



NORTH OCHOCO RANCH

MITCHELL, OREGON | 8,780 ACRES | \$11,750,000

Located in the heart of the Ochoco Mountains, a little over an hour east of Prineville, Oregon, lies the North Ochoco Ranch. This extremely private ranch consists of 8,780+/- acres (8,200 acres deeded), in one large block. The ranch has a 150-year history as an operating cattle and hay with over 800 acres of irrigated or sub-irrigated farmed hay fields, as well as a large irrigation water permit with significant existing irrigation infrastructure, plus 2,000+/- acres timbered canyons. The North Ochoco Ranch is also known for exceptional wildlife opportunities especially Rocky Mountain elk, mule deer and wild bison.



LOCATION & ACREAGE

The ranch is located east of Prineville, Oregon approximately 60 miles, in the Norther slopes of the Ochoco Mountains, in the John Day River Basin. The ranch consists of deep rocky-walled canyons, glacially cut gorges, sagebrush steppe, juniper woodlands, mountain lakes, forests, meadows, mountain ranges, valleys and plateaus. The broad irrigated meadows support ranches with rich farmland. The Ochoco Mountains are located at the western end of the Blue Mountain ecosystem and has been regarded as one of Oregon’s premier big game hunting units. Redmond Municipal Airport (RDM) is the nearest commercial airport approximately 80 miles to the West. Condon State Airport (FAA LID: 3S9), is located approximate 50 miles to the North and can accommodate general aviation, including private business class jets.

WILDLIFE

The ranch is located in the South Fossil Hunting Unit and adjacent to the Ochoco Hunting Unit. The local office of Oregon Department of Fish and Wildlife reports that the South Fossil Hunting Unit’s Rocky Mountain elk herd is a 425% of management objective with a bull to cow ratio of 25 to 100, the highest in Oregon. Rifle and archery Rocky Mountain bull elk tags in all seasons are always undersubscribed due to the large private land-owner base, historically allowing for no limit draw bull rifle tags as well as no draw required on archery bull tags (there are 8 rocky mountain elk rifle hunts, beginning in August 1 through March 31 of the following year, including two separate bull elk seasons with 4 different hunt tags).



Other wildlife includes large mule deer, over 100 antelope, black bear, cougar, grouse, Hungarian partridge, valley quail, mountain quail, turkey, rainbow trout, and several other game and non game species. In addition, over 100 bison are present in the, spring, fall and winter.

The fish and other water resources accessible from this property are also substantial. The reservoir, located on the property, holds large rainbow trout. The ranch has permits for two additional reservoirs. The John Day River, the second longest free-flowing river in the United States, is a quick drive from the ranch and offers some of the best steelhead, smallmouth bass and trout fly fishing in the state. The region has an abundance of top fly-fishing streams including the Crooked River and Deschutes River.

OPERATIONS

With nearly 150 years of history, North Ochoco Ranch is located in one of eastern Oregon's premier cattle ranch areas. The ranch consists of 800+/- acres farmed alfalfa, grain and grass hay—all either irrigated or sub-irrigated naturally, 800+/- acre water permit, four existing active wells and permitted for more, three pivots, three wheel lines, plus one reservoir with two additional reservoirs permitted.



IMPROVEMENTS

There are many improvements on the ranch, which include a ranch house, barn, shop, tractor building, cattle corrals, scales, handling equipment, walk-in cooler, and ranch manager's house, plus substantial irrigation equipment.

RECREATION

This area is blessed with recreation and adventure such as over 20 golf courses, skiing at Mt. Bachelor, fly-fishing on the Deschutes River, rock climbing Smith Rock. The proximity to Mt. Bachelor, the Deschutes National Forest, Three Sister Wilderness Area and thousands of acres of BLM and National Grasslands, plus nearby reservoirs and lakes opens-up huge opportunities for water skiing, biking, mountain biking, hiking, mountain climbing, golfing, camping, downhill skiing, horseback riding, off-road recreational vehicle use, bird watching, big game hunting, fishing, and bird hunting.



ROBB VAN PELT

970-718-2717

robb@ranchland.com

www.ranchland.com

JAKE POLVI

541-410-3050

jake@polvi.net

RANCH@COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.

