



FAY

RANCHES[®] *Inc.*

TEN MILE RANCH

Jordan Valley, Oregon

\$7,000,000 | 2,512 Deeded Acres

49,060 BLM Grazing Allotment | 51,572 Total Acres

Capacity to run 550± AUs

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Ten Mile Ranch | Jordan Valley, Oregon

INTRODUCTION

Nestled just east of Highway 95 in Malheur County, Oregon, near the Nevada border, the iconic Ten Mile Ranch is a testament to the grandeur and efficiency of modern cattle ranching. Encompassing a vast expanse of 2,512± deeded acres and an impressive 49,060 ± acres of grazing allotment, this ranch demonstrates a remarkable scale of operations. Historically rated as a 550 animal unit (AU) ranch, Ten Mile Ranch stands out for its consistent production of high-quality protein, thanks to its well-regarded calf crop.

Located in the heart of Oregon's rich ranching landscape, the ranch offers magnificent views of the Owyhee desert, Trout Creek Mountains, and Santa Rosa Range. Its proximity to the historic town of McDermitt not only adds to its natural beauty but also connects it to the deep-rooted heritage of the American West. This setting creates a unique allure, merging breathtaking landscapes with a storied history.

At the core of Ten Mile Ranch is a dedicated team of skilled cowboys, their loyal horses, and dogs, who maintain time-honored ranching traditions. Their work pays homage to the cowboys of the past, fostering a culture and legacy that resonates with the ranch's operations. The ranch's collaboration with the Bureau of Land Management (BLM) and neighboring ranches exemplifies sustainable ranching practices, further highlighting its commitment to environmental stewardship and community engagement.

The ranch benefits from Oregon's favorable conditions for ranching, including affordable feed, low operating expenses, ample water resources, and top-tier ranch amenities. Its strategic water system features a domestic well at the headquarters, supplemented by a separate storage tank and pipeline system for the grazing allotment. This includes 180± acres of flood-irrigated pasture and 160± acres under pivot irrigation, emphasizing the ranch's capability for efficient hay production and cattle grazing.

Ten Mile Ranch is not just an investment in land; it's an opportunity to be part of Oregon's rich ranching legacy, to embrace the spirit of the West, and to contribute to a sustainable future in cattle ranching. This property represents an unparalleled chance to immerse oneself in the vast and beautiful Oregonian landscape, backed by the assurance of a ranch that is both historically productive and forward thinking in its practices.

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.

Ten Mile 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.

