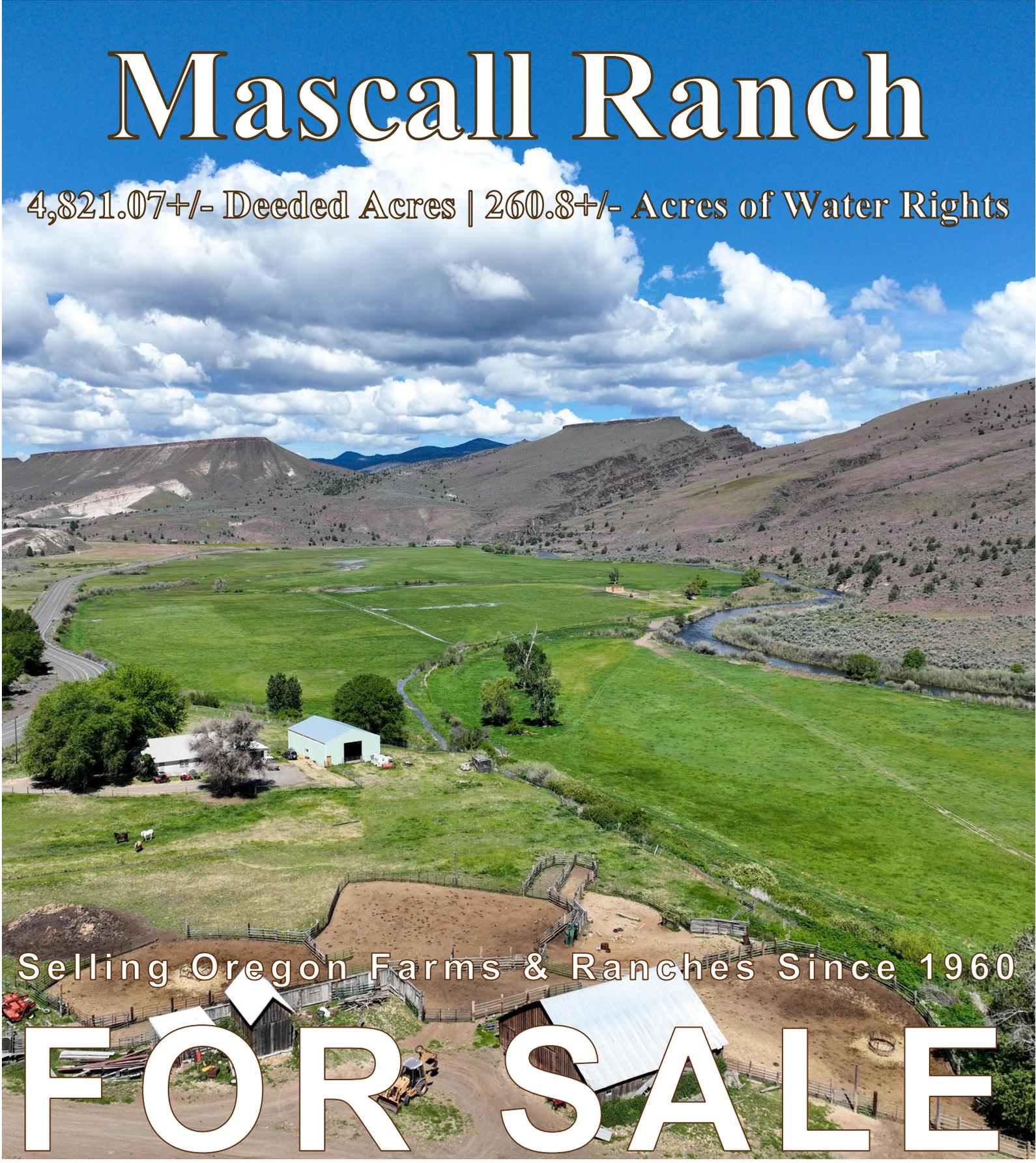


Mascall Ranch

4,821.07+/- Deeded Acres | 260.8+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE





