



EXCLUSIVE PARTNER OF

LAND LEADER™

KEN THOMAS
REAL ESTATE LLC
CRANE, OREGON
www.KenThomasRealEstate.com

FOR SALE



KEN THOMAS 541-589-3433
DALLY ZANDER 541-589-2195

64347 HARNEY AVE

CRANE, OR

**8,053.1 DEEDED
ACRES IN ONE
BLOCK**

**A RARE
CONTIGUOUS
VALLEY**

**1,210.6 ACRES
PRIMARY WATER
RIGHTS**

**THREE HOMES
FOREST SERVICE
AND BLM
PERMITS**

**ELK, DEER, AND
ANTELOPE**

\$11.75M



**DURGAN - MILLER
RANCH, PAULINA, OR**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

HIGHLIGHTS: THIS RANCH IS ONE YOU HAVE TO SEE IT TO BELIEVE IT!! If you are looking for a secluded property with thousands of acres all in one contiguous block, with large acreages of water rights, beautiful meadows, timber, hunting, fishing, and quiet this ranch has it all. It also accesses USFS property and the views are spectacular! It has three homes which can support an owner, a ranch manager and hired help if needed or wanted. There are multiple areas to possibly put a new cabin as a get-a way and many wonderful areas to camp. Plus, the opportunity to get income from your own cattle or lease the grazing to someone else which is currently being utilized in addition to one season for hay harvesting. An advantage of the government permits is that there is rainfall insurance available based on total acres. The county also has a Drought Relief program in drought years and both can be a big benefit in dry years. And the ranch is easily accessed year-round by paved roads. This is a turn-key ranch for cattle operations!!

PROPERTY: 8,053.1 deeded acres all contiguous in one block with no other land owners within the block which has various interior fencing used for cattle. This property is fairly remote and sits by itself in a valley that borders the Forest Service to the north. The Ranch lays in a rare contiguous valley. The land that is irrigated is all in native meadow which attracts wildlife and related ranching activities. The main surface water source is Wolf Creek. There are areas that could be farmed and used for alfalfa ground. This could increase hay production and also attract more big game in the area. Most years with the meadow hay, the Ranch will produce about 1,000 tons of hay and lots of pasture. About 600 acres are hayed and is currently sold as standing hay and harvested by others at market rates at the time of sale. But this hay can be stored on site in one of two hay barns or trucked off by gravel road. Historically the Ranch has run about 400 to 500 cows year-round and currently the Ranch is leasing grazing land to third-parties. In addition to the beautiful meadows, this ranch has multiple types of land and timber. In summer of 2024, the Ranch had ground that was burned in two different fires. The Ranch suffered various lost pastures and pasture fences and smoke damages to the three living quarters on the Ranch. Owners have submitted multiple grants for funding this restoration. More information about the fencing and lease details is available to interested and qualified buyers. There are some amazingly attractive small meadows interspersed throughout the property. The western and northern areas have these areas. There are areas of sagebrush interspersed with areas of bitter brush which is wonderful forage for mule deer. There are areas with some juniper trees, quaking aspen, and willow.

LOCATION: This property is located approximately 8 miles NE of Paulina, OR. Paulina is about one hour SE of Prineville, OR and about two hours from Bend, OR. This ranch is two neighboring ranches combined into one ranch in 2020 which allows access between the ranches as a single working ranch in conjunction with Forest Service allotments. This is the first time the ranch has been made available as a single sale in several decades. Address is 10809 SE Durgan Ranch Rd., Paulina, OR for Durgan Ranch and 8023 SE Wolf Creek Road, Paulina, OR for Miller Ranch (Collectively referred to as Ranch). The Ranch consists of 15 tax lots in T15S, R24EWM and T16S, R24EWM in Crook County. The Ranch is accessed on Beaver Creek Rd., a paved county road. High quality medical professionals and hospitals are located in Bend, Redmond, and Prineville. Redmond has a large airport. Central Oregon provides tremendous shopping and recreational facilities. Mt. Bachelor Ski Resort, west of Bend is the 6th largest ski resort in North America.

