

GRAHAM & ASSOCIATES

In association with Scott Reid & ParaSell, Inc.
A Licensed Oregon Broker #201233666



1,374.8 Acres – Whiteline Hay Farm | Klamath Falls, OR

Property For Sale

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Visalia, CA 93291
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PROPERTY DETAILS

Address: 10902 Swan Lake Rd Klamath Falls , OR 97603

APN: R-3710-0000-06200, 06000, 037000, 06300, 036000, 039000

Acreage: +/- 1,374.8 Gross Acres: +/- 894.18 Planted/Irrigated Acres; +/- 300 Rangeland Acres ; +/- 126.3 Dryland farmed acres (Pivot Corners); 54.32 Acres – Ancillary Land (roads, shops, hay storage barns/yards, home sites, equipment yards, water storage pond, etc.)

Plantings: +/- 310.5 Acres of Timothy Hay, 398.15 Acres of Orchard Grass, 185.35 Acres Currently Fallow/In Rotation (Pivot #4 to be planted to Timothy Hay in the Spring and Pivot #6 South to be planted to Orchard Grass in the Spring). The Orchard Grass and Timothy Hay plantings average 5-6 Tons/Acre annually. The Orchard Grass averages 3+ cuttings annually and the Timothy Hay averages 2+ cuttings annually.

Surface Water: Parcel R-3710-0000-036000 has rights to a portion of the natural runoff water flows into the Whiteline Reservoir. The water flows from the Whiteline Reservoir to a pond on the subject property via the Anderson Creek which flows through the subject property. There is a 50 HP lift pump that pumps surface water through a sand media filtration system.

Ground Water: The property is irrigated with three active irrigation pumps/wells including one - 250 HP pumps/well and two – 100 HP pumps/wells. The wells have a combined output of 6,400 GPM (based on flow meter readings). Well #1 has a depth of 305' and standing water at 126'. Well #2 has a depth of 220' and standing water at 148'. Well #3 has a depth of 320' and standing water at 72'.

The property has certificated water rights via 7 deeded water permits with the Oregon Department of Water Resources (ODWR) that allow 3.0 Acre Feet/Farmable Acre of groundwater pumping annually. The property lies within the Swan Lake Basin.

PROPERTY DETAILS CONTINUED

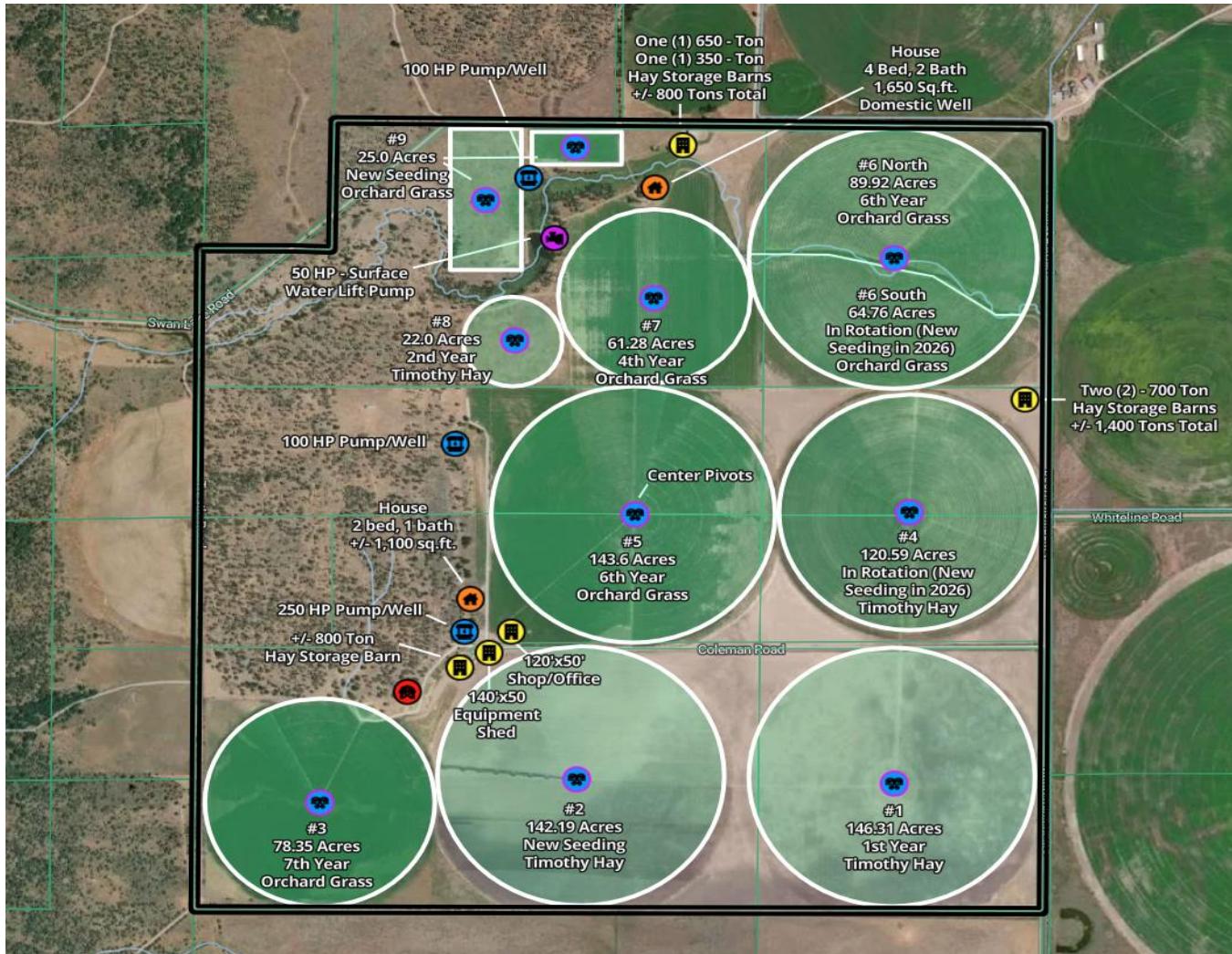
Irrigation: The fields are irrigated by 8 center pivots and 3 wheel lines. 4 of the 8 center pivots have been installed new (Zimmatic Units) within the last 7 years. The other 4 pivots are Valley Irrigation Units that have all been rebuilt with new drivetrains in the last 7 years. All but 1 pivot have new Zimmatic panels. All pivots are automated and can be controlled online/by phone. All pivots are also fertilizer injection compatible. The entire ranch is pipelined together.