This Eastern Oregon Ranch is rich in heritage and natural beauty, the Mascall Ranch has remained in the family since 1864, when the original 320 acres were first acquired. Now stewarded by fifth-generation family members, this impressive property offers a rare blend of history, functionality, and breathtaking scenery. Spanning approximately 4,821.07+/- acres, the ranch is a true showcase of land diversity, from irrigated meadows to unspoiled hunting grounds with abundant water resources and panoramic views that must be experienced firsthand. Bordering against the iconic John Day Fossil Beds National Monument, the ranch is also intertwined with BLM lands, is bordered by state lands to the north, and Ochoco National Forest one mile to the south, with the Black Canyon Wilderness Area five miles to the south. Conveniently located along Highway 402, the property is just 1.5 hours from Central Oregon, 2 hours and 45 minutes from Pendleton, and a little over 3 hours from the Idaho border.

The ranch features an impressive variety of terrain, with dramatic elevation changes ranging from 2,240 to 4,680 feet. Much of the land is expansive rangeland, characterized by broad drainages and rolling hills. Toward the southern portion of the property, the landscape transitions into timbered ground primarily of juniper with a diverse mix of pine, fir, and aspen. Water is found throughout portions of the ranch, with natural springs and creeks weaving through the land before feeding into the John Day River, which flows for approximately 1.75 miles across the property. Notable water sources include Day Creek, Little Rattlesnake Creek, and Rattlesnake Creek, which serve as primary tributaries.

Irrigation is sourced from both the John Day River and Cottonwood Creek, supporting approximately 260.8 acres of water rights. A network of diversion ditches efficiently distributes water across the irrigated lands, with a pump system drawing from the John Day River once flows from Cottonwood Creek diminishes.

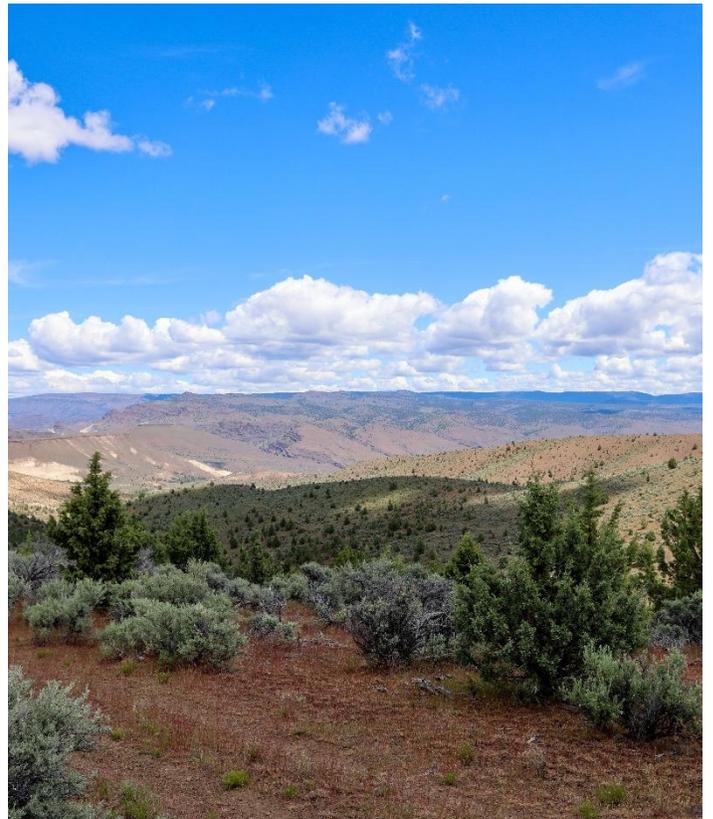
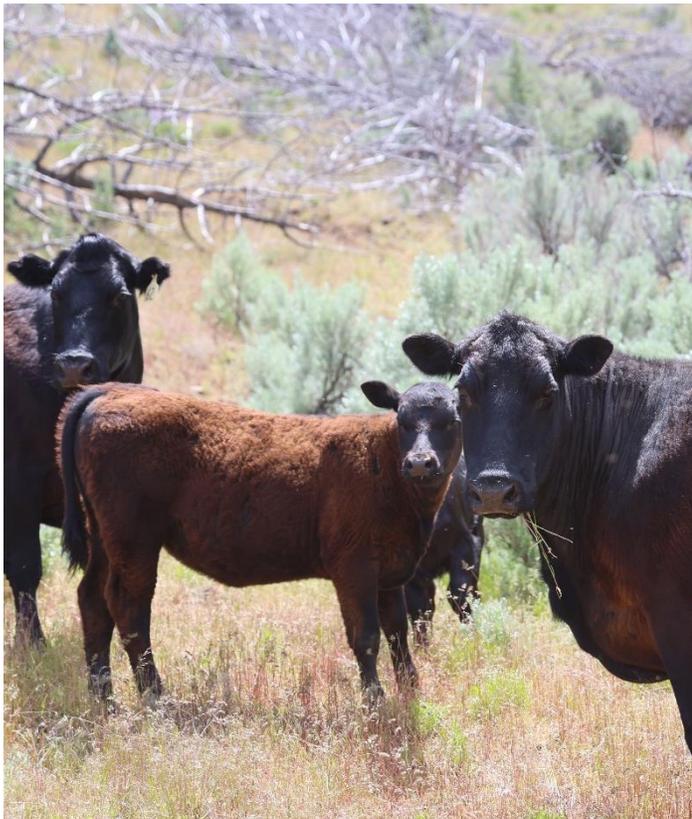
There is no shortage of hunting, fishing or other recreational opportunities across the acreage. With the timber & range, a variety of big game are found throughout with Rocky Mountain elk, mule deer, antelope, cougar, & black bear. Upland game of quail & chukars are throughout the vast drainages with waterfowl resting in the flood irrigated fields. Fishing opportunities arise from the John Day River with smallmouth bass, rainbow trout, Redband trout, steelhead, & more, with some being catch & release.

