



FAY

RANCHES[®]*Inc.*

UPSTREAM TIMBER AND CATTLE RANCH

Myrtle Point, Coos County, Oregon

\$4,750,000 | 1,215.49± Acres

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Upstream Timber and Cattle Ranch | Myrtle Point, Oregon

INTRODUCTION

Upstream Timber and Cattle Ranch is 1,215.49± acres, consisting of excellent timber-growing ground holistically managed with grazing and hunting as tools to keep the timber production sustainable. Timber in the area will see growth rates as high as 10% per year. Upstream Timber and Cattle Ranch has cultivated and natural Douglas fir stands that are staggered in age, making trees you can harvest next year and on a schedule for years to come. Located in southwest Oregon's Coastal Mountain Range, this property has a topography beneficial to wildlife, livestock, and trees alike. The ranch provides excellent habitat for Roosevelt elk, boasting a resident herd of around 40 head, blacktail deer, black bear, cougar, turkey, doves, ruffed grouse, and quail. Trophy-class elk and deer have been harvested from this ranch!

As an added benefit to timber production, the property's income potential can be increased and diversified by cattle grazing, which can assist in undergrowth management, reduce thinning labor expenses, and provide nutrients to support soil health. Approximately 100 head of beef cows are wintered and calve on the ranch, with minimal winter-feeding requirements. The seeding of annual and perennial ryegrass, New Zealand white clover, orchard grass, fescue, and sub-clover assist the native grasses in providing nutritious grazing for livestock and game animals, alike.

Two dwellings can potentially become primary residences, part-time owner residences, caretaker quarters, or rentals. A historic barn, storage sheds, detached equipment storage, dog kennels, and a good set of cattle working corrals round out the ranch improvements.

If you are looking for a rural real estate investment with a diversified and sustainable income stream that also provides privacy, solitude, and excellent recreational opportunities, is only minutes to town for goods and services, and lies only 46± minutes to the world-renowned beachfront town of Bandon, Upstream Timber and Cattle Ranch might be the answer for you.

QUICK FACTS

- 1,215.49± deeded acres
- Excellent timber growing site
- Staggered-age Douglas fir stands for sustainable harvest and income
- Four creeks cross the property: Cove, Rich, Ward, and Phil Creeks
- Excellent hunting for Roosevelt elk, blacktail deer, and other species
- Currently used to winter 100 head of cattle with little to no winter feeding
- The property has improved roads for year-round access
- Feel the ocean breezes; the ranch is less than 11 miles from the Pacific Ocean
- Ranch improvements include two residences, historic barn, good corrals
- 17± minutes to Myrtle Point; 46± minutes to Bandon; 1.5± hours to Roseburg





ACREAGE

Per the Coos County Assessor, Upstream Timber and Cattle Ranch consist of 11 parcels totaling 1,215.49± acres:

APN	MAP & TAX LOT	ACRES
1193000	29S1326-00-00400	76.62
1193501	29S1327-00-00101	19.38
1193500	29S1327-00-00100	19.38
1185300	29S1315-00-00700	40.00
1189400	29S1322-00-00300	50.00
1189500	29S1322-00-00100	40.00
1184400	29S1314-00-00300	249.60
1190400	29S1314-00-03100	514.52
1190700	29S1300-00-03200	120.00
1191400	29S1300-00-03300	83.60
1192900	29S1326-00-00300	2.39

All parcels are zoned forestry or agricultural. The general topography is rolling hills with an elevation of 200± feet to 700± feet above sea level.



TIMBERLAND

- 800± acres of Douglas Fir timber stands

The Property consists mostly of Douglas fir stands. Other property tree species include white fir, hemlock, white cedar, alder, and red cedar. The approximate ages and acres of the ranch's Douglas fir stands are:

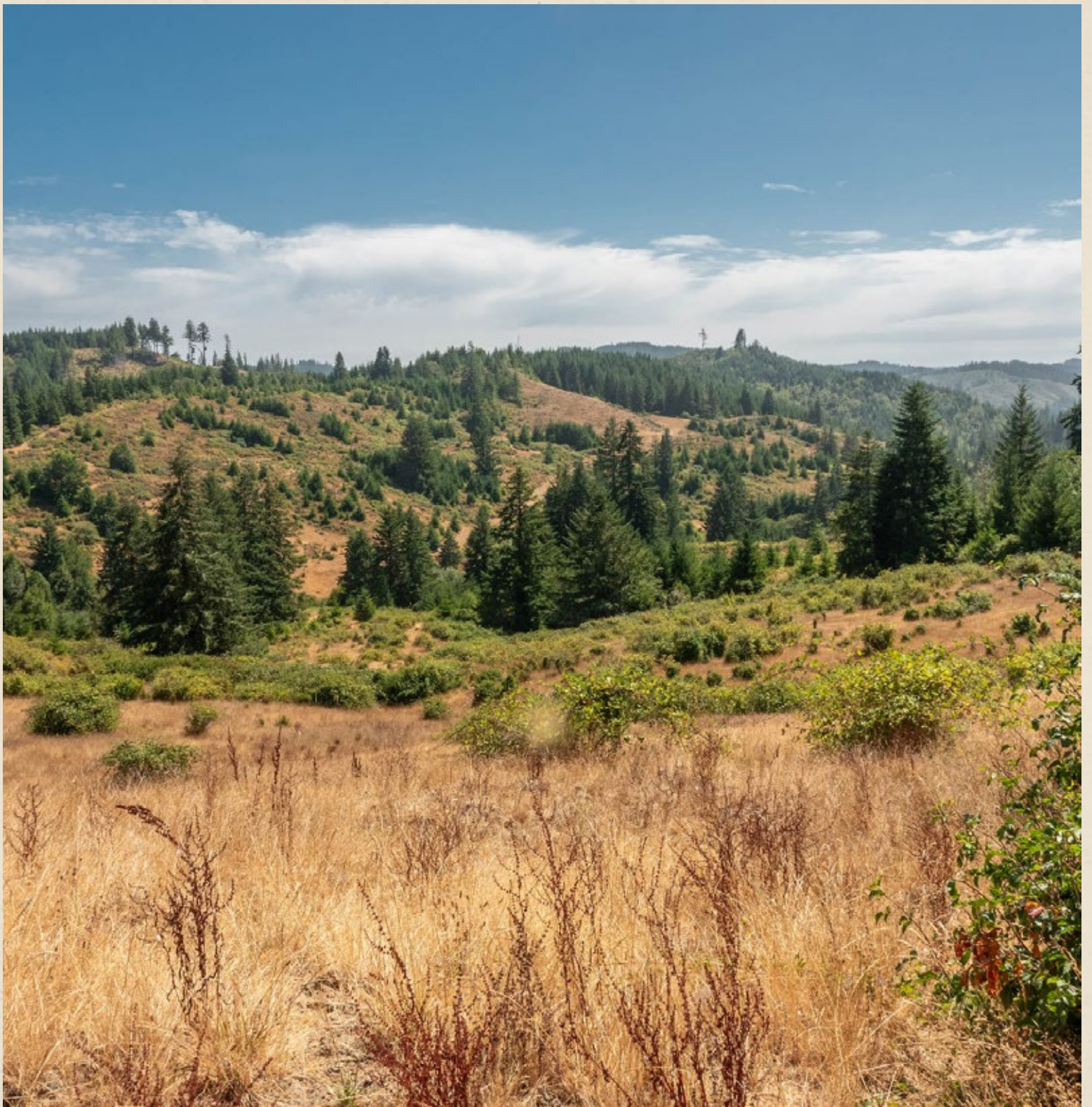
- 55± acres 40 years or older
- 140± acres 30-40 years old
- 170± acres 20-30 years old
- 275± acres 10-20 years old
- 160± acres 3-10 years old

