

FAY

RANCHES[®]*Inc.*

VANCE RANCH

Jordan Valley, Oregon

\$9,000,000 | 2,662 Deeded Acres

61,676 BLM Grazing Allotment | 64,338± Total Acres

Capacity to run 770± AUs

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Vance Ranch | Jordan Valley, Oregon

INTRODUCTION

Positioned west of Highway 95 in Malheur County, Oregon, and moments from the Nevada border, Vance Ranch commands the landscape. It encompasses 2,662± deeded acres, with an expansive 61,676± acres in overlapping grazing allotment, showcasing its vastness and functional excellence.

Central to Vance Ranch is its role as a cattle sanctuary, skillfully managing 770± animal units and consistently producing high-grade protein from its esteemed calf crop. Set against the dramatic backdrop of the Owyhee Desert, Trout Creek Mountains, and Santa Rosa Range, the ranch is home to experienced cowboys and their loyal horses and dogs, preserving the ageless traditions of ranching. Their work is a tribute to the cowboy heritage, cementing a lasting legacy.

Cooperating with the Bureau of Land Management and neighboring ranches, Vance Ranch stands as a beacon of sustainable ranching. Situated in Oregon, the ranch enjoys the advantages of the state's profound ranching history, including economical feed, low operating costs, plentiful water, and top-tier ranch facilities, offering a singular chance to possess a segment of Oregon's vast landscape.

The story of Vance Ranch is a rich tapestry deeply intertwined with the American West's vibrant history. Nestled near McDermitt, Nevada, this area boasts historical roots that trace back to the mid-19th century, reflecting a time when it was pivotal for military and stagecoach routes. The ranch's association with the legendary Miller and Lux land company and its significant role in the transformative ranching developments of the 1960s further elevate its storied past. This connection adds layers to its narrative, positioning Vance Ranch not just as a piece of property but as a living, breathing piece of American history steeped in the legacy of the West.

The Vance Ranch showcases an exemplary cattle operation with a systematic approach to grazing and animal welfare, operating on a vast area to ensure sustainability and efficiency. Its well-structured facilities, including sophisticated water systems, employee housing, and essential cattle management infrastructure, underline its commitment to top-tier ranching, further enhanced by its integration of advanced technological solutions in monitoring and managing livestock health and productivity.

THE STORY

McDermitt, Nevada, previously known as “Dugout”, was christened in honor of Lieutenant Colonel Charles McDermitt, the commander of the Military District of Nevada. He met his end in a conflict with Native Americans in 1865. The town was established to support Fort McDermitt, located a mere 5 miles away. Its primary purpose was to guard the stagecoach route that stretched from Virginia City through Winnemucca, extending up north to the Silver City Territory in Idaho. This crucial route was the military’s primary transit link between Idaho, Oregon, and Nevada. Amidst the vast expanses, semi-arid deserts, and stunning mountain terrains, this vast Intermountain West region resonates with an almost ghostly aura.

Vance Ranch, presently an integral part of the vast Lucky 7 Ranch, is now being separated and presented for sale, carrying with it the rich legacy and history of its parent ranch. Parts of the Lucky 7 Ranch trace their origins to the historic Miller and Lux land company. Noted as a titan in the cattle ranching domain, Miller and Lux’s dominion spanned a staggering 1.4 million acres, covering territories from Mexico to Oregon, including 22,000 square miles of land in California, Nevada, and Oregon.

In a transformative move in 1961, the Bureau of Land Management sectioned and demarcated range land among users, eliminating the need for common grazing. This pivotal division paved the way for the establishment of the Lucky 7 Ranch. Initially owned by Bob Campbell, who even constructed an airstrip at the ranch’s central hub, the ranch saw various cattle breeds, primarily Charolais Cattle, until the 1970s. Subsequently, Alaskan entrepreneur Locke Jacobs, despite lacking ranching experience, recognized the potential of Lucky 7’s unique position along Nevada’s only interstate highway devoid of a major casino influence and acquired the property. However, the demanding ranching lifestyle soon weighed on him.

The torch was then passed to Tom and Mike Harry, along with their father, Dick, in 1983. As generational ranchers from California, the Harrys aimed to grow their ranching territories to locales with cost-effective water and feed resources, and McDermitt’s Lucky 7 Ranch perfectly fit the bill. Through a significant expansion in 2004, the Harry family added to their portfolio by acquiring the adjacent Ten Mile Ranch and Vance Ranch. This acquisition positioned the Harrys at the helm of one of the Great Basin’s largest cattle ranches. The Lucky 7 Ranch, renowned for its top-tier livestock, stands as a testament to quality cattle breeding.