WATER RIGHTS:

<u>Certificate</u>	<u>Acres</u>	<u>Priority</u>
563- Miller	240.5	1883 (100 A.) & 1893 (140.5 A.)
643- Miller	148	1884
88410 -Miller	57	1884
11714 - Miller	93	1933
89149 -Durgan	130.5	1885
89150 -Durgan	194.5	1878 (150A) & 1898 (44.5A)
89151 -Durgan	33	1936
<u>Permit</u>		
G-17074-Durgan	175.5 (Primary)	2002
	243.2 (Supplemental)	2002
G-17820-Durgan	138.6 (Primary)	2015
	357.8 (Supplemental)	2015

The Ranch uses four wells for the two supplemental water rights:

CROO 51364	1000 GPM	
CROO 51747	600 GPM	
CROO 54522	300 GPM	(Amended from CROO 51746)
CROO 53470	150 GPM	

More detailed information is available.

GOVERNMENT LEASES: This ranch has two different United States Forest Service (USFS) permits and one Bureau of Land Management (BLM) permit:

USFS: (Approximately 19,772 Acres +/-)

<u>Livestock</u>		<u>Period of Use</u>	<u>Grazing Allotment</u>
240 Cattle	cow/calf	From 06/19 to 10/15	Wolf Creek Allotment
71 Cattle	cow/calf	From 06/01 to 09/15	Heisler Allotment
BLM:	(1,968 acres)		
42 Cattle	cow/calf	From 4/16 to 11/15	Lower Pocket (In common)

The Wolf Creek Allotment is basically out the gate and the Heisler Allotment joins Wolf Creek Allotment on the east side of Wolf Creek Allotment.

EQUIPMENT: The Ranch has various high-end farm equipment valued in excess of \$400,000 which would be made available for sale via a separate contract. Upon signing a Non-Disclosure Agreement, which contain the specifics of these items, they can be made available. This would allow the purchaser to have necessary equipment to start its working ranch operations as soon as the sale is closed. All of this equipment is stored under cover and is available for visual inspection only. This would make this a turn key operation if one was to buy the equipment.

RECREATION: The Ranch provides multiple recreation activities, including deer, elk, and antelope hunting. Bird hunters will find quail and ducks on the ranch. There is trout fishing in Wolf Creek and Widow Creek. Summer activities can include riding ATVs, hiking, and some beautiful camping areas. In the winter, one can ride snowmobiles or cross country ski. Hunting on this pristine ranch for elk and deer is great and very private, and 5 LOP tags are available. During hunting season the hunters in the forest push the animals down to the private land.



DURGAN RANCH: There are two houses on the Durgan Ranch. Both are located at the Headquarters cluster of working buildings. The main house is approximately 4340 square foot, with an 800 square foot garage per Crook County Assessor. Buyer should verify the actual square footage through their due diligence. This house is a 3 bedroom, 3 bath ranch style home with an office, kitchen, dining area, and great room. The floors are cork tile. Walls in the main great room are accented in Cedar and has two built in fireplaces. Both are made out of rock from the land. Anderson windows were installed in most openings and is currently being used as the owner's private residence. It is very nicely remodeled inside but sustained smoke damage due to the Durgan and Crazy Creek fires in 2024. The house smoke abatement work is complete along with other improvements and the house is restored to pre-fire condition. There is a basement and large attached garage. The basement has a new sump pump to remove any water which enters the basement from run off or irrigation in the winter and spring. This is common in this area for homes with basements. In 2024, Sellers upgraded the heating and cooling system with a new furnace, insulated ducting and related controls. A new hot water tank was installed and a new automatic garage door was also installed. The kitchen boasts of newer high-end appliances and solid granite countertops. A new deck off the living room was completed and new stain for this structure as well as several others during the restoration process. All buildings at the Durgan have been re-stained and/or painted recently. Seller has some furniture in the house some of which could be included with the sale of the Ranch.



DURGAN RANCH: The original Durgan house was built with rock from adjoining streams and is also finished in western décor inside and comprises just under 1300 square feet. It is more like a big cabin with an upstairs sleeping area and serves as a reminder of the historical significance of this site formally hosting monthly meetings for the Oregon Cattle Association among many other events. It has newer appliances and hardwood and concrete floors with cedar finishes. It serves as the caretaker's house and remains cool throughout the summer and is beloved. It probably has the most character of any building at the Ranch.