These stands are 99% Douglas fir, the most desired species by the area timber mills. The southwest corner of Oregon is known for its excellent timber growing potential, with the locals proclaiming timber around here “grows like corn.”

Additionally, the ranch has 200± acres of naturally seeded timber of mixed species and ages.







SCENIC VISTAS

From the ranch's many high points, you can gaze, seemingly "forever," at the beautiful forest of rolling hills, stepper ravines, and meandering draws. Most afternoons, you are almost guaranteed to feel the gentle breeze with its "beachy scent" of the nearby Pacific Ocean.



IMPROVEMENTS

The property has two residences. In addition to the kitchen and living areas, the residences have the following major features:

THE LOWER (MAIN) HOUSE

- Built in 1979; has a concrete foundation
- Three bedrooms, two full bathrooms, and a half bath, laundry room
- Metal roofing with board and batten siding
- Both a wood-burning stove and a pellet stove
- Electric furnace
- Laminate and carpeted floor coverings
- Attached garage and detached shed/ carport





THE UPPER HOUSE

- Built in 1966; has a concrete foundation
- Three bedrooms, one bathroom, laundry room
- Metal roofing and T1-11 siding
- Electric baseboard heating
- Laminate and carpeted floor coverings
- Attached carport



Both homes are serviced by a single spring, located off the ranch, with state-filed water rights and access/maintenance easements in place.





OUTBUILDINGS

Across from the main house is a pre-1950 multi-purpose barn with a loft and a modern addition of a lambing barn. The entire barn appears structurally sound and has electrical service.



A quality set of corrals and squeeze chute are strategically located, can easily handle and service the 100 head of cattle typically wintered on the ranch and is accessible from all-weather ranch roads. An adjacent lean-to shed can keep your supplies dry or in the shade, depending on the time of the year.



RECREATION

The southwest corner of Oregon is renowned for its outdoor recreation. A favorable climate for biodiversity and a relatively low population density combine for outstanding fishing, hunting, hiking, and other endeavors for the sportsman. Hall of Fame baseball players Bobby Doerr and Ted Williams reportedly spent many off-seasons and retirement years at Doerr's Cabin, near Agness on the mighty Rogue River, known for its phenomenal steelhead trout and salmon fishing, just a couple hours south of Upstream Cattle and Timber Ranch.



HUNTING & WILDLIFE

Upstream Cattle and Timber Ranch, located in the Oregon Department of Fish and Wildlife's (ODFW) Sixes Hunting Unit No. 25, has plentiful wildlife, including Roosevelt elk, blacktail deer, black bear, cougar, and more. Roosevelt elk bulls scoring 265" to 310," and blacktail bucks scoring 110"-120" have been harvested on the ranch. The property is eligible for 3 Landowner preference tags (LOP tags). However, potential purchasers should verify the ranch's availability for LOP tags with the ODFW, as regulations are subject to modification. For a description of all Oregon hunting rules and regulations and the Sixes Unit's available hunts, visit the ODFW website at <https://www.dfw.state.or.us/>.



FISHING

The area around Upstream Cattle and Timber Ranch is a hotspot of fishing opportunities. The South Fork of the Coquille River (15± minute drive) has great steelhead trout fishing in the late winter months and excellent smallmouth bass fishing, with no limits on catches. The nearby Sixes and Elk Rivers are legendary fisheries for fall chinook and winter steelhead trout. Fly fishermen will enjoy casting for wild cutthroat and rainbow trout on the Coquille River, above the Coquille River Falls (an hour or less drive). Popular on the mighty Rogue River, just a couple hours south of the ranch, are fly fishing for “half-pounder” steelhead trout in the late summer/early fall or winter steelhead trout in January through March. The Rogue, famous for its fall chinook salmon run, also has coho salmon and a robust Spring chinook run from late March through June!

If you want to test your sea legs, access the great Pacific Ocean from many of the nearby rivers, but the most convenient is the mouth of the Coquille River at Bandon, just 46± minutes from the ranch. If it is seaworthy and you know what you are doing, take your own boat or engage a charter service. Chinook and coho salmon, halibut, and rock cod can be caught just a few miles out, or for the adventurous, go 20 to 50 miles out and fish for albacore tuna! A large array of fishing and shellfish harvesting is available at the beach or from the jetty, including surfperch, rockfish, sea perch, snapper, greenling, and lingcod. Crabbing and clamming are also popular area activities. Extreme low tides in the summer provide excellent opportunities for razor clams, while fall and winter are the best times for Dungeness crab in the bay.