As a noteworthy update, the historic Lucky 7 Ranch, Vance Ranch, and Ten Mile Ranch are now being separated and presented for sale as the three historic ranches, carrying with them the rich legacy and history of the parent Lucky 7 Ranch.

CATTLE RANCH

At the Vance Ranch, the comprehensive cattle operation showcases a commitment to quality and efficiency within the unique environment of the 15-Mile Community allotment. The operation begins in early spring when nearly 770 animal units are turned out to start their grazing rotation through the allotment. This cycle allows for the optimal use of natural resources and reflects a deep understanding of sustainable ranching practices. As late fall approaches, the cattle are walked back to the ranch's deeded land, where they graze on private pastures and the remnants of harvested crops. The winter feeding program commences mid-December, ensuring the cattle are well-nourished during the colder months. This well-structured cycle promotes animal welfare and demonstrates the ranch's dedication to environmental stewardship. The Vance Ranch thus stands out as an exemplary investment for those who prioritize quality and sustainability in cattle ranching.





BUILDINGS AND IMPROVEMENTS

The Vance Ranch boasts a suite of essential facilities that support its efficient and expansive ranching operations. Central to its infrastructure is an employee house, providing comfortable accommodation for the staff necessary for the day-to-day running of the ranch. This living space ensures the workforce is well-rested and ready to manage the ranch's activities effectively. The ranch also includes an extra home site for potential future development.

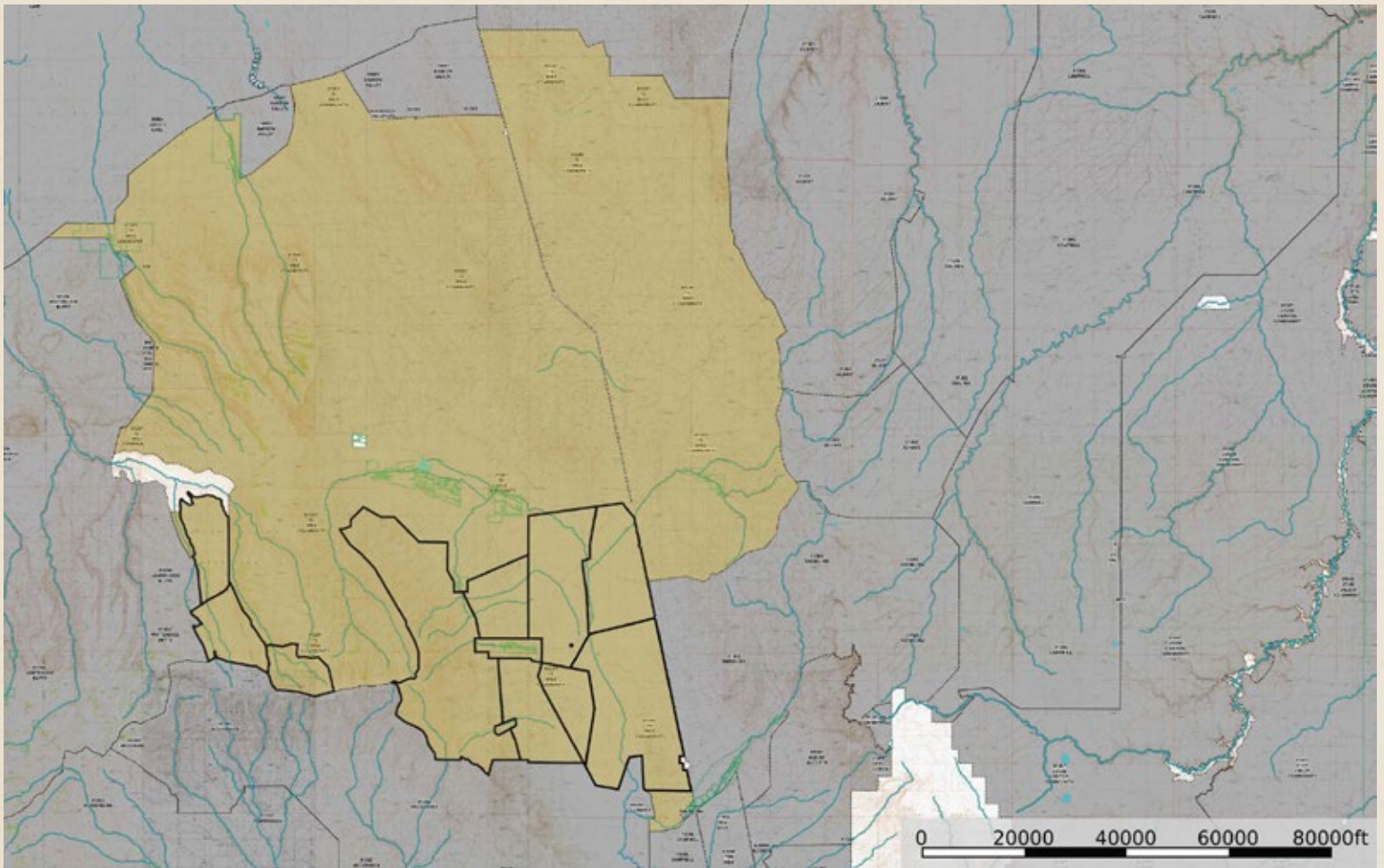
The well-designed working corrals are key to the ranch's functionality and crucial for effective livestock handling and management. These corrals are complemented by a 50,000-pound scale and hydraulic squeeze chute, vital components for accurately weighing and managing the cattle, ensuring optimal growth and health monitoring.

