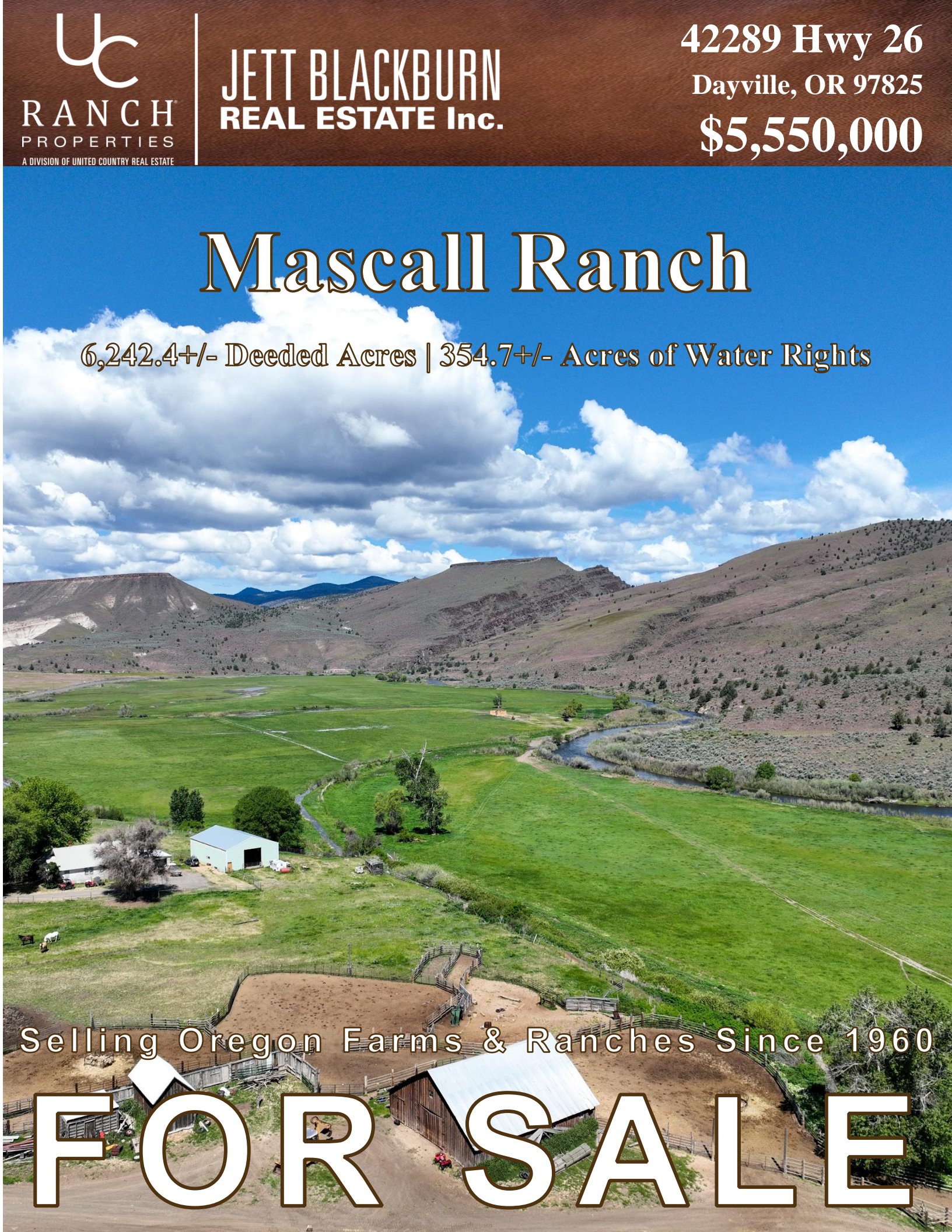


Mascall Ranch

6,242.4+/- Deeded Acres | 354.7+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE





This Eastern Oregon Ranch has been in the family name since 1864 when the first 320 acres was purchased while today it currently is operated by 5th generation family members & there is a reason why. The Mascall Ranch is an absolute must see with breathtaking views, significant water sources, & extreme land diversity from irrigated ground to pristine hunting. The 6,242+/- acre ranch is bordered by the John Day Fossil Beds National Monument, intertwined with BLM ground that includes a 204 AUM permit, state lands with a lease, & the Ochoco National Forest to the south, being within 4 miles of the Black Canyon Wilderness Area.