Photo not taken on property



Photo not taken on property



OTHER RECREATION

Golfers will be spoiled at the Bandon Dunes Gold Resort, widely considered one of the best golf resorts in the world. The resort has multiple courses that are regularly ranked in the “100 greatest courses” and multiple times in the top 10, according to Golf Digest. With ocean views, the courses were designed to pay homage to early Scottish courses. For many golfers, this resort is a “must-do” for their bucket list.

For an experience you will never forget, take a raft or drift boat down the mighty Rogue River.

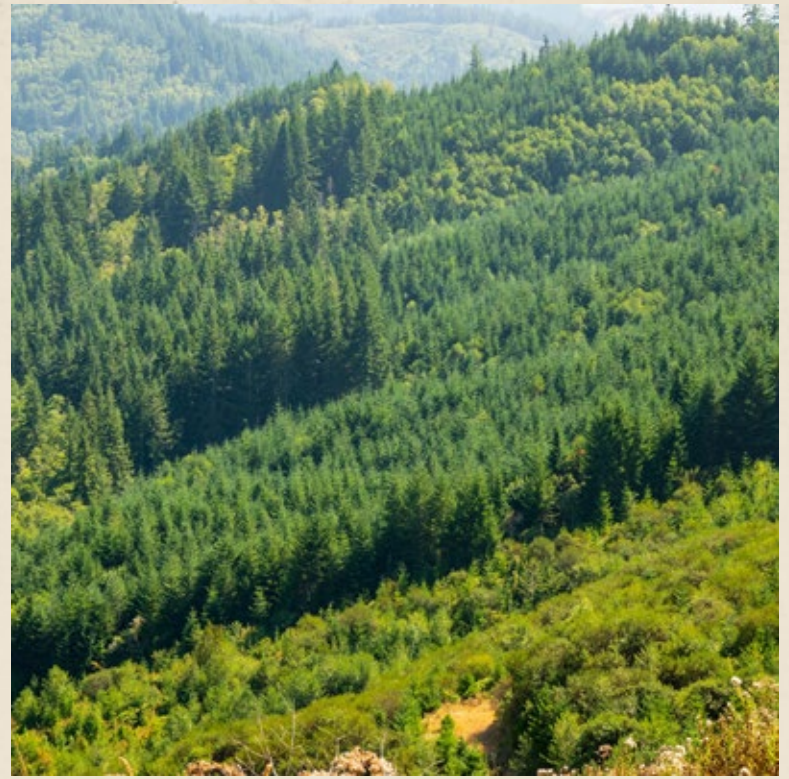
Permits from the Bureau of Land Management (BLM) are required from May 15 through October 15 annually. Several outfitters provide guide services. You can “rough it” or schedule to stay in the Historic Lodges of the Wild and Scenic Rogue River along the way. Several guide services are available.



NEARBY ATTRACTIONS & ACTIVITIES

Nearby Myrtle Point, handy for essential supplies, also offers popular venues and activities, including the Coos County Logging Museum and the majestic waterfall at the Coquille Myrtle Grove State Park. In late July, take in the annual Coos County Fair & Rodeo, with plenty of activities and exhibits for everyone. Less than an hour away, Bandon, one of Oregon's most popular south coast destinations, offers many activities besides its world-class golf resort. Enjoy fresh seafood and fine dining at restaurants such as Tony's Crab Shack, Bandon Fish Market, and Edgewaters. Stroll around the historic Coquille River Lighthouse or take in the views from the Face Rock State Scenic viewpoint. Birdwatchers will enjoy the Bandon Marsh National Wildlife Refuge, where you can see, at times, thousands of sandpipers, plovers, herons, cormorants, and falcons. Finally, Bandon is known as the "Cranberry Capital of Oregon" and holds a lively festival each September which hosts a multitude of fun activities.