In addition to these living structures, additional buildings exist at the Durgan Ranch Headquarter location. The Ranch boasts of two large hay sheds. The main barn has an attached scale house with a USDA certified scale. There is a hydraulic squeeze chute to be used in cattle operations. Six corrals are attached to the barn and provide easy transfer for cattle and are clean and ready for use. The barn has a nice tack area, office and bathroom with new fixtures, heat and vanity. A new pot belly stove was installed in 2024 along with new flume and roof strapping. The pump house has been reinsulated, a new deck installed and stained. Behind the main house, there is an older sheep structure and related pasture. In addition, there is a 2500 square foot shop with compressor, welding equipment and supplies. Heavy equipment and vehicles can be serviced inside year round and all existing tools, welding equipment and compressors are included in the sale. There is a cooler available along with an upstairs space for a tack shop. There are multiple outbuildings, including two barns, shop, hay cover, and machine shed. Around the living quarters are many shade trees and a nice lawn with a fire pit and chairs to relax and enjoy the marvelous view. All this provide a picturesque entrance to the Ranch as one enters the Ranch compound with most structures boasting red metal roofs. The improvements fully complement this Ranch.

MILLER RANCH:

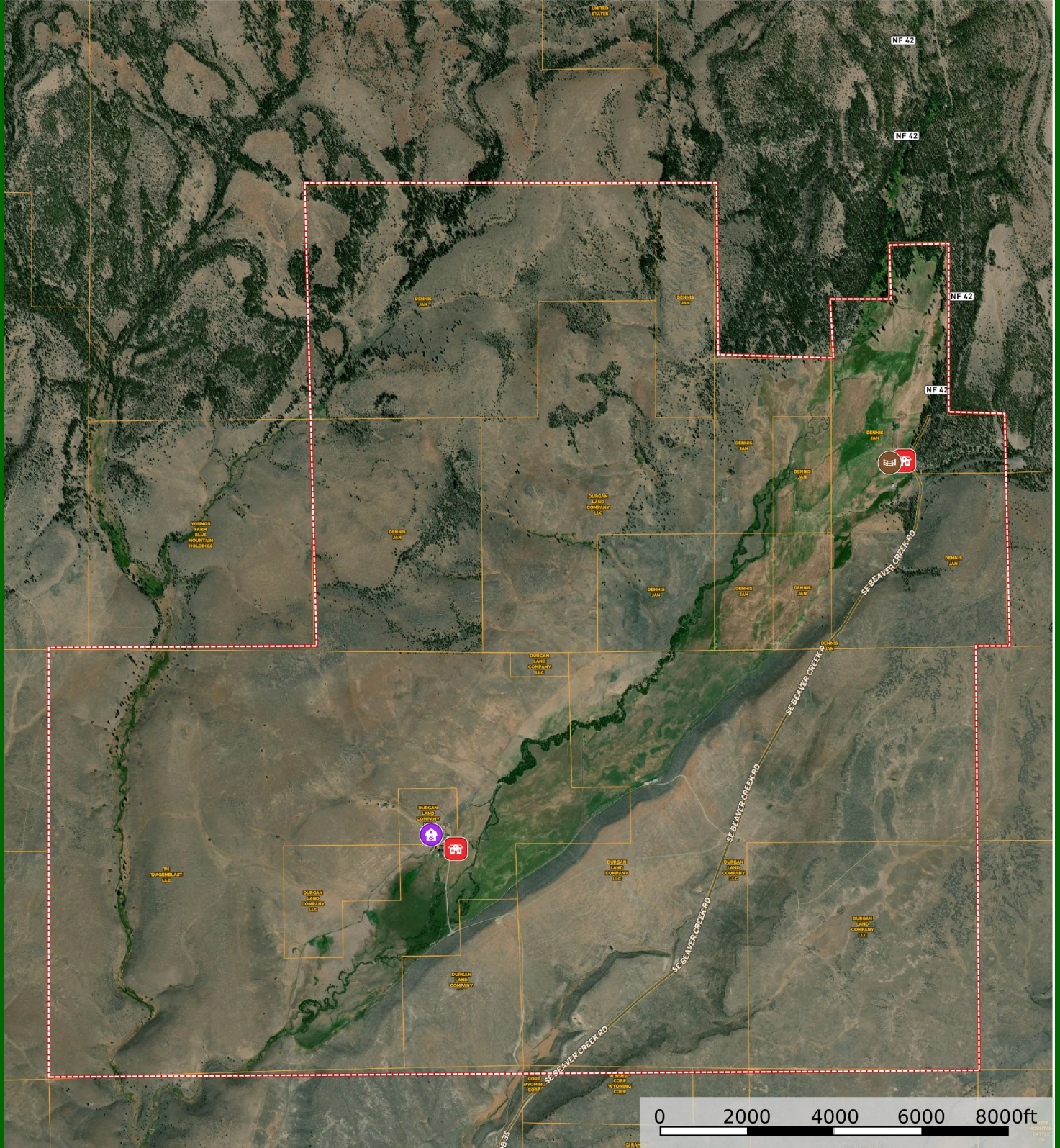
There is a third home on the Miller Ranch which is a single-family home built in 1980. It is a 3 bedroom, 2 bathroom, 2,940 square foot stick frame house with a crawlspace and a composition shingle roof. Again, it also sustained smoke damage from the Durgan and Crazy Creek fires but was completely restored by Baxter Construction out of Yakima, Washington which completed the restoration in August of 2025. In addition to this smoke abatement work, the house was renovated in the abatement process which includes six (6) new windows, new sliding door, new locks, and new LVP flooring throughout, and all surfaces were sealed and repainted. The Miller Ranch has been a working ranch since the early 1800s and has served many uses, mostly as a cattle operation. There are excellent pastures just outside the door and has easy access off Wolf Creek Road. The site is adjacent to the historical Salter's Cabins and abutting Ochoco National Forest has multiple campsites close by to Miller Ranch.