A range of ag buildings can be found on the premise complemented by two homes. The structures are a shop, barn, working corrals, & a variety of sheds great for enclosed storage.

The Mascall Ranch boasts unparalleled qualities that set it apart from the typical property, with its diverse & picturesque landscape. The current ranch runs roughly 175 head of cattle with a balanced outfit of irrigation & feed.

***Owners are in the process of doing a lot line adjustment on a portion of the ground, Seller will retain some of the irrigated ground and Buyer will be provided an easement for irrigation use only on the headgates along Cottonwood Creek. Acreage, taxes, & maps are estimates & may vary slightly. Owners are in the process of doing a small estate affidavit & probate on two of the tax lots. Currently in lis pendens, all offers are subject to court approval. Contact the listing broker for any questions. Buyer to do own due diligence*.**

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



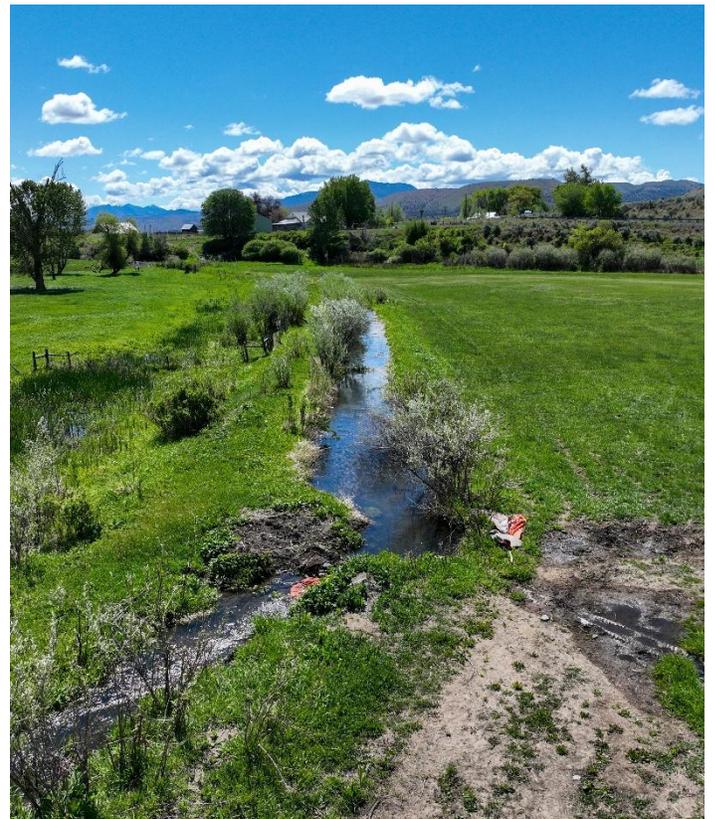
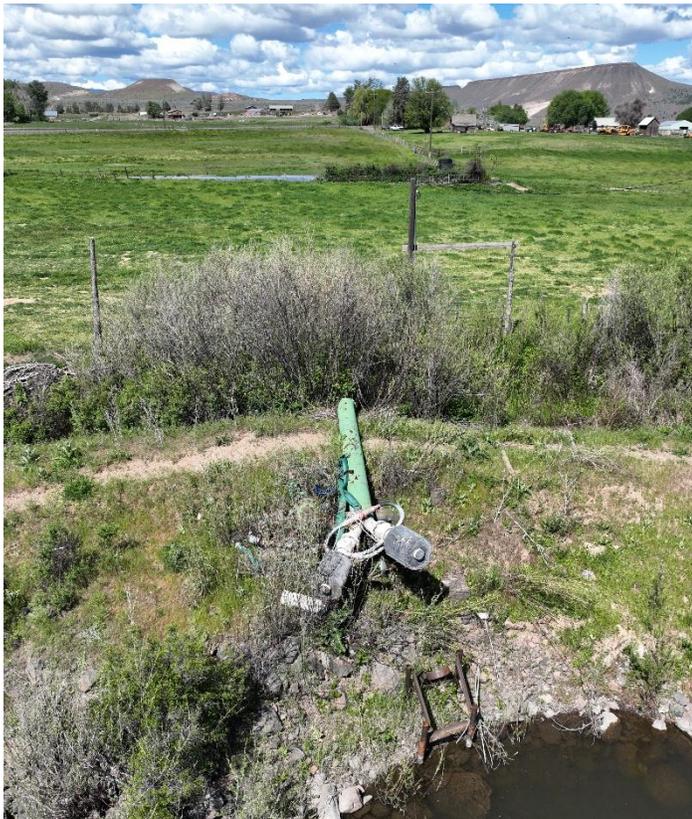




Irrigation

The ranch features 260.8+/- acres of water rights in flood irrigation utilizing a network of diversion ditches, ensuring efficient water distribution across the meadows. Situated along Highway 26 near the improvements, the irrigated meadows are easily accessible along the John Day River off the paved road. Up the Antone Highway Road there are two concrete diversion points equipped with fish screens that draw water from Cottonwood Creek & divert them onto the lower meadows, all of which is gravity flown preventing additional power bills. This water from Cottonwood Creek is utilized until late June & early July before transitioning to the John Day River for the remaining irrigation season. The John Day River is irrigated by a lift pump equipped with a fish screen that feeds into the same series of diversion ditches to irrigate the entire acreage.

Water Rights have priorities dating back between 1870 & 1963. The native meadows yield up to two hay cuttings annually providing enough winter feed to make this a balanced outfit.