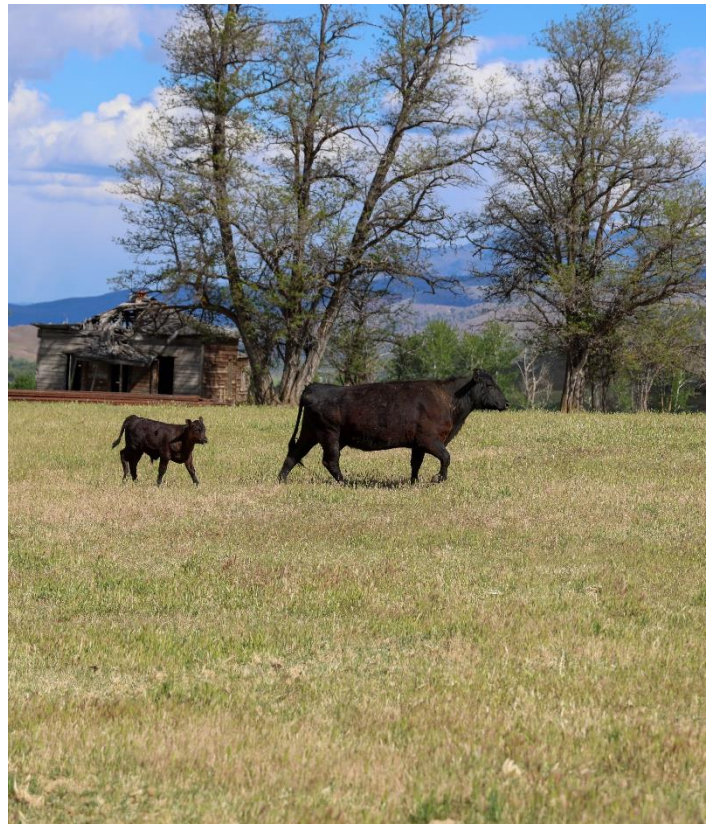
The ground has a wide variety of terrain with most of it consisting of rangeland with vast drainages & hills. The south end of the ranch is composed mostly of timber with a variety of pine, fir, aspen, juniper, etc. Water sources are found throughout with the presence of springs & creeks before they enter the John Day River with 1.75 miles that runs through the ranch. Cottonwood Creek, Dry Creek, & Rattlesnake Creek are the main portions of water.

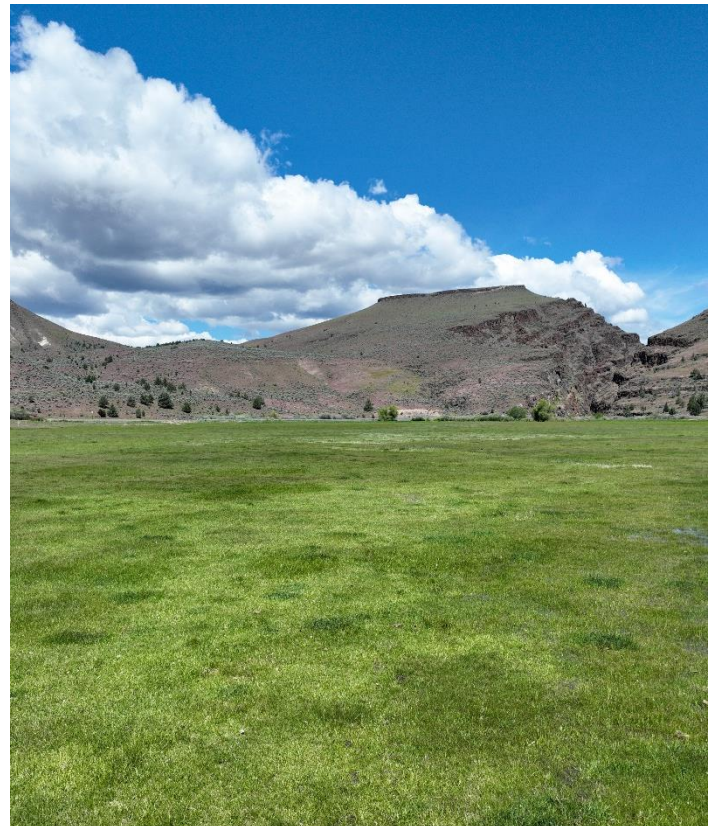
Irrigation is supplied from the John Day River & Cottonwood Creek that flood the 354.7+/- acres of water rights. A variety of diversion ditches help push water throughout the acreage with a pump pulling from the John Day River once Cottonwood Creek expires.