TAXES: 2024-2025- \$17,399.74



Durgan - Miller Ranch

Crook County, Oregon, 8053.1 AC +/-



- Trail
- Pens
- Main House
- Barn
- Boundary

Kenneth Thomas
P: 541-589-3433


www.kenthomasrealestate.com

64347 Harney Ave

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.

THIS "MUST SEE!" RANCH IS OFFERED FOR SALE BY:

**64347 HARNEY AVE
CRANE, OR**



**KEN THOMAS
REAL ESTATE LLC**
CRANE, OREGON
www.KenThomasRealEstate.com

FOR SALE

EXCLUSIVE PARTNER OF
LAND LEADER

**KEN THOMAS 541-589-3433
DALLY ZANDER 541-589-2195**

KEN THOMAS-541-589-3433 OR DALLY ZANDER-541-589-3433 FOR SHOWINGS.

PRICE: \$11,750,000.00

Ken Thomas is a licensed real estate Principal broker in Oregon

Dally Zander is a licensed real estate broker in Oregon



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

EXHIBIT A

Durgan Ranch:

Account #	Legal	Acres
5257	T16S, R24 EWM, tax lot 700	640
5252	T16S, R24 EWM, tax lot 204	1535.49
5253	T16S, R24 EWM, tax lot 300	17.35
5254	T16S, R24 EWM, tax lot 400	2192.46
1887	T15S, R24 EWM, tax lot 700	640
5256	T16S, R24 EWM, tax lot 600	200
5255	T16S, R24 EWM, tax lot 500	160
	TOTAL	5,385.3



EXHIBIT B

Miller Ranch:

1883	T15S, R24 EWM, tax lot 404	160
1885	T15S, R24 EWM, tax lot 600	800
1876	T15S, R24 EWM, tax lot 101	160
1882	T15S, R24 EWM, tax lot 403	78.29
1884	T15S, R24 EWM, tax lot 500	320
1886	T15S R24 EWM, tax lot 601	480
1881	T15S. R24 EWM, tax lot 402	248.26
1879	T15S, R24 EWM, tax lot 401	421.25
	TOTAL	2667.8