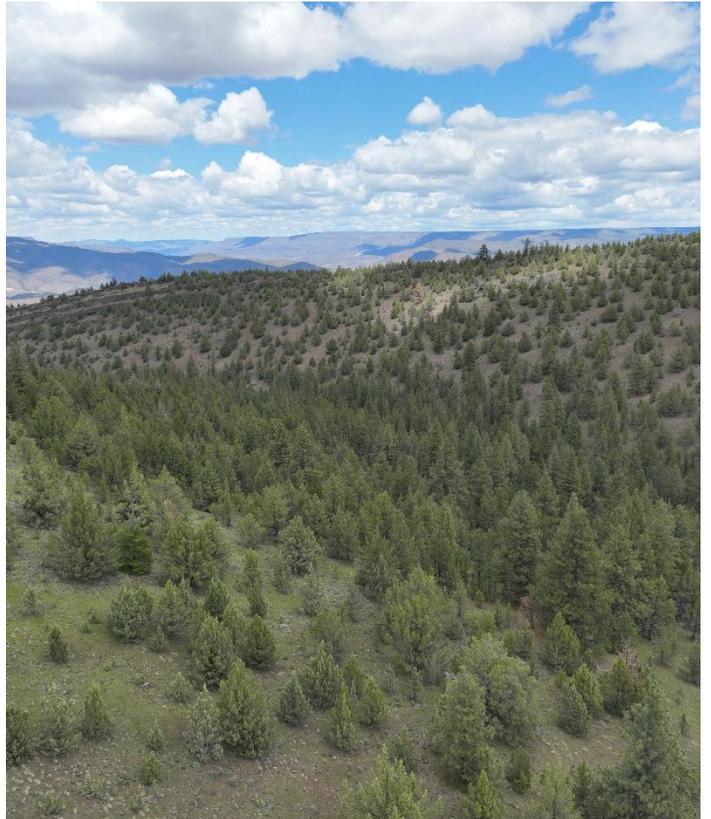
Recreation

With the land encompassing over 4,800 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, backcountry riding on ATV's, floating the John Day River, hunting, & fishing.

Big game hunting can come from a variety of different attempts with the deeded ground having opportunities to draw Landowner Preference Tags as well as being located in both the Northside Unit & Ochoco Unit. The area includes big game of mule deer, antelope, Rocky Mountain elk, bear, & more. The land also has chances of upland bird hunting of grouse & quail. Turkey can be found along the John Day River where fishing opportunities of smallmouth bass, rainbow trout, Redband trout, steelhead, & more.

If you are looking for a more adventurous approach, the hundreds of thousands of acres of public lands between Forest Service & BLM are ideal for ATV riding, horseback riding, hiking, & more. The land is also ideal for stargazing with its minuscule amounts of light pollution.



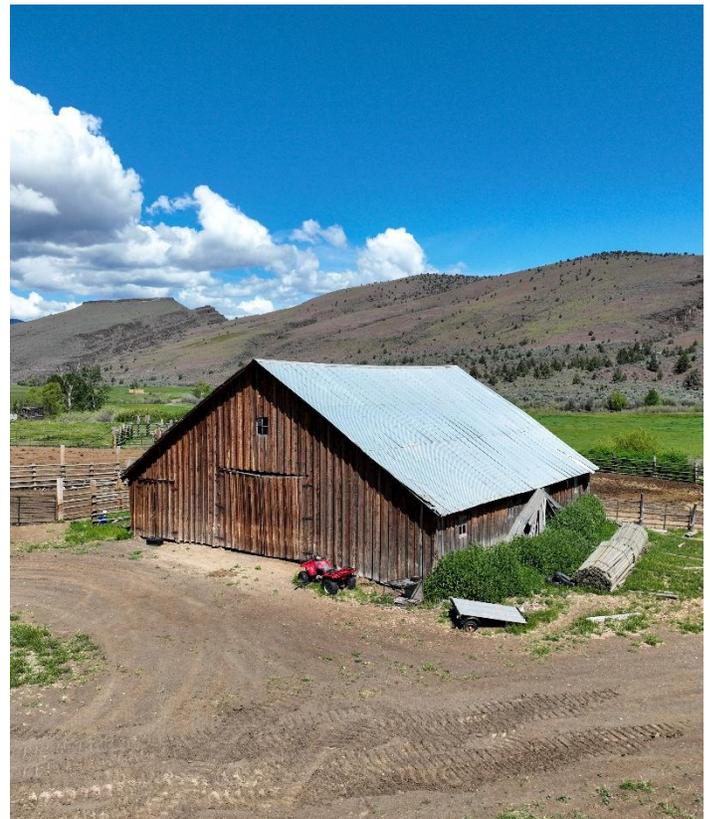




Improvements

The ranch features a handful of outbuildings all located along Highway 26 near the iconic Picture Gorge. One of the two homes on the deeded is a 1,470 Sq.Ft. and surrounded by mature trees on the highway creating a private setting. Behind the home is a 2,400 Sq.Ft. shop with a gravel floor. The second home is the only improvement located on the south side of Highway 26, it is an older home with a metal roof & an 824 Sq.Ft. setup.

The remaining improvements are ag buildings with a good set of working corrals, an older rustic barn with a metal roof, & a variety of sheds for covered storage. Overall, the improvements are incorporated in the everyday life of the ranch with potential to be upgraded in the future.