No shortage of hunting, fishing or other recreational opportunities across the acreage. With the timber & range, a variety of big game are found throughout with rocky mountain elk, mule deer, antelope, cougar, & black bear. Upland game of quail & chukars are throughout the vast drainages with waterfowl resting in the flood irrigated fields. Fishing opportunities arise from both Cottonwood Creek & John Day River with small mouth bass, rainbow trout, Redband trout, steelhead, & more.

The Mascall Ranch has unbelievable qualities that separate itself from the typical property with its diversity & picturesque landscape. The current ranch runs roughly 250-300 head of cattle with a balanced outfit of irrigation & feed.

Owner needs to probate roughly 650 deeded acres to sell. Currently in lis pendens, all offers are subject to court approval. Contact the listing broker for ID on the parcels or any questions. Buyer to do own due diligence







Irrigation

The ranch features 354.7+/- acres of water rights in flood irrigation utilizing a network of diversion ditches, ensuring efficient water distribution across the meadows. Situated near Highway 26 and a portion up the Antone Highway Road & Cottonwood Creek, the irrigated meadows are easily accessible along the John Day River.

The portion irrigated up Antone Highway Rd has two concrete diversion points equipped with fish screens that draw water from Cottonwood Creek. The remaining portion along the highway and improvements irrigate from Cottonwood Creek until late June early July before transitioning to the John Day River for the remaining irrigated season.

Water Rights have priorities dating back between 1870 & 1930. The native meadows yield up to two hay cuttings annually providing enough winter feed to make this a balanced outfit.





Recreation

With the land encompassing nearly 6,300 acres & easy access to a variety of public grounds, it makes the layout extremely unique & accessible. A range of recreational activities can be done whether that is horseback riding, back country riding on ATV's, floating the John Day River, hunting, & fishing.

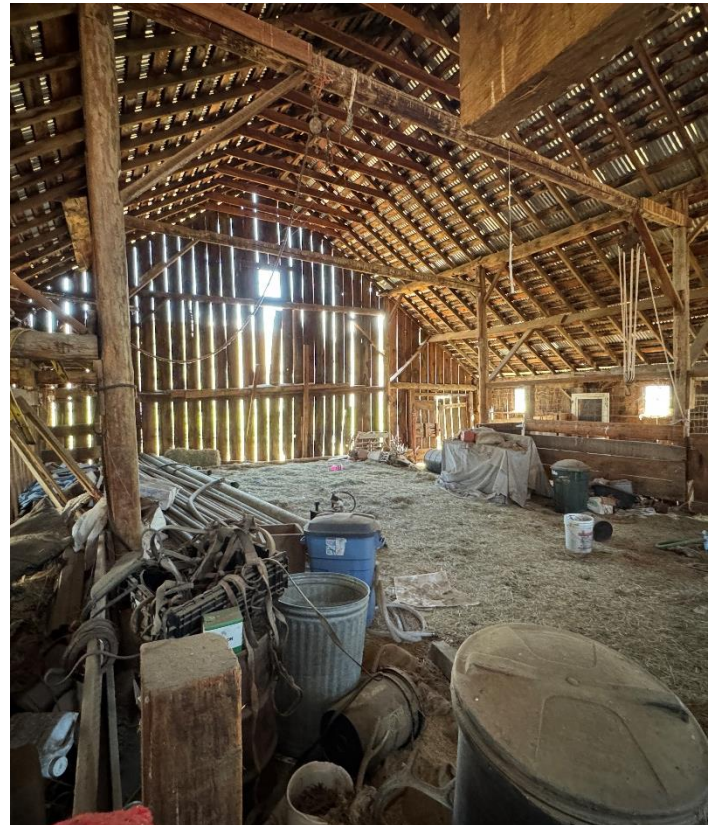
Hunting range across the board with fantastic opportunities of various types of hunting. Big game consists of Mule Deer, Antelope, Rocky Mt Elk, & Bear while also having upland bird hunting of grouse & quail. Turkey can be found along the John Day River where fishing opportunities of small mouth bass, rainbow trout, Redband trout, steelhead, & more.