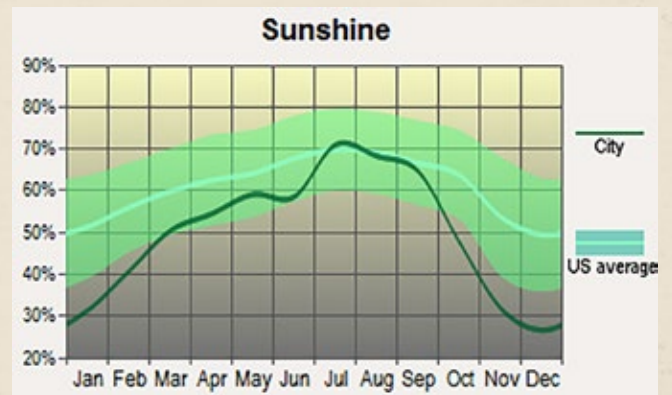
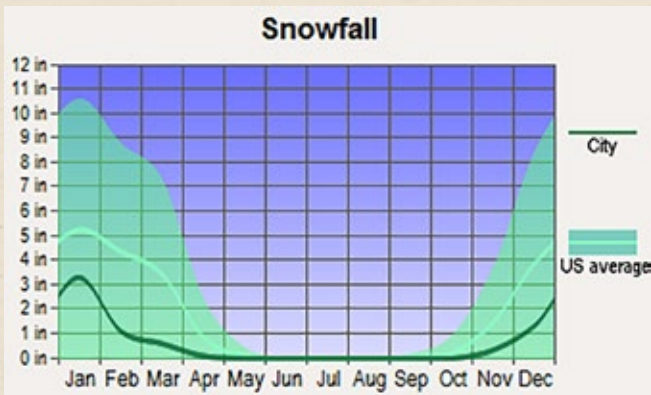
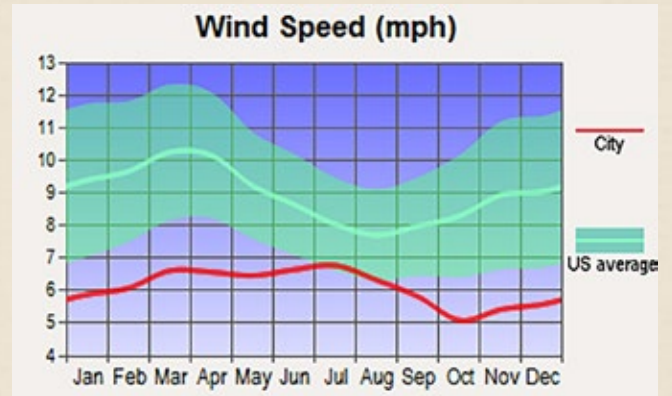
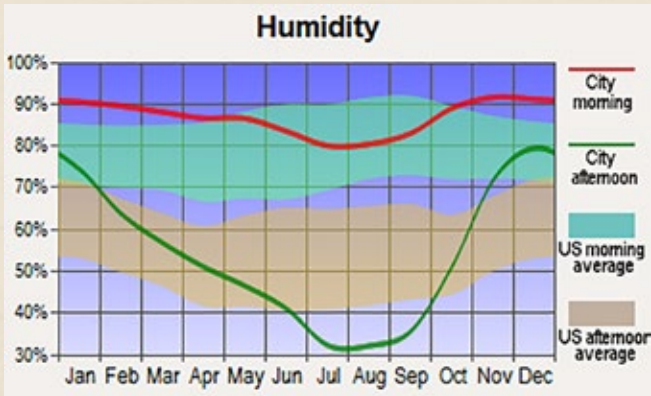
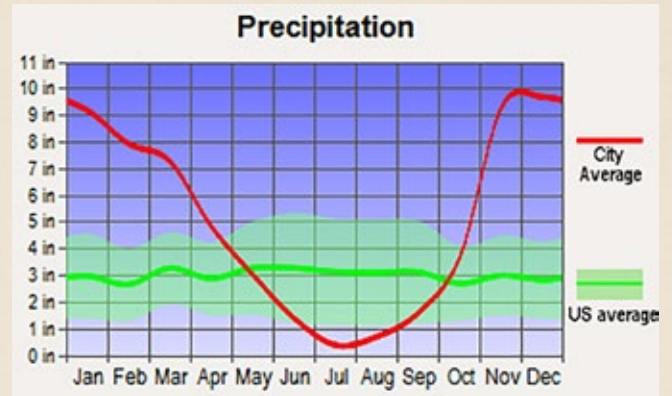
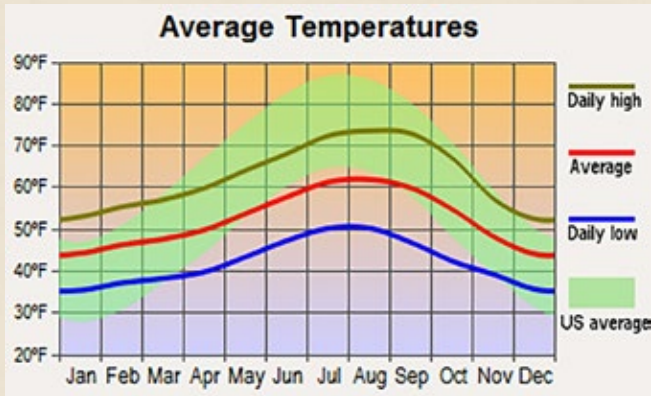
INCOME OPPORTUNITY

Upstream Cattle and Timber Ranch has the possibility for multiple income streams. Run your own cattle or sheep or lease out pasture to area ranchers. There is good demand for private hunts. Should the owner choose to do so, the ranch's two residences could be rented out. The ranch's Douglas fir plantings of various ages can provide a consistent source of income, as this timber has a significant and stable market demand. Through scheduled harvesting, consistent replanting, and sustained management, there is the opportunity for recurring income for years to come.

CLIMATE

Myrtle Point and the surrounding area is considered a mild climate, with temperatures in the winter predominately staying above freezing and summer temperatures in the 80s the majority of the time. The area will receive 60± inches of rain a year with little snow, on average.

Data charts courtesy of <http://www.city-data.com/city/Myrtle-Point-Oregon.html>



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.