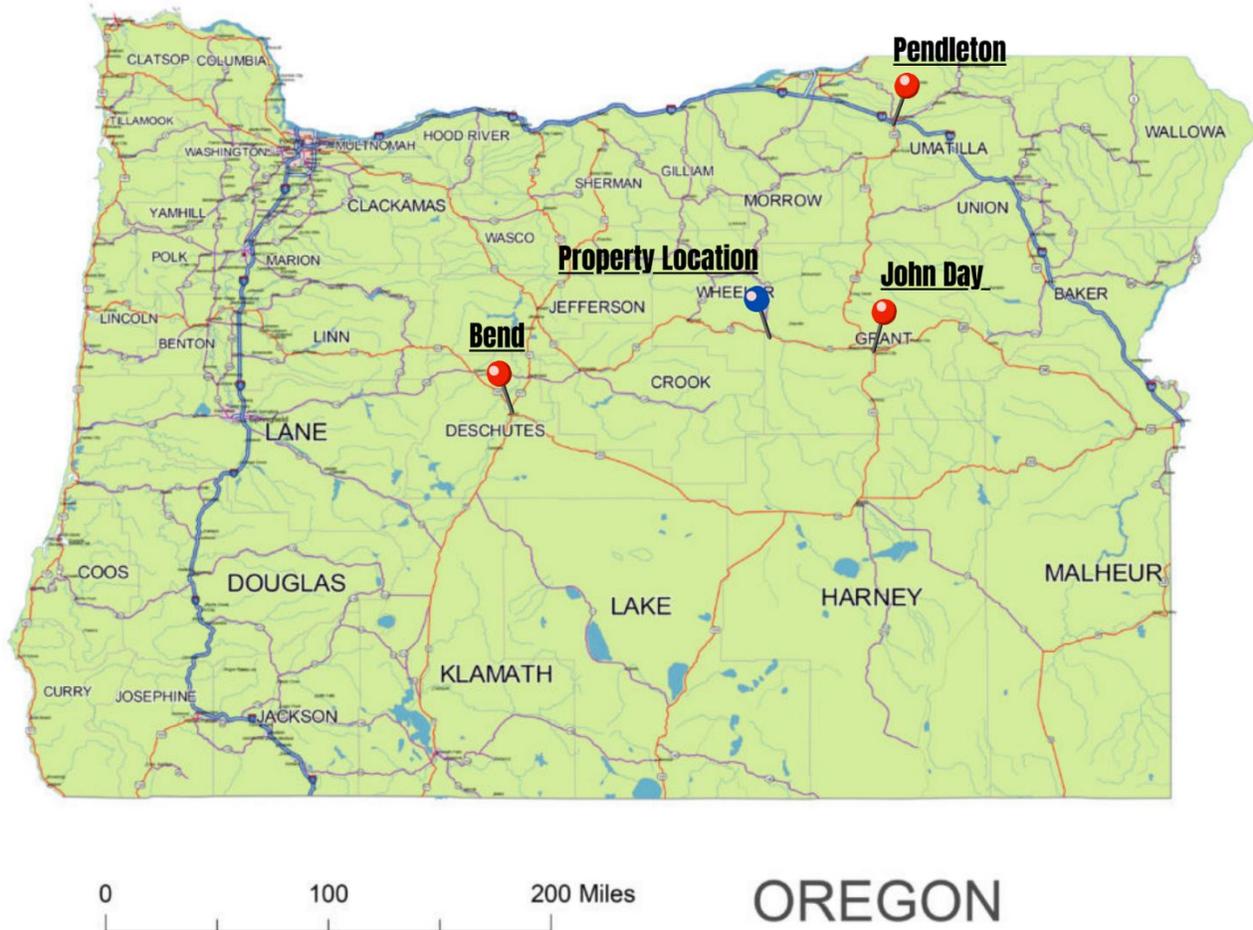


Surrounding Area

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





Location