Improvements

The ranch features a handful of outbuildings all located along Highway 26 with 2 homes on it, one being 1,470sqft & the other 820 sq ft. Other improvements consist of a 2,400sqft barn & shop, corrals, & other sheds. A cabin is located along Cottonwood Creek.





Surrounding Area

With portions located in both Wheeler & Grant County the ranch sits in a unique area with plenty of recreation & history. The John Day River is often a kayaking & canoeing destination in early summer with fishing throughout the year. The John Day Fossil Beds offer breathtaking views with unique geological formations, hiking trails, & interpretive centers. Go visit the famous Painted Hills with their vibrant, multicolored stratifications or the Thomas Condon Paleontology that features paleontological history & insights into scientific discoveries made in the area.

Camping, picnicking, wildlife watching, horseback riding are a few of many activities to do with the wide range of wildlife & scenery throughout the area.





OREGON

Location

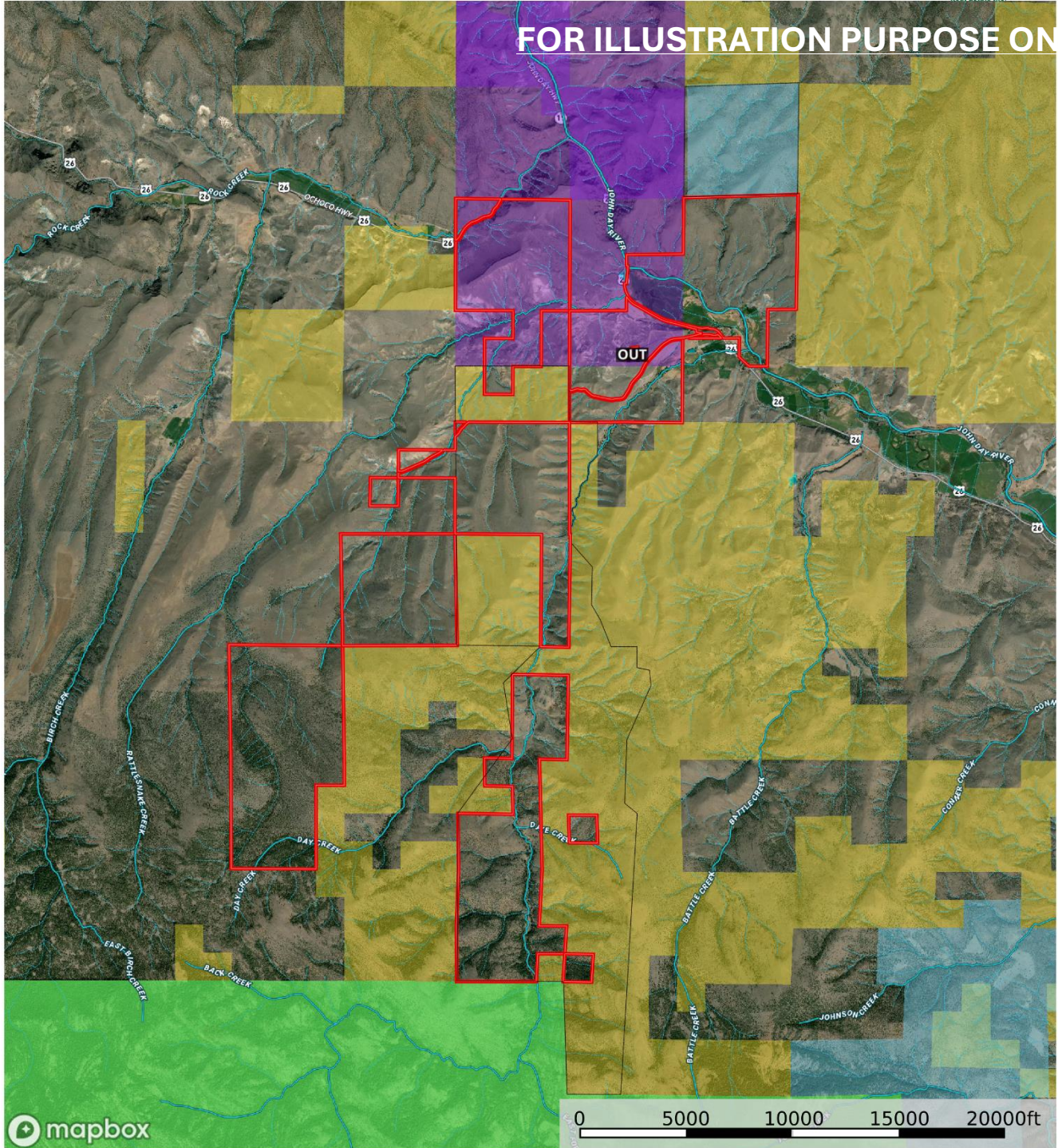
John Day Oregon: <https://www.cityofjohnday.com/>
42 min (35.5 mi)
Population: 1,660 (2022)