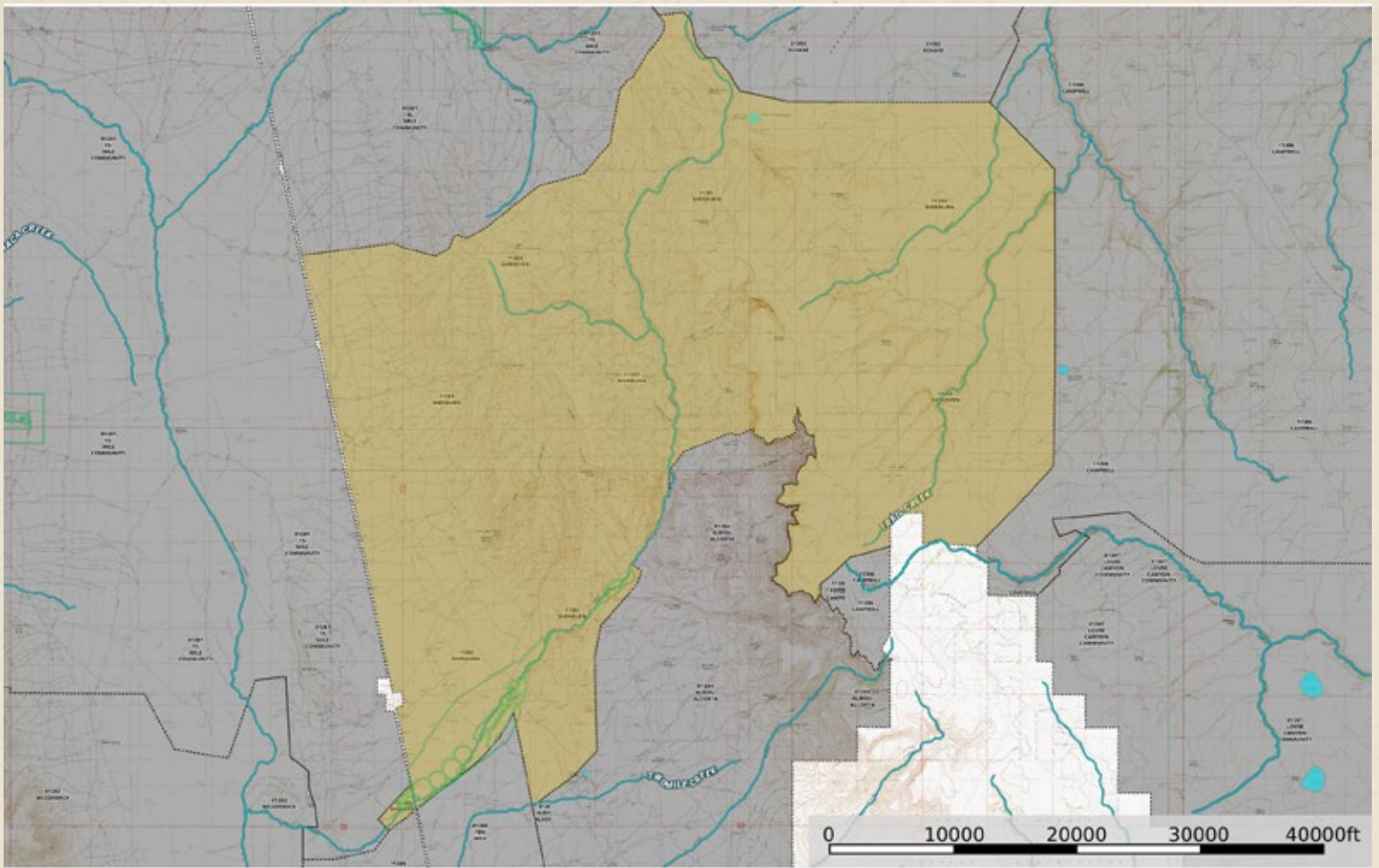
As a noteworthy update, the historic Lucky 7 Ranch, Vance Ranch, and Ten Mile Ranch are now being separated and presented for sale as the three historic ranches, carrying with them the rich legacy and history of the parent Lucky 7 Ranch.



CATTLE RANCH

The 10 Mile Ranch showcases a meticulously managed annual cattle operation cycle, emphasizing quality and efficiency. Starting February 5th, heifers begin calving, followed by cows in late February, ensuring an effective breeding process. This leads to an impressive 90% fall-weaned calf rate, highlighting their dedicated care. Steer calves at weaning average 525lbs, and heifer calves about 490 pounds. Starting from the first of March, the cattle are set to graze on Bureau of Land Management lands, with a mid-August move to a deeded 1,500-acre high mountain meadow and native range for continued grazing. This period extends until mid-October, after which the cattle return home to the ranch. The cattle then graze on meadow remnants and start hay feeding from early to mid-December. During winter, they are nourished with feed harvested from the ranch, averaging 1.5± tons per animal unit. This comprehensive, sustainable cycle reflects the ranch's commitment to animal welfare and environmental stewardship, making it an exemplary investment for those valuing quality in cattle ranching.





BLM GRAZING

The Ten Mile Ranch's cattle operations extend to the expansive Sherburn Grazing Allotment, encompassing approximately 48,945± acres. This substantial area provides ample space for grazing, supporting the ranch's extensive cattle herding activities. The cost for utilizing this allotment is economically set at \$1.35 per animal unit month (AUM), totaling \$5,090.85. This arrangement underscores the ranch's commitment to cost-effective and expansive cattle grazing, ensuring the well-being of the livestock while maintaining operational efficiency.



BUILDINGS AND IMPROVEMENTS

The Ten Mile Ranch, known for its efficient and expansive cattle ranching operations, features a comprehensive array of facilities. Included are a comfortable and practical residence designed to provide the ranch's workforce with essential living quarters. In addition to the home, there is a bunk house to ensure staff are well-rested and ready for the daily activities of the ranch. Additionally, the ranch includes an extra home site for potential future development.