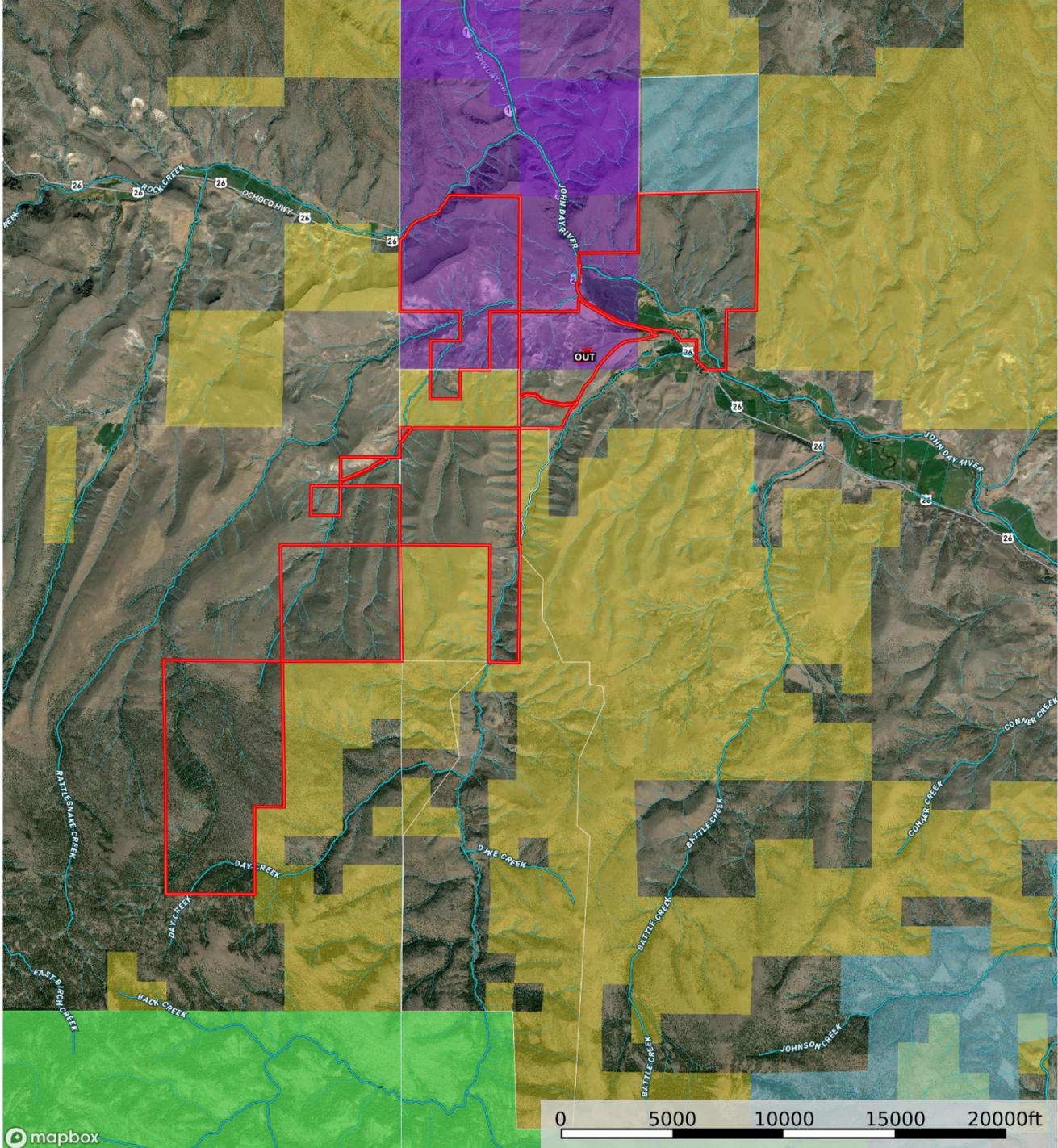
John Day Oregon: <https://www.cityofjohnday.com/>
42 min (35.5 mi)
Population: 1,660 (2022)