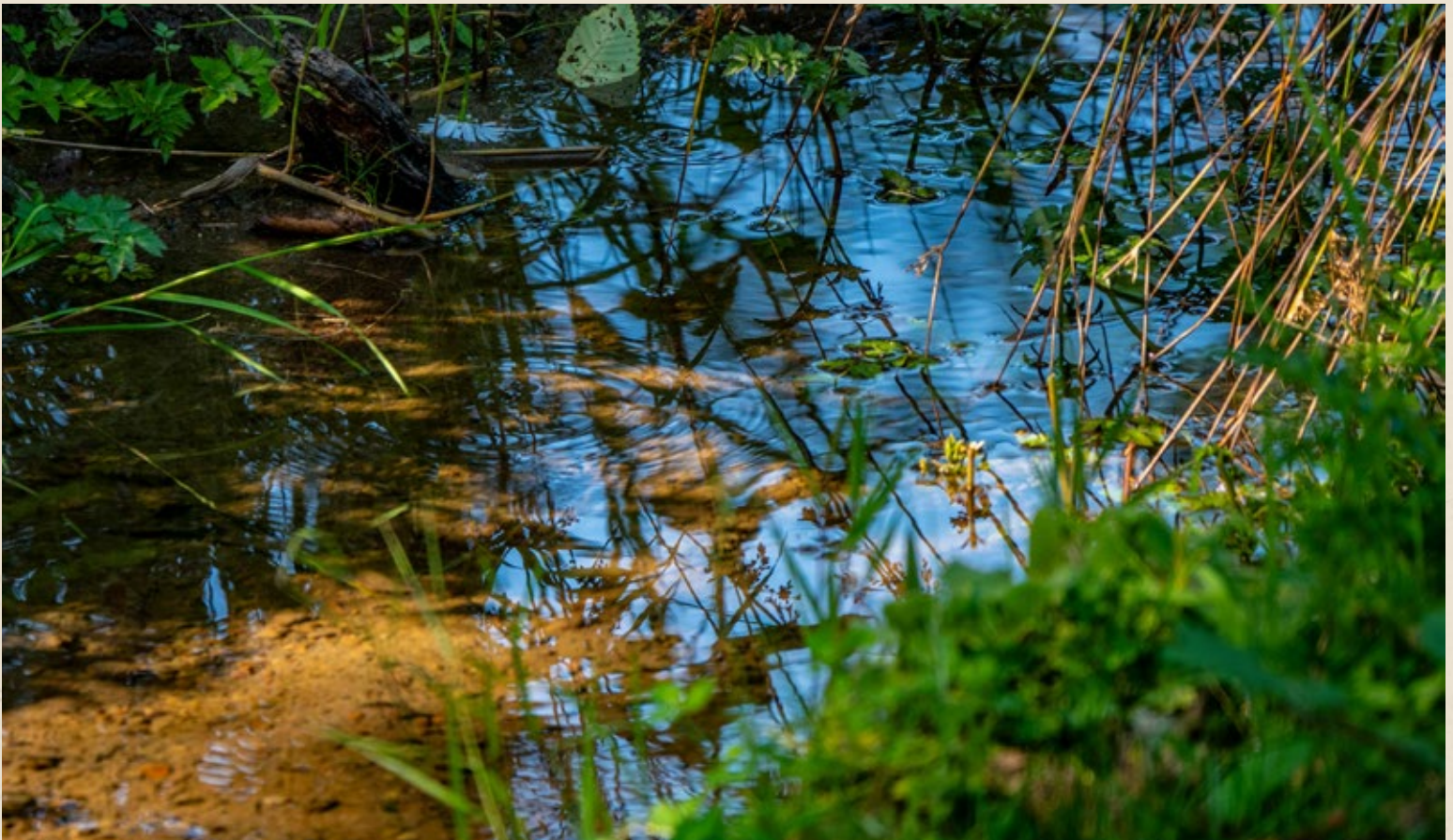
CONSERVATION | STEWARDSHIP

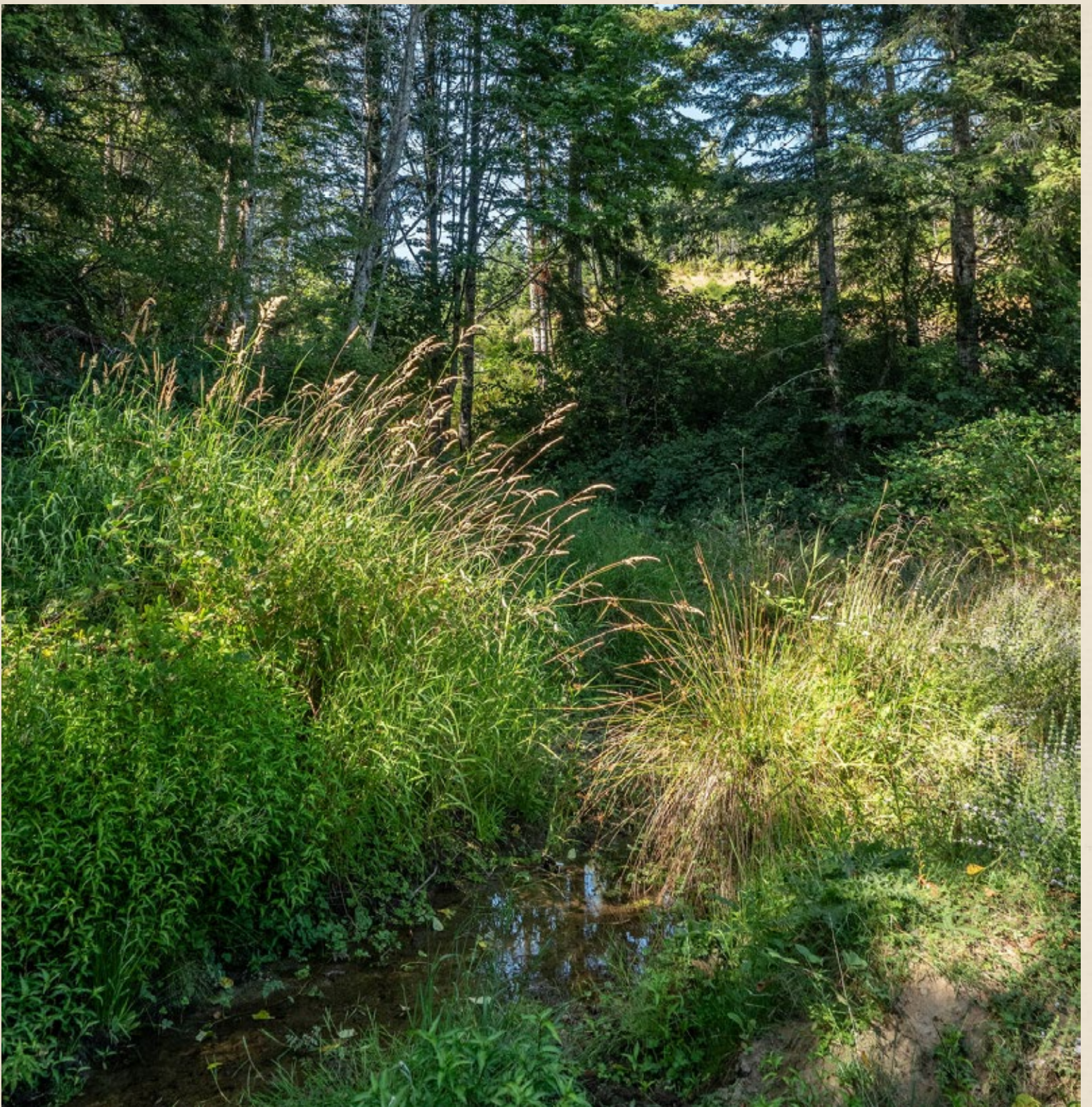
There are no conservation easements encumbering the Upstream Timber and Cattle Ranch. Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

WATER SOURCES | WATER RIGHTS

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water right from the Water Resources Department to use water from any source, whether underground or from lakes or streams. Landowners with water flowing past, through, or under their property do not automatically have the right to use that water without the Department's permit. The State of Oregon administers Oregon's waters under a "prior appropriation" doctrine; first in time, first in the right.