The ranch also features necessary improvements, barns, and a feedlot, enhancing its cattle-raising capabilities. Additionally, fuel storage on the property serves the basic need of keeping farm machinery and vehicles operational.

Together, these facilities – the employee house, improvements, barns, working corrals, scale and chute, feedlot, and fuel storage – form the backbone of the Vance Ranch, underpinning its successful and sustainable cattle ranching operations.

BLM GRAZING

The Vance Ranch effectively manages its cattle operations on a portion of the 15 Mile Community Grazing Allotment, utilizing about 61,676± acres of the total 319,756± acres available. This significant land area is essential for the ranch's cattle herding activities, offering an expansive space for grazing. The cost of utilizing this area of the allotment is efficiently priced at \$7,547.85, reflecting the ranch's focus on economical yet extensive cattle grazing. This strategic use of the 15-Mile Community Allotment not only supports the health and well-being of the livestock but also highlights the Vance Ranch's commitment to operational efficiency and sustainable land management.



The pastures utilized by the Vance Ranch of the 15-Mile Community allotment are outlined in black.



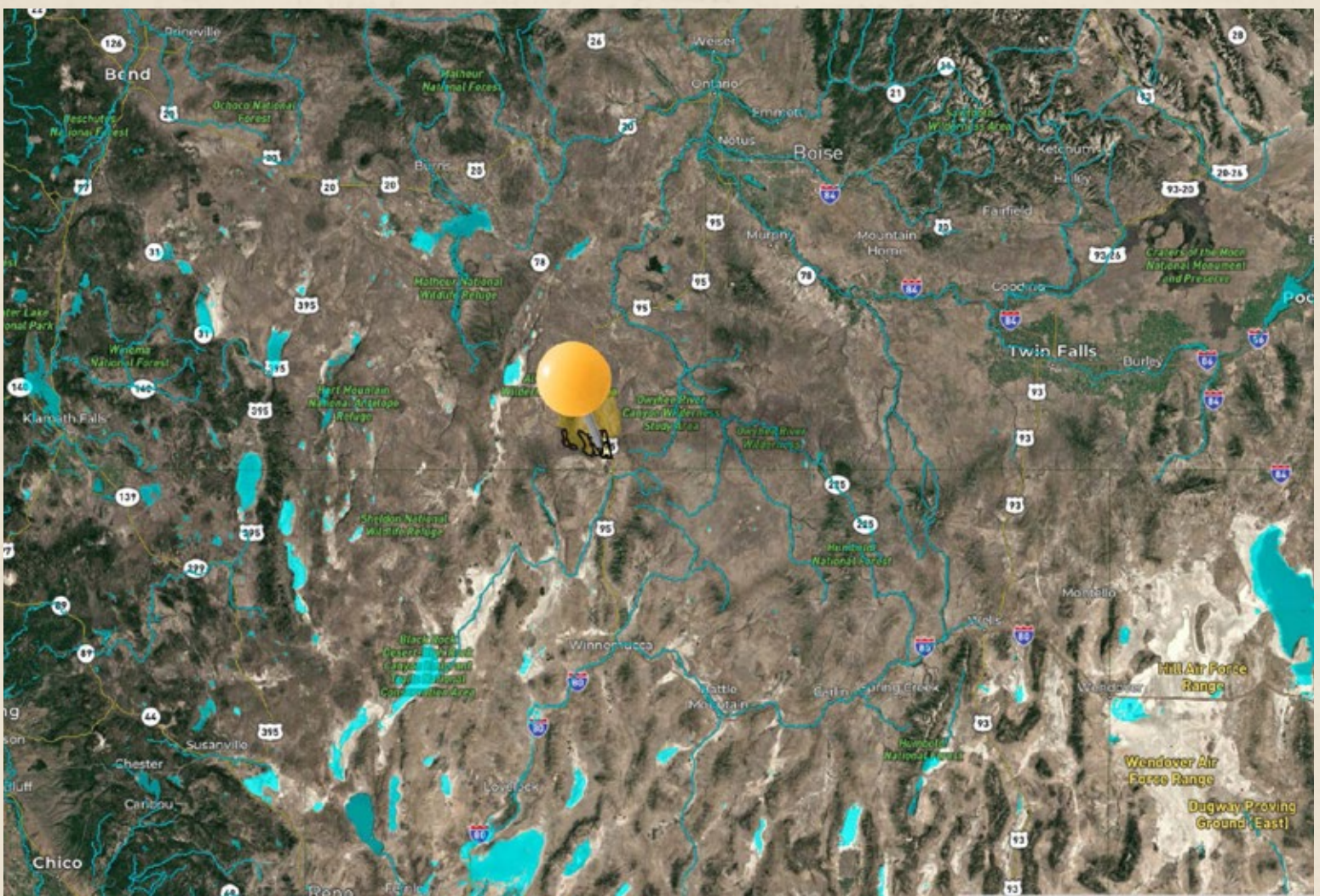


WATER

Vance Ranch boasts a well-orchestrated water system, crucial for supporting its livestock and irrigation needs. A domestic well is at the heart of this system, which reliably meets the ranch's everyday requirements. The thoughtfully planned water distribution consists of two main parts: one section has a storage tank connected to a 6± mile pipeline feeding 5± troughs, and the other includes a storage tank linked to a 5± mile pipeline leading to 3± troughs, ensuring consistent water availability across the ranch.

Agriculturally, the ranch is well-equipped with 50± acres of wheel-line irrigated fields and 127± acres under pivot irrigation, suitable for consistently making hay to feed cattle. Complementing this, Vance Ranch also features 320± acres of sub-irrigated meadows. These meadows are a key asset, providing vital feed for the cattle and particularly enhancing the ranch's livestock operations. This combination of irrigation and natural grazing resources underscores the ranch's capability for both agricultural productivity and effective cattle management.





LOCATION

Tucked away in the Northern reaches of the Great Basin, The Vance Ranch is a hidden gem. It's a 74-mile journey north from Winnemucca, Nevada, and 183 miles to the south-west from Boise, Idaho. The ranch boasts a secluded spot just 2/3 of a mile west of Highway 95. Home to over 8,000, Winnemucca is a flourishing city featuring an array of stores, Humboldt General Hospital, and a rich array of cultural experiences, community events, and outdoor adventures. It's well-served with medical facilities. Interstate 80, linking Reno and Salt Lake, intersects Interstate 95 and slices through Winnemucca, where you'll find major retail outlets and a plethora of services. On the cusp of Nevada and Oregon, McDermitt is a quaint unincorporated community, complete with a library, educational facility, fuel stations, a local store, a casino, and an eatery.