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

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



Mascall Online
 Grant County, Oregon, AC +/-



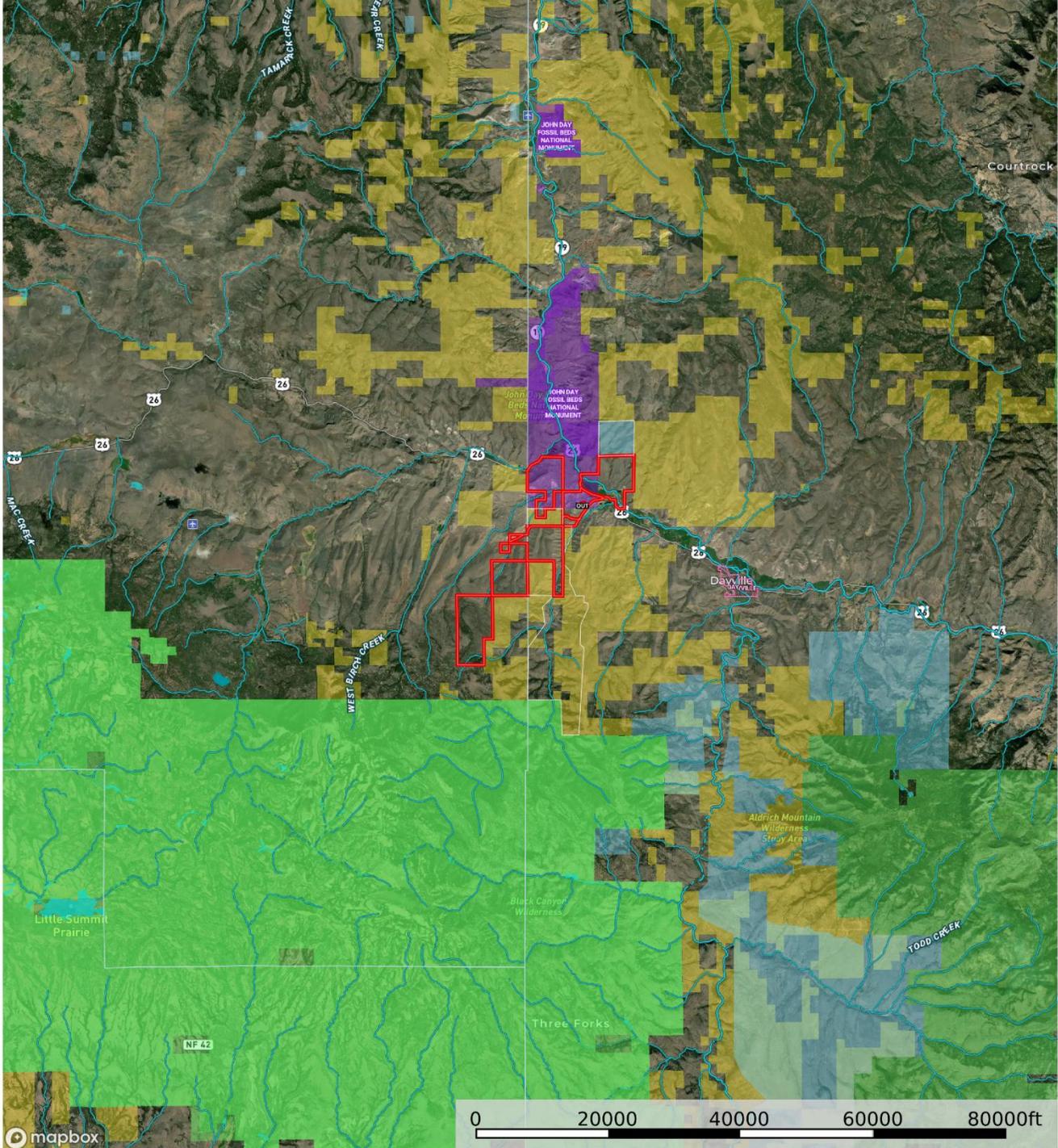
- Permit / Lease Ground
- OUT
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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 Online
 Grant County, Oregon, AC +/-



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LOCATION: 42289 Hwy 26, Dayville, OR 97825

IMPROVEMENTS: House – 1,470 Sq.Ft.
 House – 824 Sq.Ft.
 Barn – 2,400 Sq.Ft.
 Shop – 2,400 Sq.Ft.
 Corrals

ACREAGE: 4,821.07+/- Deeded Acres – Per County Records
 - 260+/- Acres Irrigated Meadows
 - 1,125+/- Acres Timber
 - 3,425.89+/- Acres Range
 - 10.18+/- Acres Improvements

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	11.9	---	1898	Cottonwood Cr.
25499	13	---	1904	Cottonwood Cr.
25500	5.8	---	1870	Cottonwood Cr.

FINANCING: Cash or Bank Financing

TAXES: \$9,576.07 – Per County Records for 24/25 Tax Year (Farm deferral)

PRICE: \$4,160,000.00

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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

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