Pendleton Oregon: <https://travelpendleton.com/>
2 hr 44 min (145.1 mi)
17,070 (2022)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 15 min (115.9 mi)
102,059 (2021)



Mascall Map - Online
 Grant County, Oregon, AC +/-



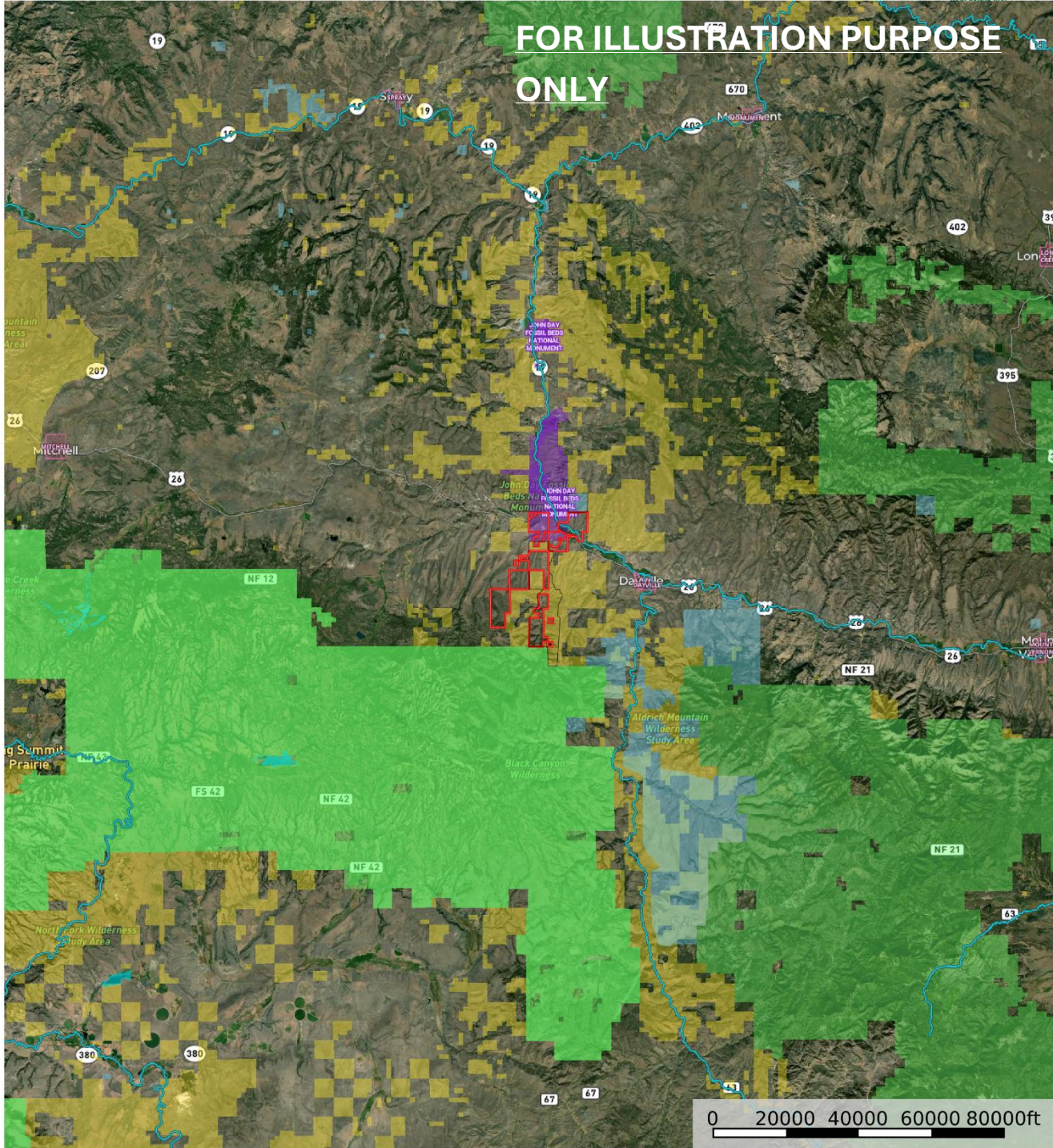
- Permit / Lease Ground
- Stream, Intermittent
- River/Creek
- OUT
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Water Body

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Mascall Map - Online
 Grant County, Oregon, AC +/-



- Permit / Lease Ground
 OUT
 Boundary
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LOCATION: 42289 Hwy 26, Dayville, OR 97825

IMPROVEMENTS: House – 1,470 sqft
 House – 820 sqft
 Barn – 2,400 sqft
 Shop – 2,400 sqft
 Cabin
 Corrals

ACREAGE: 6,242.4+/- Deeded Acres – Per County Records

- 200+/- Acres Irrigated Meadows
- 90.5+/- Acres Irrigated Pasture
- 2,000 +/- Acres Timber
- 3,946+/- Acres Range
- 5.9+/- Acres Improvements

Owner needs to probate roughly 650 deeded acres to sell. Contact listing broker for ID on the parcels
***Approximately 1,000 acres in Conservation Easement**

GRAZING PERMITS: State Lease – 42 AUM’s
 BLM Permit – 204 AUM’s

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
39752	173.2	21.9	2/8/1963	John Day River
9261	28.1	---	7/28/1930	John Day River
25499	28.8	---	1870	Cottonwood Cr.
25499	31.5	---	1898	Cottonwood Cr.
25499	13	---	1904	Cottonwood Cr.
25500	10.1	---	1898	Cottonwood Cr.
25500	5.8	---	1870	Cottonwood Cr.
2031*	18	---	11/19/1917	Cottonwood Cr.
2171*	16.4	---	11/19/1917	Cottonwood Cr.
25501*	29.8	---	12/31/1896	Cottonwood Cr.

Haven’t been used in over 5 years

FINANCING: Cash or Bank Financing

TAXES: \$9,371.11 – Per County Records (Farm deferral)

PRICE: \$5,550,000.00 - *Currently in lis pendens, all offers are subject to court approval *
Buyer to do own due diligence



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch.

Presented By



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