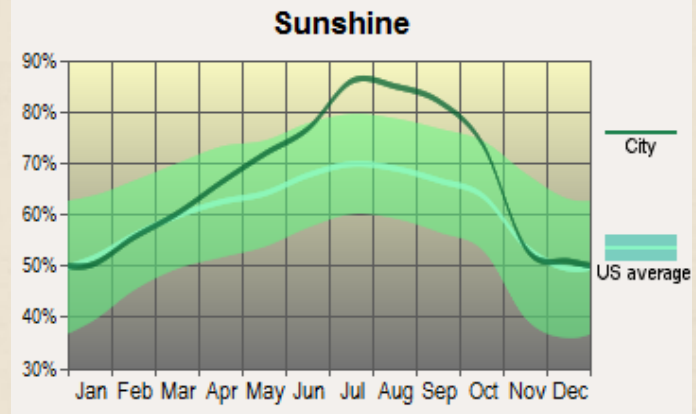
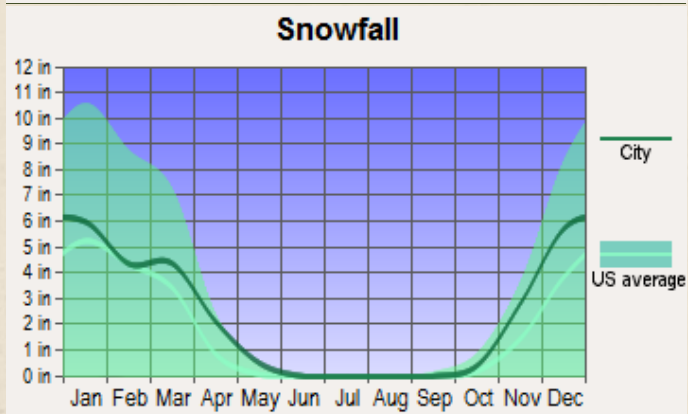
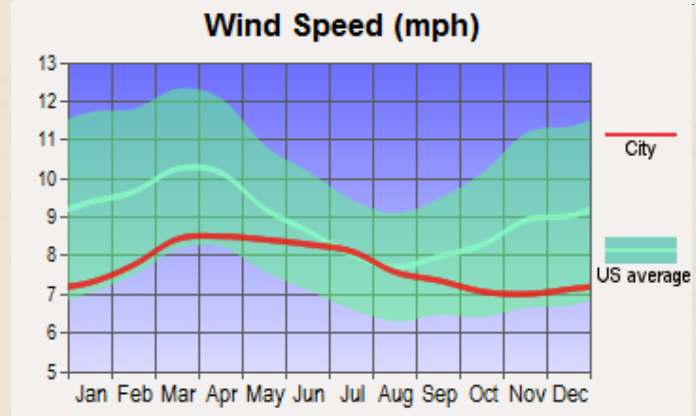
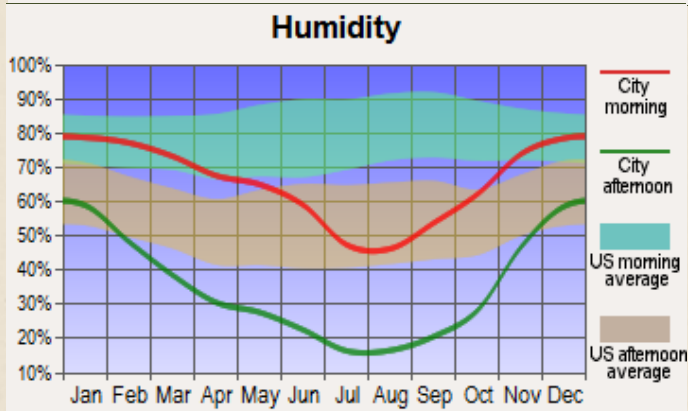
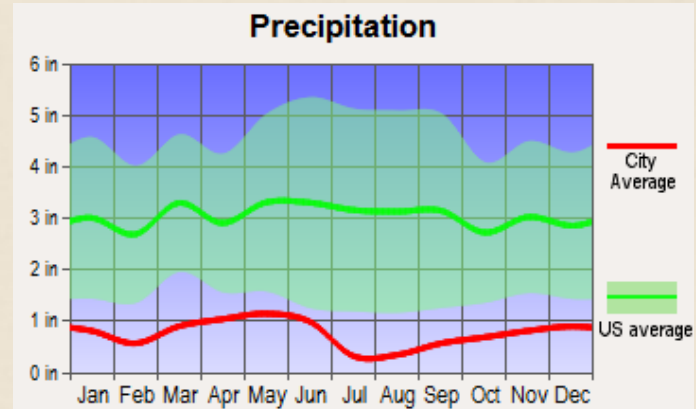
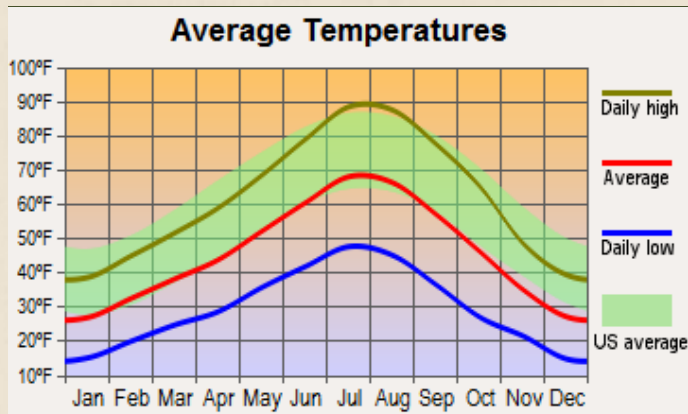
MINERAL RIGHTS