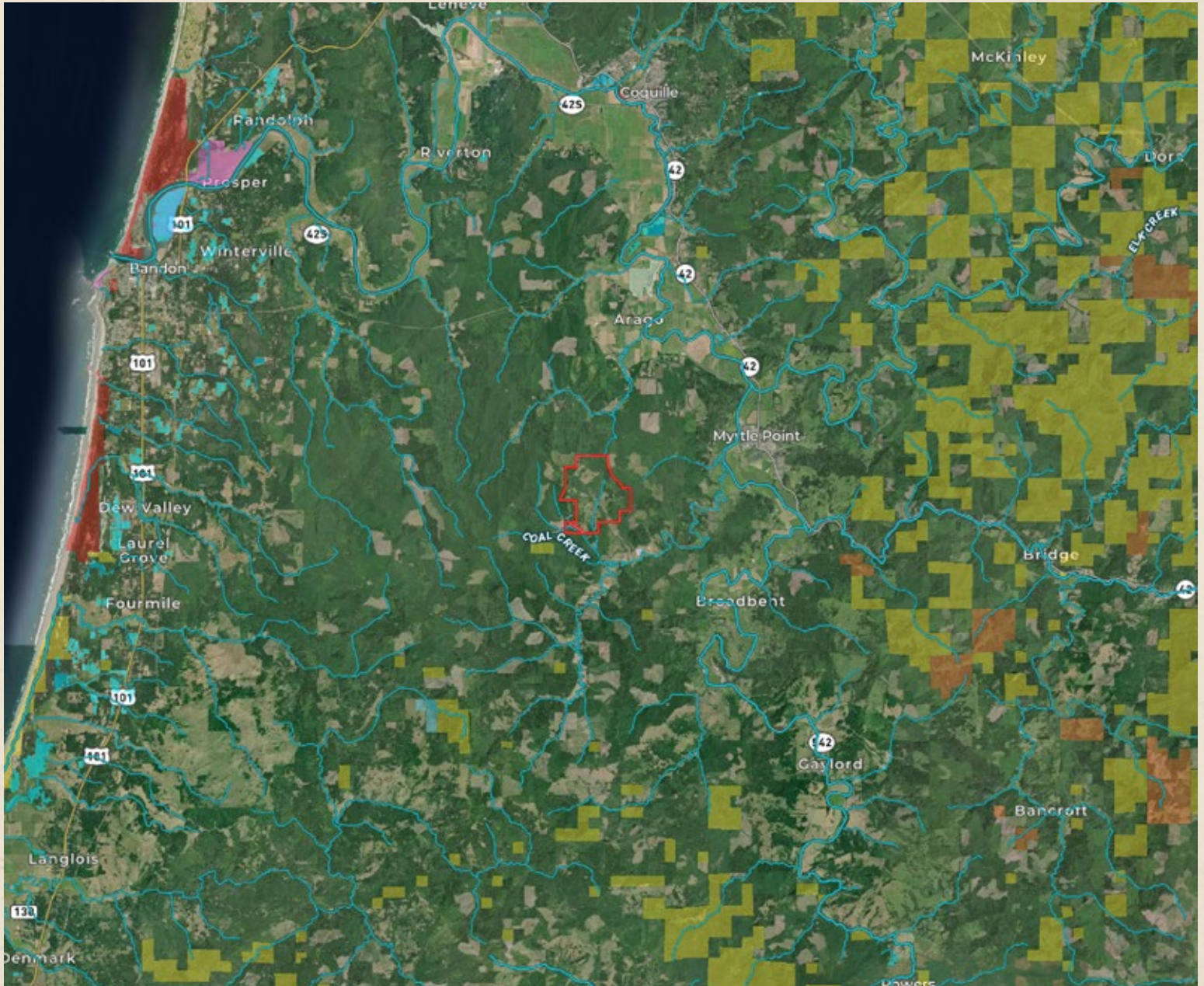
A Surface Water Registration Statement Pre-1909 Vested Water Right Claim for domestic and stock water from Cove Creek and unnamed springs has been filed and is of record with the Oregon Department of Water Resources. There are three creeks that run through the property: Cove Creek, Phil Creek, and Rich Creek. Cove Creek's flow most years is year-round, with Phil and Rich Creeks being more of a seasonal nature.





LOCATION

The property is located in Coos County, Oregon, in the southwest corner of the state. Founded in 1853, the county encompasses 1,806± square miles and has a population of 64,999±. The county seat is Coquille, and the largest city is Coos Bay. Tourism, forest products, agriculture, and fishing are the main industries of the county.



GETTING THERE

Myrtle Point, Oregon, is approximately four hours from Portland, Oregon, heading south on Interstate 5 to Winston, Oregon, and then heading west on Highway 42 to Myrtle Point.

From Medford to Myrtle Point, it takes approximately 2.5 hours to travel north on Interstate 5, exiting off onto US Highway 99 until Winston and then heading west on Highway 42 until you reach Myrtle Point.

