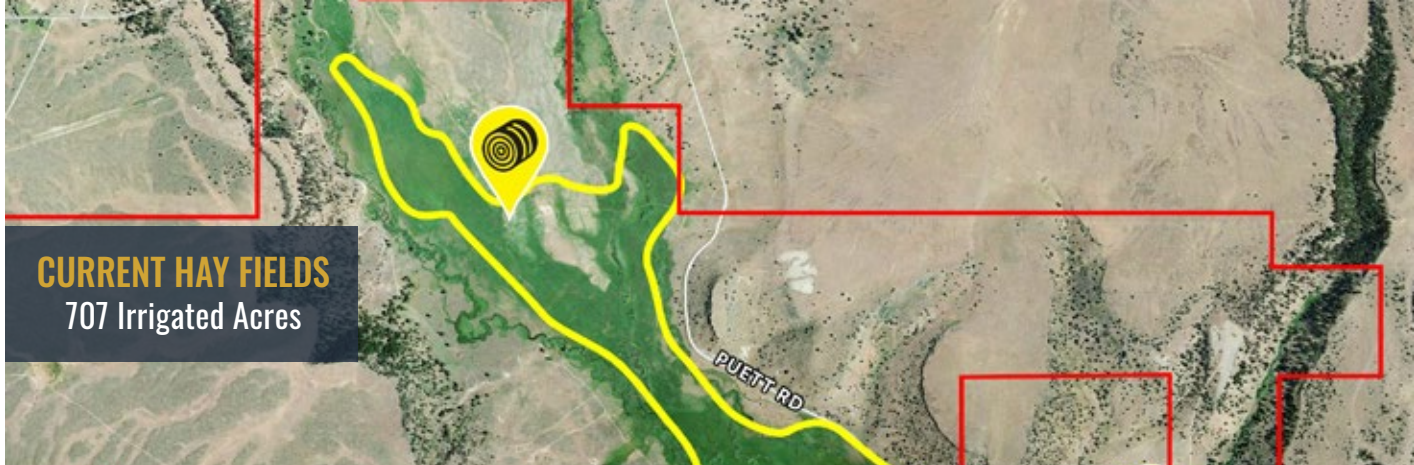
There are endless opportunities to improve production on the property such as an additional 304± acres identified for potential hay fields (see map on the following page).

STACKING YARDS

There are three fenced stacking yards on the property.

- Tamarack Stack Yard (northern yard)
- House Stack Yard (middle yard)
- Powell Springs Stack Yard (southern yard)





