

BEARING SPRINGS RANCH

1965
\$2,625,000

PROPERTY: The Bearing Springs Ranch is one of Oregon's finest and most efficient combination cow-calf and sheep ranches. Calving begins in March. With an 86% crop and weaner calves averaging better than 400 pounds, this ranch is in an enviable position.

LOCATION: Southeastern Oregon, in Harney County.

ACREAGE:

Deeded.....	131,592 acres
BLM Permit Range (estimated).....	400,000 acres
P Ranch Lease.....	6,000 acres
State Lease.....	17,153 acres
Private Lease.....	6,292 acres
Total.....	561,045 acres*

*approximately

WATER: Over 9,000 acres of irrigated hay meadows. All water rights adjudicated. Water originates in Steens Mountains. Maps and information relative to water rights on file.

FENCES: Grazing allotment fenced where necessary.

ROADS: Principal ranch units located on good, gravelled county roads. Good access roads to summer camps. 4-wheel drive vehicles are not essential.

UTILITIES AND COMMUNICATIONS: R.E.A. electricity. Radio-telephone at Bearing Springs Ranch. Two-way radio between Bearing Springs Ranch and Kueny, mobile radios in Foremen's vehicles.

ELEVATION: 4,550 feet in Catlow Valley to high point of nearly 10,000 feet in Steens Mountains.

MINERAL RIGHTS: 50% of presently owned mineral rights available to purchaser.

BRAND: Available to purchaser.

RAINFALL: Harney County averages annual rainfall of about 9.67 inches.

CAPACITY: 7,000 range cattle
2,500 range sheep

LIVESTOCK INVENTORY: See next page.

ROARING SPRINGS RANCH

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**LIVESTOCK
INVENTORY:**

1/15/65

1/1/68

3,784	Cows and 2-year heifers*
220	Yearling steers
718	Yearling heifers
264	Bulls
1,102	Weaner Heifers
438	Weaner steers
<u>199</u>	Suckling calves
	Heifers 215
7892 <u>6,516</u>	Total cattle

37

15

368

216

1334

14125

- 498 -

127 120 horses

3161 ~~5,362~~ Range sheep1150 996 Registered sheep

6,358 Total sheep

*Note: Normal is 5,000 cows. When ranch purchased by present owner in 1957, only 2,250 head purchased from previous owners. Herd built up gradually since then as all replacements are raised on the ranch.

HAY PRODUCTION: Approximately 8,200 tons of hay were baled during 1964⁷ season. Normal winter feeding requires one ton per animal unit. The ranch easily meets this requirement, with adequate reserve.

Ranch UnitsApprox. acres of
hay meadow

Roaring Springs.....	900
Home Creek.....	2,000
H. L.	200
Spangenberg	50
Skull Creek	500
Kuony.....	1,920
P Ranch (Lease).....	<u>3,200</u>

Total.....9,270

NOTE:

7/20/65--In process of reducing sheep to 2,500 head, increasing cattle to 7,000.

EQUIPMENT:

See equipment list.

TAXES:

\$29,930

PRICE:

\$2,625,00 (Livestock not included in this price.)

RANCHING UNITS

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1. BOARING SPRINGS RANCH: (headquarters ranch) about seventeen miles South of Frenchglen, on County Road between Frenchglen and Fields. Approximately 900 acres of hay meadows. Large reservoirs, R.E.A. electricity, radio-telephone connection with Burns.

IMPROVEMENTS: Main bunkhouse (1958) includes dormitory for 28 men with bathroom facilities and dayroom, cookhouse with walk-in refrigerator, officers quarters with bath, cook's quarters with bath, commissary supply rooms, 7,224 square feet; President's house (1958) 4 bedrooms, 4 bathrooms, large sleeping porch, two-car garage, air-conditioned, 3,057 square feet; Foreman's house, 3 bedrooms, 2 bathrooms, office, 2,089 square feet; guests house, remodeled 1963, 2 bedrooms, bathroom, living room, large kitchen, 891 square feet; store room 792 square feet, including a 10' x 8' walk-in deep freeze and a 10' x 18' walk-in refrigerator; grocery storage building; two-car garage (1962); horse barn (1962) 4 stalls and paddocks, tack room, 976 square feet; concrete dairy barn (1962) 624 square feet; slaughter house (1962); chicken house; hog house; ample machine and other garages and storage sheds; carpenter shop; office and machine shop (1960), fully equipped; airplane hangar (1962) 40' x 56' with 15 feet vertical clearance; airstrip; four hay sheds (1964) 220 tons each.

2. HOME CREEK RANCH: 7 miles South of Boaring Springs. Ranch is on County Road. Approximately 2,000 acres of hay meadows. Large reservoir on Home Creek; R. E. A. electricity.

IMPROVEMENTS: Home - 1,365 square feet; barn - 4,100 square feet; storage sheds - 2,496 square feet; bunkhouse - 651 square feet; two hay sheds - 220 tons each.

3. THREE-MILE RANCH: Three miles South of Home Creek Ranch, on County Road, R.E.A. electricity. Winter headquarters for buckaroos. Approximately 500 acres irrigated hay meadows. Large reservoir on Three-Mile Creek.

IMPROVEMENTS: Foreman's house - 1,738 square feet; buckaroo cookhouse and bunkhouse - 1,791 square feet; grocery storage - 325 square feet; machine shed and storage shed - 2,331 square feet.

4. H-L RANCH: Three miles South of the Three-Mile Ranch, on County Road. 200 acres irrigated hay meadows. Reservoir.

5. SPANGENBERG RANCH: Five miles South of H-L Ranch. Fifty acres irrigated hay meadows.

6. SKULL CREEK RANCH: Six miles East of Spangenberg on Skull Creek in the Steens Mountains. Approximately 500 acres of hay meadows. Large reservoir. R.E.A. electricity.

IMPROVEMENTS: Home, 606 square feet, bunkhouse and storage shed

RANCHING UNITS (continued)

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7. KUENY RANCH: - Andrews, Oregon. 1,920 acres irrigated hay meadows, irrigated from Wildhorse and Carlson Creeks, R.E.A. electricity. Two-way radio connection with Boaring Springs Ranch. Winter headquarters for sheep.
8. IMPROVEMENTS: Foreman's house - 2,202 square feet; bunkhouse - 585 square feet; machine shed - 997 square feet; shop - 1,544 square feet; two lambing sheds; each 22' x 160'; and two day sheds for lambing, each 16' x 400'; three other storage buildings and airstrip.
8. SMITH FLAT RANCH: In Steens Mountains, used for buckaroos and shearers in summer. 10,000 acres completely fenced.
- IMPROVEMENTS: Bunkhouse
9. P RANCH: Leased from U. S. Wildlife Refuge, on Blitzen River at Frenchglen. Approximately 6,000 acres, of which approximately 3,200 acres are irrigated hay meadows.
- IMPROVEMENTS: Brenton Cabin, 600 square feet, belonging to R. S. ranch; R.E.A. electricity.
10. HUFFMAN: Summer headquarters on the Steens for the buckaroos.
- IMPROVEMENTS: Cabin - 1,168 square feet; saddle shed, corrals and paddocks.
11. BALDHEADED CAMP: On the Steens Mountains, used by buckaroos.
- IMPROVEMENTS: Cabin