Central to the ranch's functionality are the working corrals, effectively laid out for the handling and management of livestock. The horse barn is another important facility, providing a secure space for the ranch's cowboys to store their tack, shoe horses, and more.

Moreover, the ranch benefits from a fuel storage, necessary for the smooth operation of farm machinery and vehicles. This setup ensures that all equipment is operational and available, supporting the ranch's commitment to maintaining a productive and efficient workflow.

Together, these facilities form the backbone of the Ten Mile Ranch, supporting its role in sustainable cattle ranching operations.

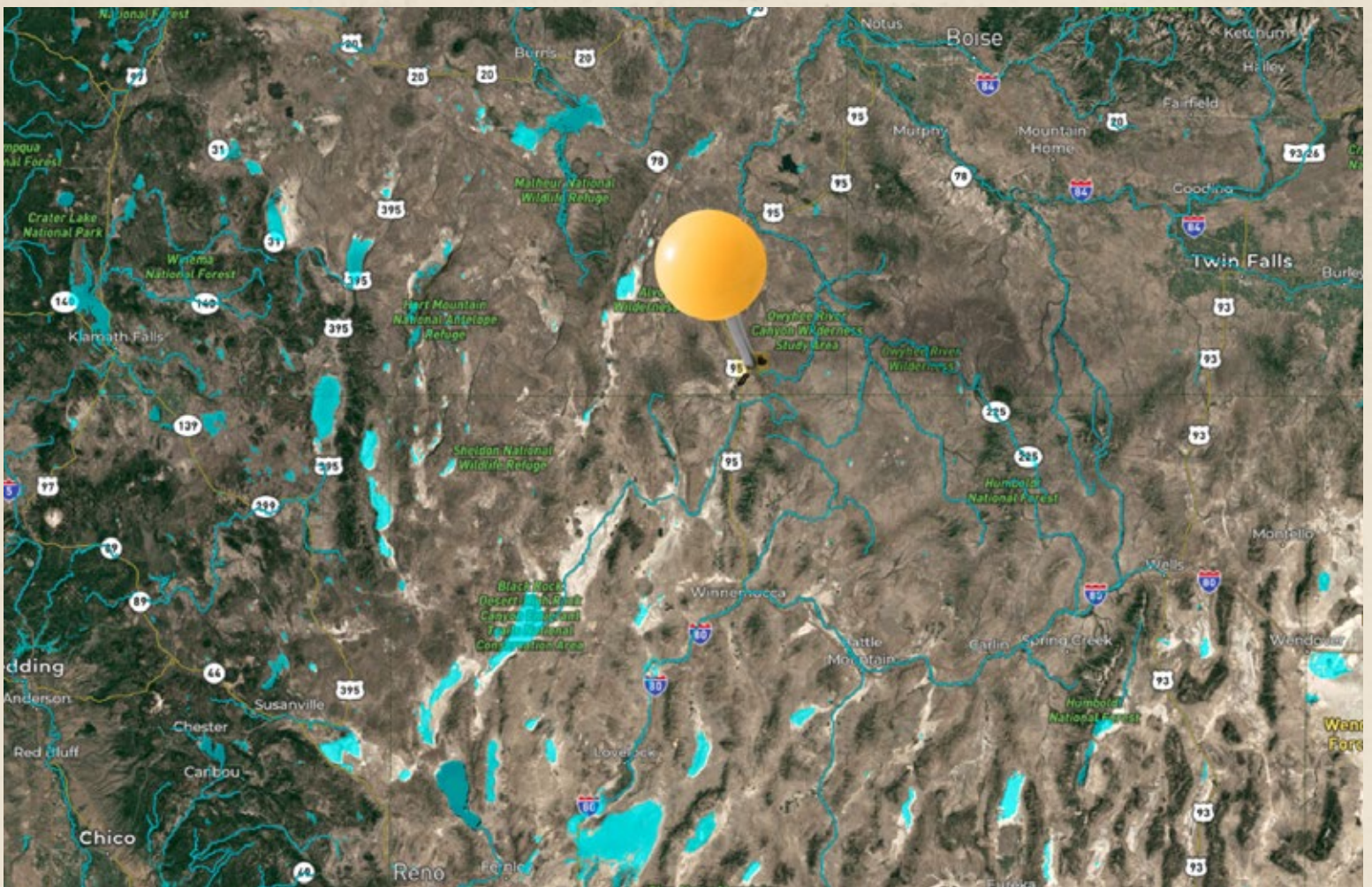


WATER

Ten Mile Ranch boasts a well-integrated water system, vital for its comprehensive agricultural activities. At its core is a single domestic well, pivotal in providing a steady and dependable water supply. Supplementing this, several reservoirs located across the grazing allotment serves as a primary water source, feeding the ranch's extensive network. This includes 7± miles of pipeline, leading to 5± strategically placed water troughs, ensuring sufficient water access for livestock. Additionally, a storage tank is connected to another 7± miles of pipeline, supplying 4± more troughs, thereby optimizing water distribution.

Agriculturally, Ten Mile Ranch excels with 180± acres of meadow at the headquarters, ideal for hay production and grazing. Adding to its agricultural prowess, the ranch also includes 160± acres under four irrigation pivots, enhancing its ability to sustain hay cultivation. This combination of natural and artificial irrigation highlights the ranch's strong capacity for both livestock nourishment and hay production, making it a versatile and productive agricultural property.





LOCATION

Perched in the northern parts of the Great Basin, the Ten Mile Ranch awaits discovery. It's a 74-mile trek north of Winnemucca, Nevada, and 183 miles on a southwestward path from Boise, Idaho. The ranch is conveniently situated at the western boundary, with Highway 95 skirting past its entrance. Home to more than 8,000 residents, Winnemucca is a thriving community, replete with an array of shopping choices, the Humboldt General Hospital, and a wealth of cultural engagements, community events, and natural explorations. The locale is well-endowed with medical facilities. Interstate 80, the principal East-West corridor to Reno and Salt Lake, intersects Interstate 95 and traverses Winnemucca, making major retailers and a suite of other services readily accessible. McDermitt, an unincorporated township straddling the Nevada-Oregon frontier, hosts a library, educational institution, gas stations, a local marketplace, a casino, and a dining venue.