- 
 CURRENT HAY FIELD
- 
 STACKING YARD
- 
 POTENTIAL HAY FIELD





TIMBERED LAND

TIMBER

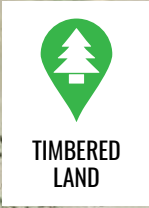
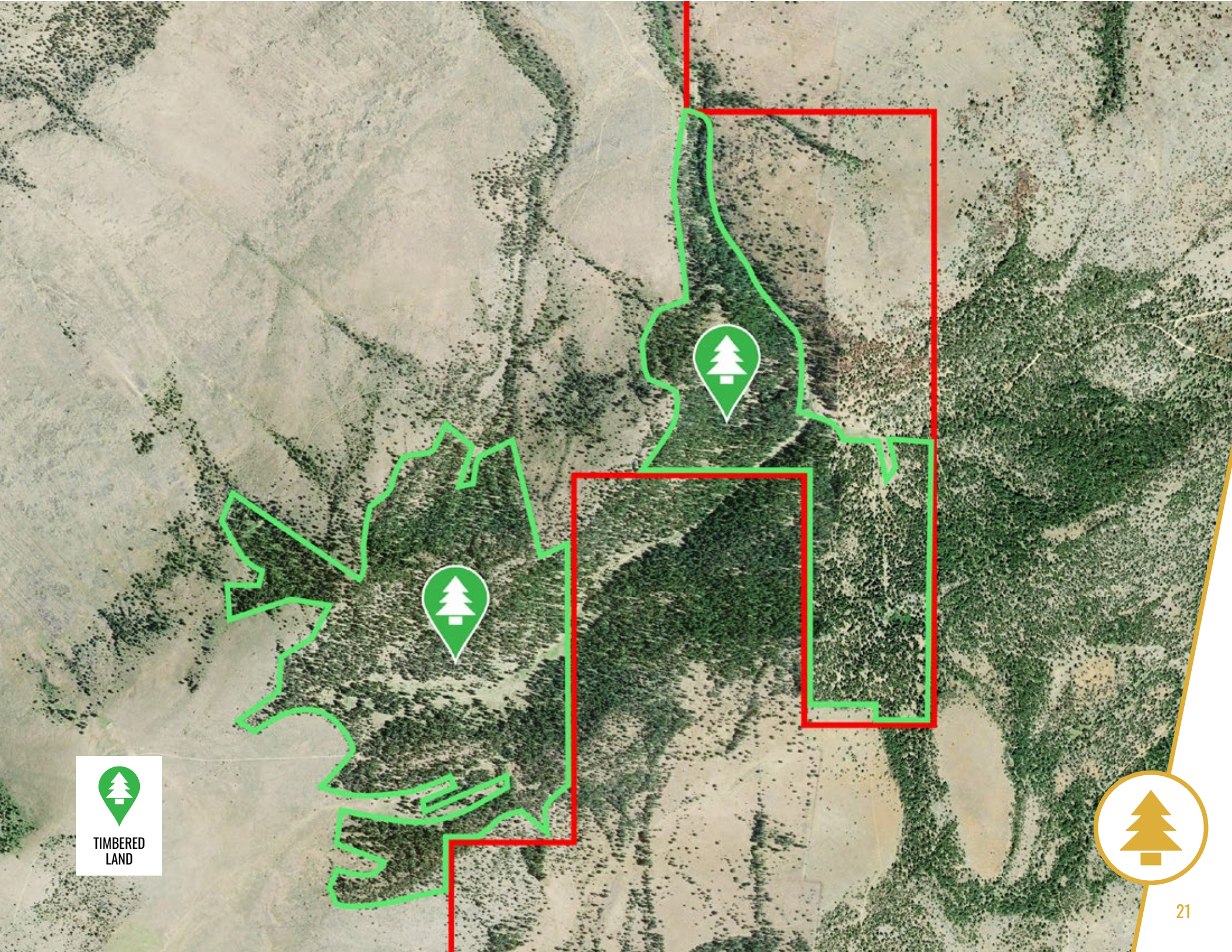
Humphrey Ranch has approximately 441± acres of timber, equating to about 3 million board feet, located on the southeastern portion of the property. It was last logged in 1992. Only the thickest timbered areas were included in the 441± acres though there are many other lightly timbered areas on the property as well.

As part of the BLM habitat improvement project, the BLM has cut down 2,200± acres of juniper trees throughout the ranch to protect the habitat for both sage grouse and mule deer. The owners have spent a considerable amount of money to gather up and burn the piles of juniper that were cut to improve the aesthetics of the property.

TREES AND VEGETATION

Ponderosa pine is the dominate vegetation in the timbered area of the ranch, but juniper and sagebrush are also found throughout the ranch as well.