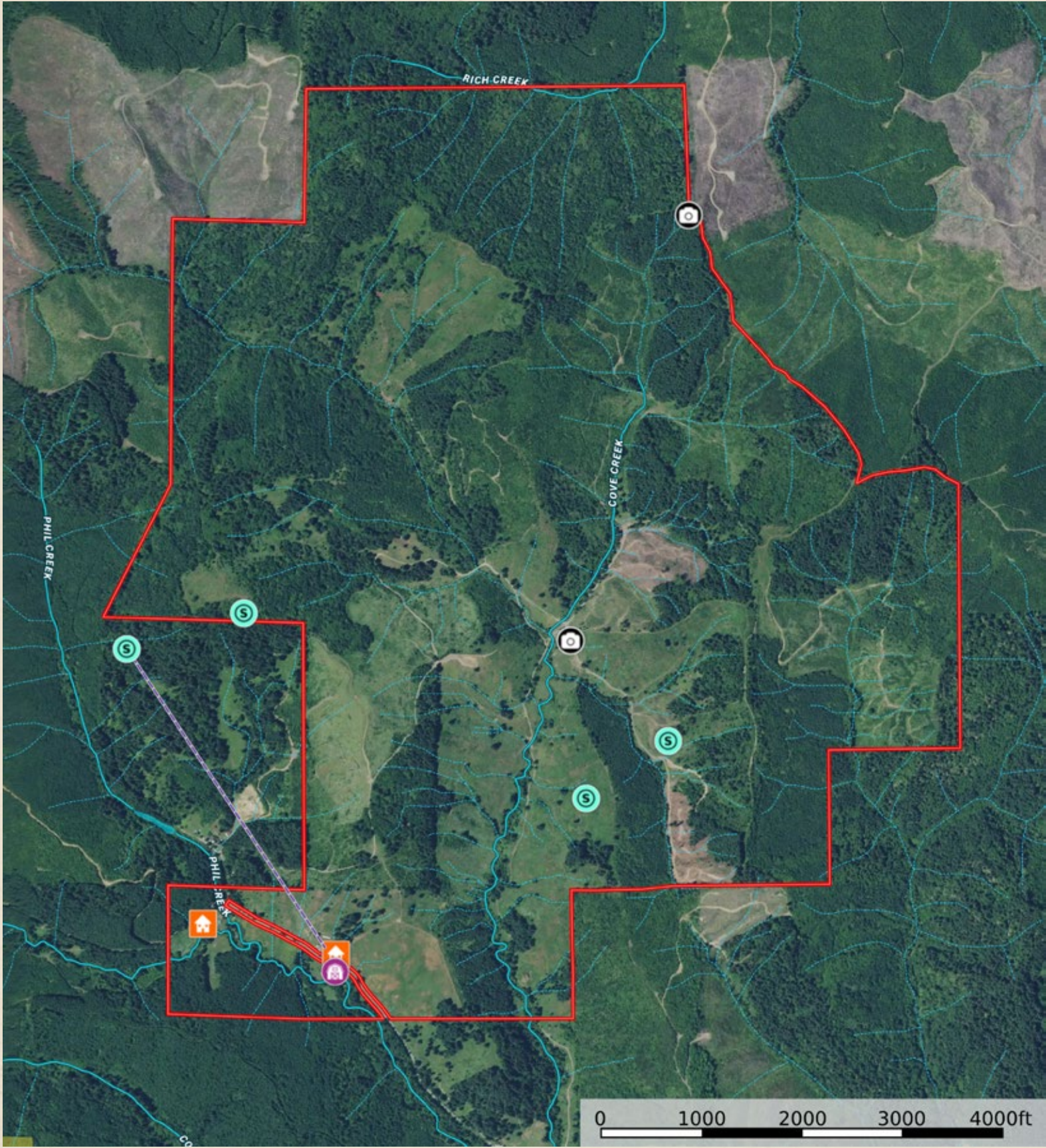
Once in Myrtle Point, a Fay Ranches broker will escort you to the property, which is 17± minutes from Myrtle Point.

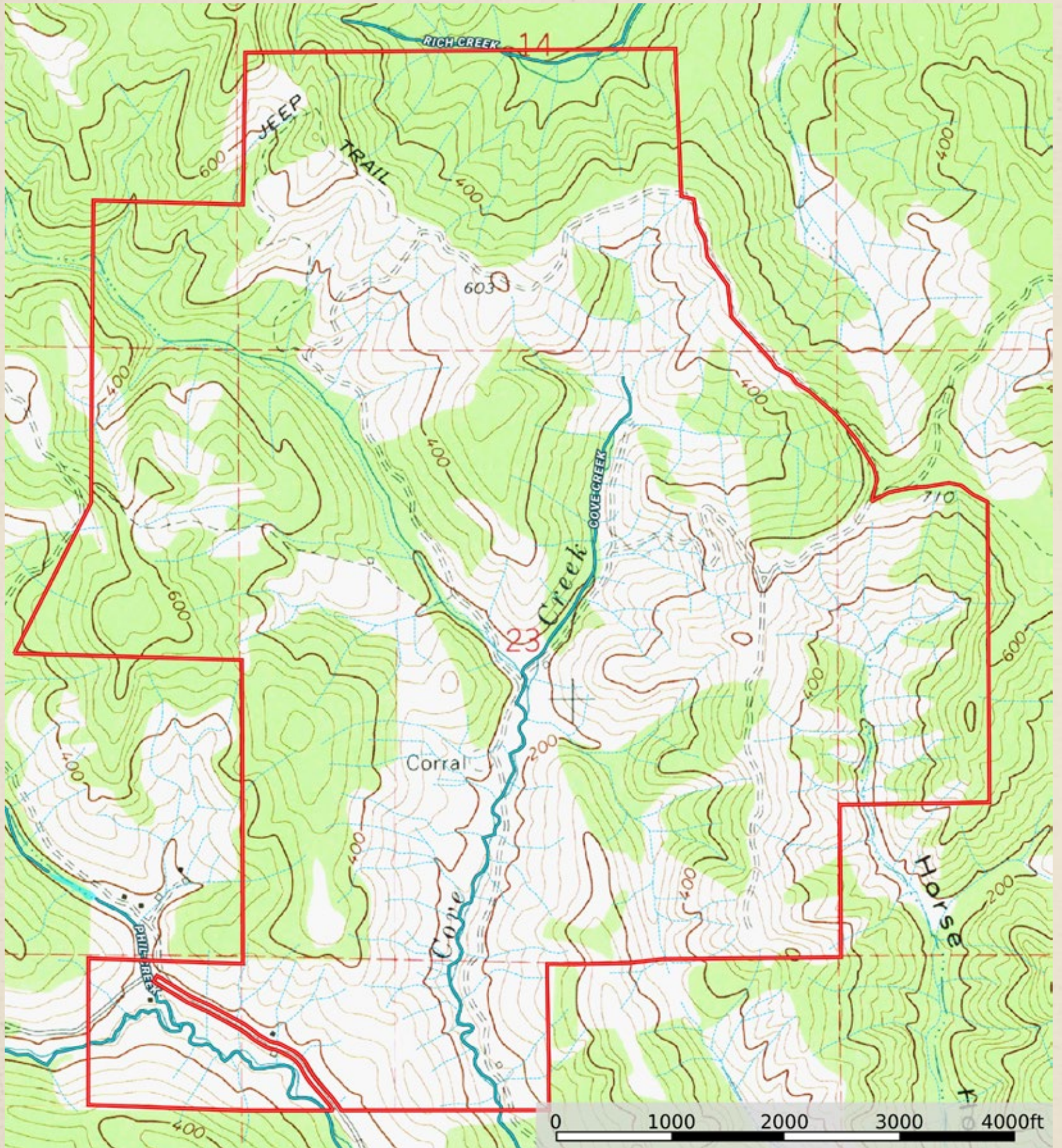


AIRPORT SERVICES

The closest regional airport is Southwest Oregon Airport in Coos Bay (26± miles from Myrtle Point), offering United flights to Denver and San Francisco and FBO services. Bandon State Airport offers charter flights and can facilitate some private jets.