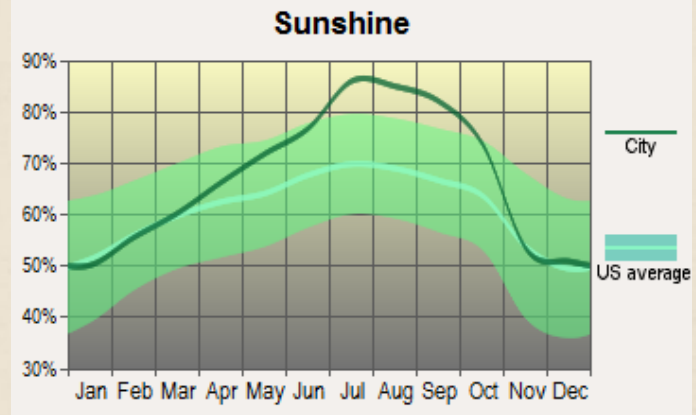
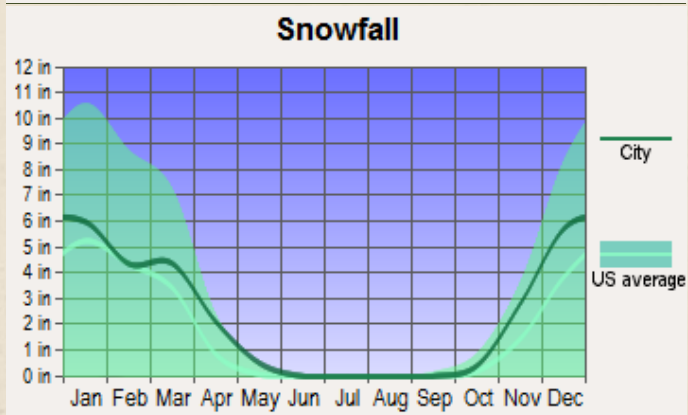
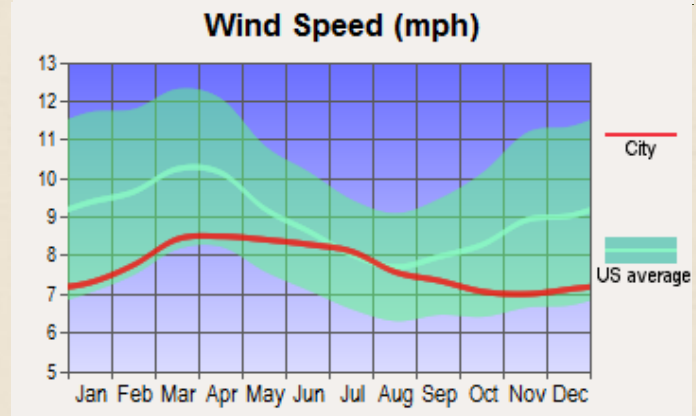
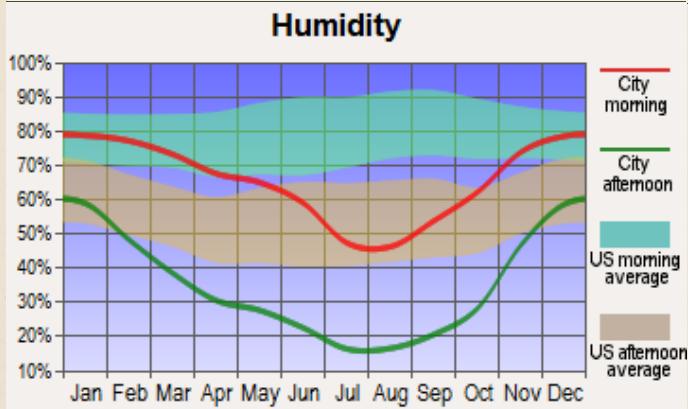
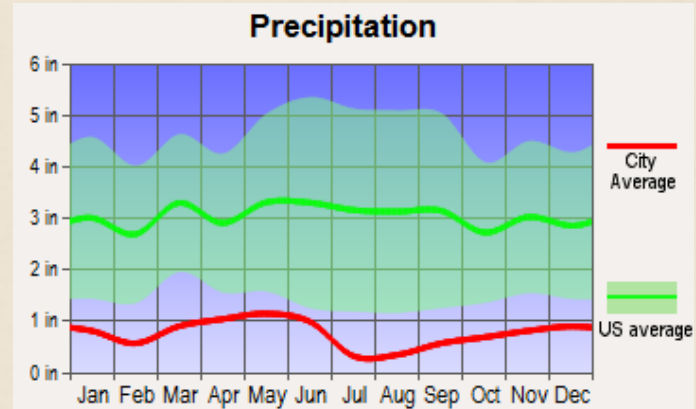
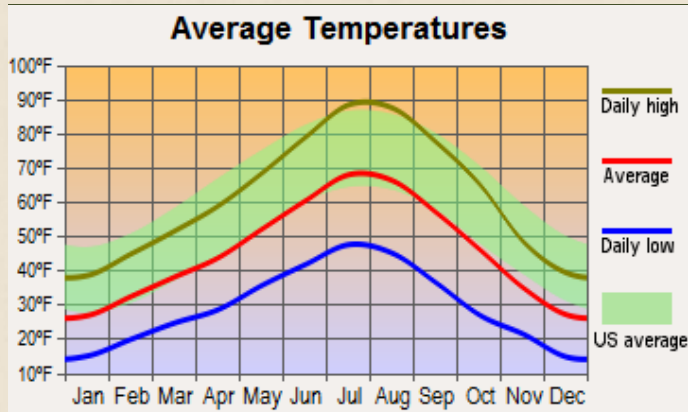
MINERAL RIGHTS

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 2,100 feet. The base is 4,600 feet and surpasses 6,700 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

\$7,000,000

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 the Lucky 7 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.

VANCE RANCH: 2,662± deeded acres, 61,676± in overlapping BLM grazing allotment, historically handling 770 Animal Units. Price: \$9,000,000

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 irrigation pump
- ▣ Fences - 74± miles
- ▣ Corrals - 2,788± linear feet
- ▣ One home
- ▣ One additional home site
- ▣ Shops/barns/ancillary structures
- ▣ Four center pivots







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RANCHES[®] Inc.

Invest & Enjoy

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