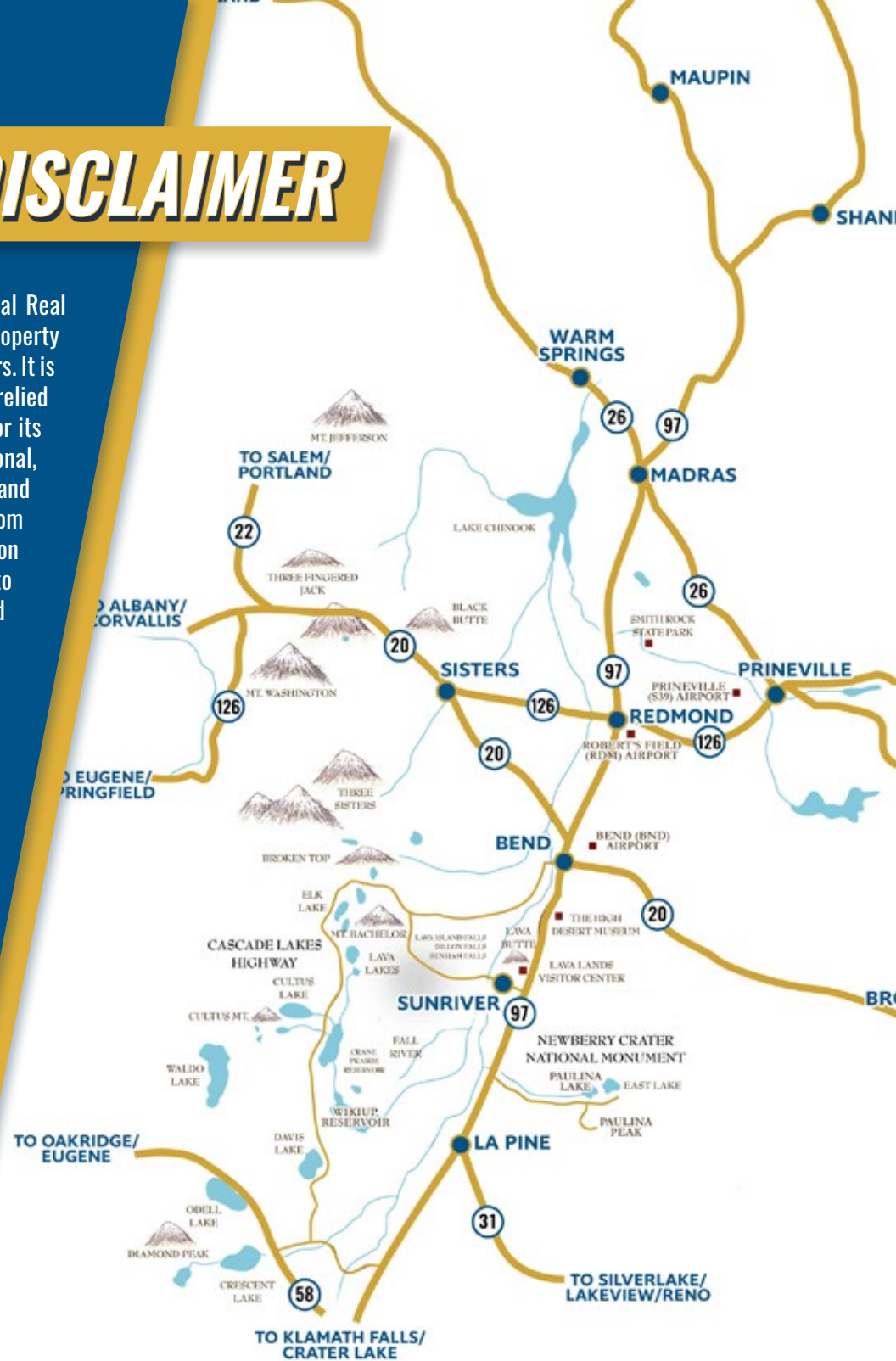
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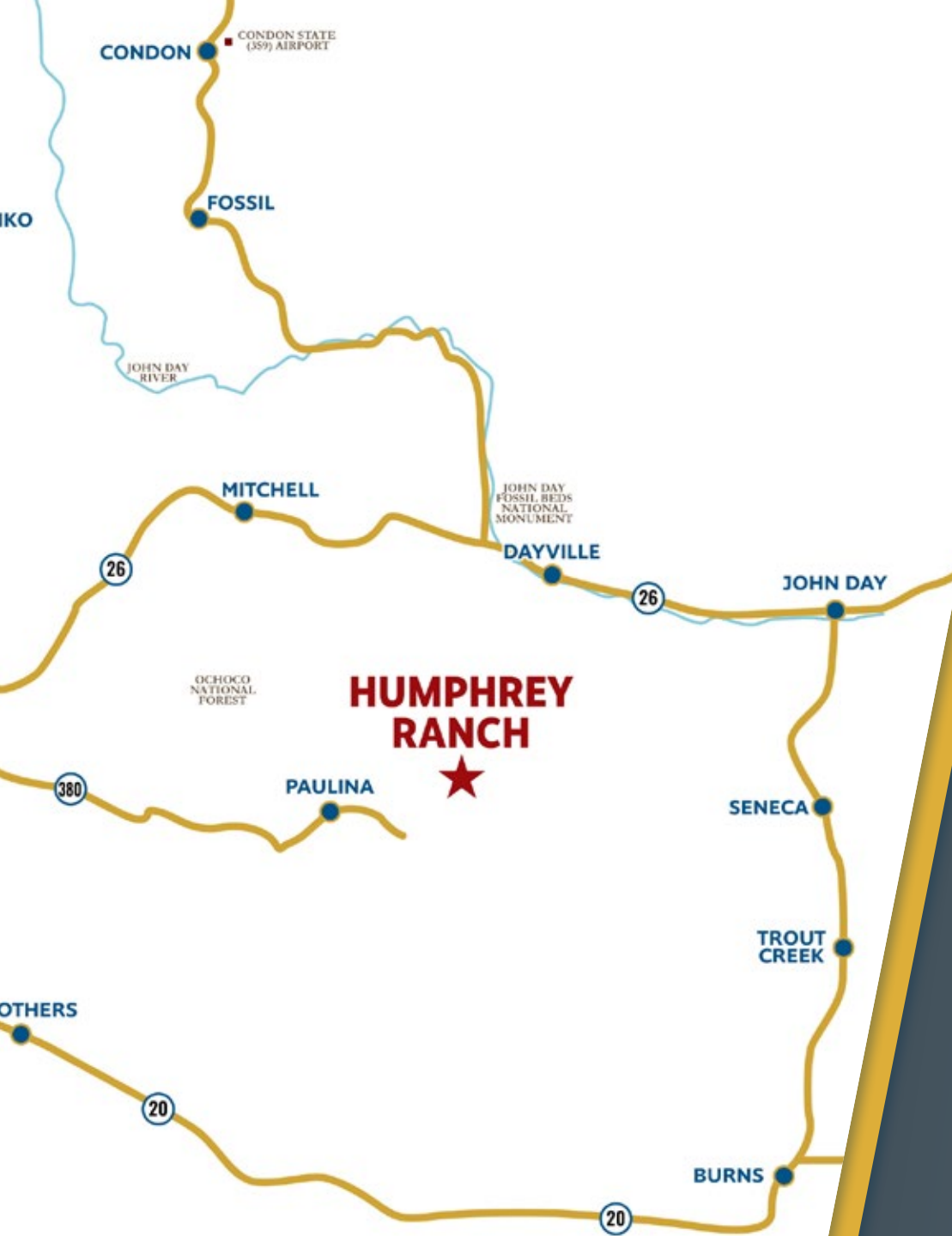
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EXCLUSIVE: The property represented herein is exclusively listed for sale by Compass Commercial Real Estate Services. All negotiations for the purchase shall be conducted through Compass Commercial Real Estate Services.





CONDITION OF SALE

Humphrey Ranch is being offered for sale on an “as-is, where-is” basis.

Detailed due diligence information can be requested from the listing team. In order to view confidential information, all parties will be required to execute a Confidentiality Agreement.

All property tours must be scheduled in advance through the Compass Commercial listing agent.

OFFERING TERMS

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) or a Purchase & Sales Agreement (“PSA”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), Including any extension(s)
- Closing timeline





OFFERING MEMORANDUM

HUMPHREY RANCH

Paulina, Oregon

EXCLUSIVELY LISTED BY:



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