The closest international airport is Rogue Valley-Medford International Airport (139± miles), which offers flights serviced by Alaska Airlines, Avelo Airlines, United, Delta, American, and Allegiant. Flights to Las Vegas, Seattle, Los Angeles, and Phoenix are just some of the available destinations.





SUMMARY

Many of these properties in this corner of Oregon do not hit the open market; the vast majority are bought and sold between the neighbors or quickly snatched up by local timber companies. Upstream Timber and Cattle Ranch is an opportunity to invest in rural property for sustainable income from varied sources, with outstanding ranch and area recreational and lifestyle opportunities as a bonus. Any buyer should be able to monetize this property with all the possibilities, whether cattle, timber, rentals, or hunting. But do not get lost in the economics; this property is awe-inspiring. You will often find yourself looking up through the stately trees into the deep blue sky as you enjoy the gentle ocean breeze off the Pacific, listen to the lonesome call of the dove, or for an elk to bugle, and realize you are enjoying yourself as well.



PRICE

\$4,750,000

TAXES

\$8,481.79

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

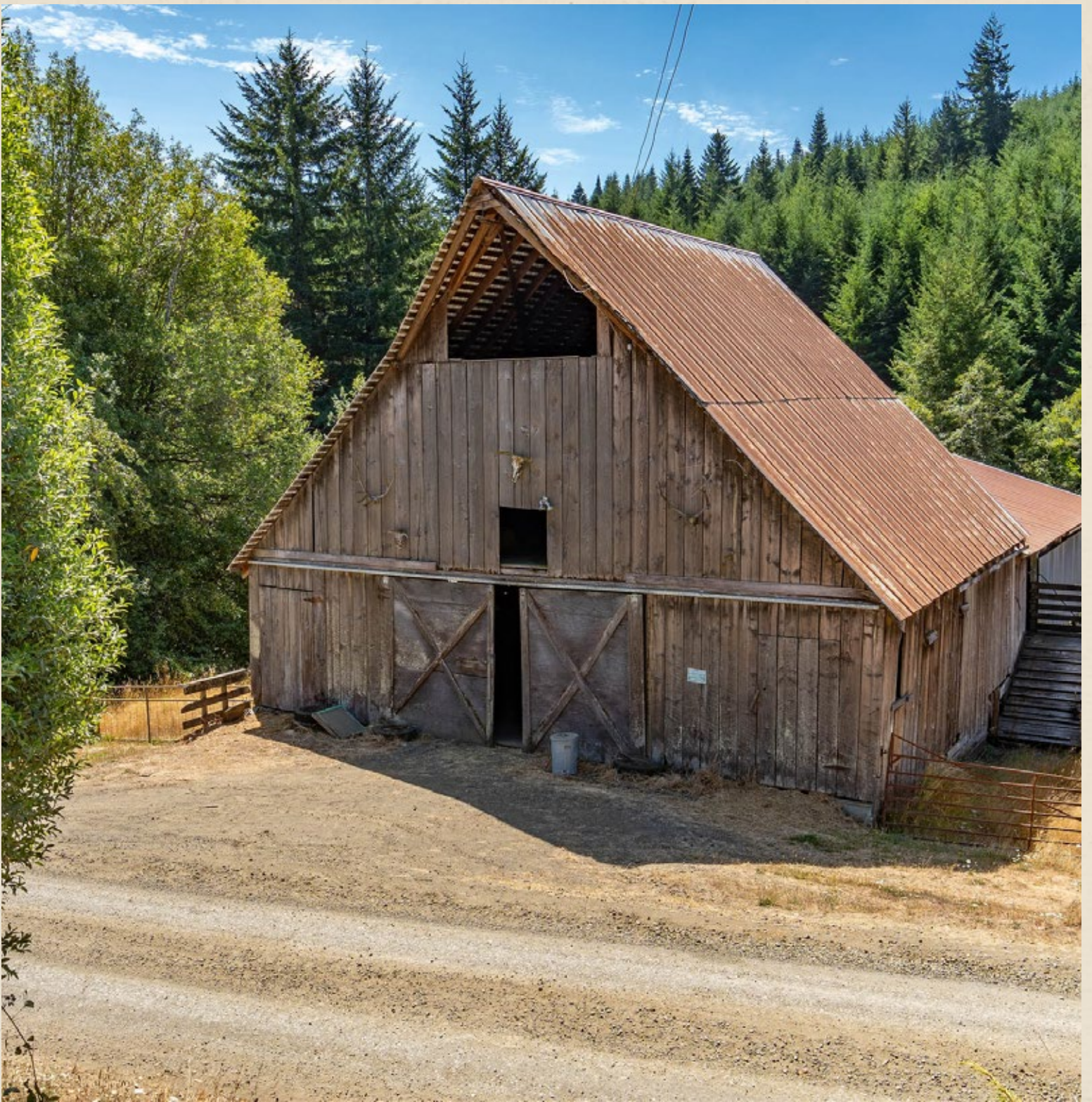
CONTACT

Please contact **Scott Hawes** at (541) 419-0770 | shawes@fayranches.com or **Alex Robertson** at (541) 420-2394 | arobertson@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.







**OREGON REAL ESTATE AGENCY
INITIAL AGENCY DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

In order to help a seller avoid selecting a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status or familial status as prohibited by the Fair Housing Act (42 U.S.C. 3601 et seq.), a seller's agent shall reject any communication other than customary documents in a real estate transaction, including photographs, provided by a buyer.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

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7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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FAY

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PRINCIPAL BROKER
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c. 541-419-0770
shawes@fayranches.com

FAY RANCHES INC.
(800) 238.8616
info@fayranches.com
www.fayranches.com

ALEX ROBERTSON
BROKER
Licensed in: OR
c. 541-420-2394
arobertson@fayranches.com