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

CLIMATE

Courtesy of city-data.com/city/mcdermitt-nevada.html

The range of elevation spans nearly 4,000 feet. The base is 4,400 feet and surpasses 8,000 feet at its peak. McDermitt consistently sees over 15 hours of daylight in June and an average of 9.2 hours a day in December. The average annual precipitation is 12± inches at the low elevation and significantly increases as elevation increases.



RECREATION

Outdoor enthusiasts will find a haven for exceptional hunting experiences. This ranch offers a unique blend of vast acreage and diverse habitats, creating an ideal setting for various game species turning it into a hunter's paradise. Annually, landowners have the opportunity to apply for a number of hunting tags, with the quantity dependent on the ranch's acreage. The Oregon Department of Fish and Wildlife oversees the allocation of these tags after careful consideration, ensuring a fair and strategic distribution that enhances the hunting experience on the ranch.

Beyond its value as a significant investment in land, water rights, mineral rights, and the cattle ranching industry, the Lucky 7 Ranch stands out as an outdoor adventurer's dream. The ranch offers ample recreational amenities for family and friends, combining outdoor adventures with the operation of one of the nation's most historic and productive cattle ranches. This unique blend is what many outdoorsmen dream of but rarely experience.



PRICE

\$9,000,000

ALSO AVAILABLE, from the same owner and through the same brokerages, for purchasers desiring a larger cattle operation, are the following ranches, which are in close proximity to Vance Ranch. All three ranches are currently being jointly operated and managed.

LUCKY 7 RANCH: 6,700± deeded acres, 162,271± in overlapping BLM grazing allotment, skillfully managing 2,000 Animal Units. Price: \$20,000,000.

TEN MILE RANCH: 2,512± deeded acres, 49,060± in overlapping BLM grazing allotment, historically handling 550 Animal Units. Price: \$7,000,000

TERMS

Cash

CONTACT

This is an exclusive listing of Fay Ranches, Inc in cooperation with Coldwell Banker Excel. Please contact **Scott Hawes** at **541-419-0770** | **shawes@fayranches.com** or **Clay Nannini** at **208-539-7162** | **clay@42northlandco.com** to schedule a showing. An agent from Fay Ranches or Coldwell Banker 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.



SALE CONDITIONS

OFFERING PRICE INCLUDES THE FOLLOWING ASSETS:

- All deeded land and improvements
- All water rights
- All mineral rights currently owned by seller subject to prior reservations
- Transfer of Bureau of Land Management term permits (subject to agency approval)
- All irrigation systems
- All furnishing and appliances not owned by employees

CONDITIONS OF SALE

- All prospective buyers must demonstrate financial capability to purchase the ranch prior to scheduling an inspection.
- No offers containing financing or appraisal contingencies will be considered.
- An owners policy of title insurance will be provided by Western Title Company located in Winnemucca, Nevada and Malheur County Title Company Inc. located in Ontario, Oregon.
- Seller requests that all proposals be delivered in the form of a letter of intent.

DEPRECIATION OPPORTUNITIES

Ranches in general, provide a multitude of depreciation opportunities. Listed below are common assets which are typically depreciated from ranch holdings.

- ▣ Grazing federal grazing permits. In accordance with IRS code Section 197 (d) (D) any license, permit, or other right granted by a governmental unit or an agency or instrumentality thereof.
- ▣ One center pivot
- ▣ Fences - 87± miles
- ▣ Corrals - 8,270± linear feet
- ▣ One home
- ▣ One additional home site
- ▣ Shops/barns/ancillary structures
- ▣ Stock water improvements - eight water troughs - 11± miles of pipeline - two storage tanks
- ▣ One hydraulic squeeze chute
- ▣ One livestock scale







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Invest & Enjoy

LUCKY SEVEN RANCH
VANCE RANCH

SCOTT HAWES
PRINCIPAL BROKER
Licensed in: OR, ID, AZ
c. 541-419-0770
shawes@fayranches.com

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

CLAY NANNINI
42 NORTH LAND CO
c. 208-539-7162
clay@42northlandco.com



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