Structures: The property has two houses with one being a 2 bed, 1 bath 1,100 sq.ft. home (remodeled in 2020 and new septic tank installed in 2024), and the other home being a 4 bed, 2 bath 1,640 sq.ft. home that recently had a new septic system and new domestic pump installed. The property also has 5 hay storage barns (with a permit to build a 6th barn) with total storage capacity for 3,200 tons of hay. Furthermore, the property has a 140'x50' farm machinery storage shed, a 120'x50' shop and office, and a 40'x50' equipment drive-in service station (Equipment Shed, Shop and Service Station all built new in last 5 years). Lastly, the property has multiple old wooden barns and additional sheds throughout the property.

Remarks: Excellent opportunity to purchase a productive hay farming operation in the scenic Klamath Falls area. This farm has been meticulously managed and has had significant capital invested over the past several years. It not only boasts desirable water rights, but also excellent irrigation infrastructure with all irrigation pivots having been rebuilt or replaced new within last 7 years. Furthermore, the shop/office, equipment service station and equipment storage shed located at the farm headquarters have all been built new within the last 5 years. Additionally, one new hay barn has been built and both homes on the property have been remodeled, all within the last 5 years. From the quality hay grown, the long-term water security in place, and the new/refurbished infrastructure, this property is truly turn-key and offers a rare opportunity to purchase a legacy farming operation in a very desirable location.

SALES PRICE: \$7,900,000 | \$5,746/Acre

RANCH MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY PARASELL, INC OR GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LOCATION MAP

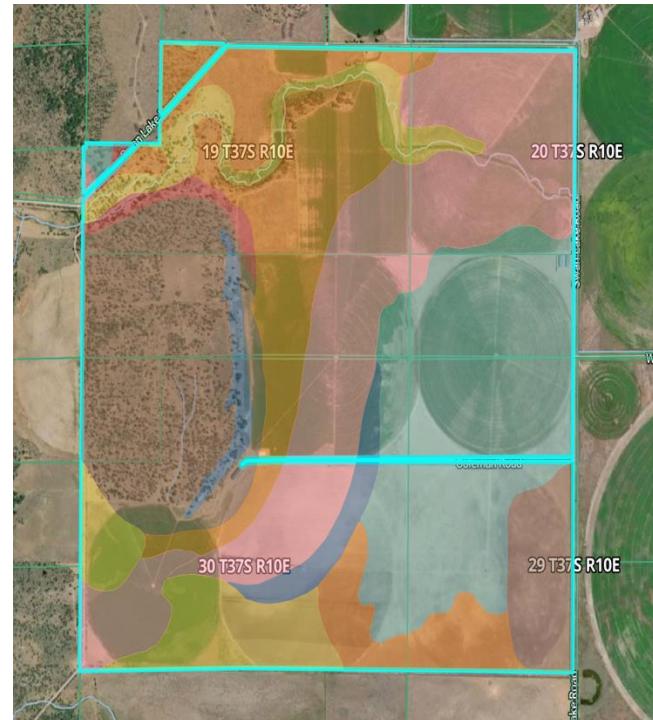


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SOIL MAP

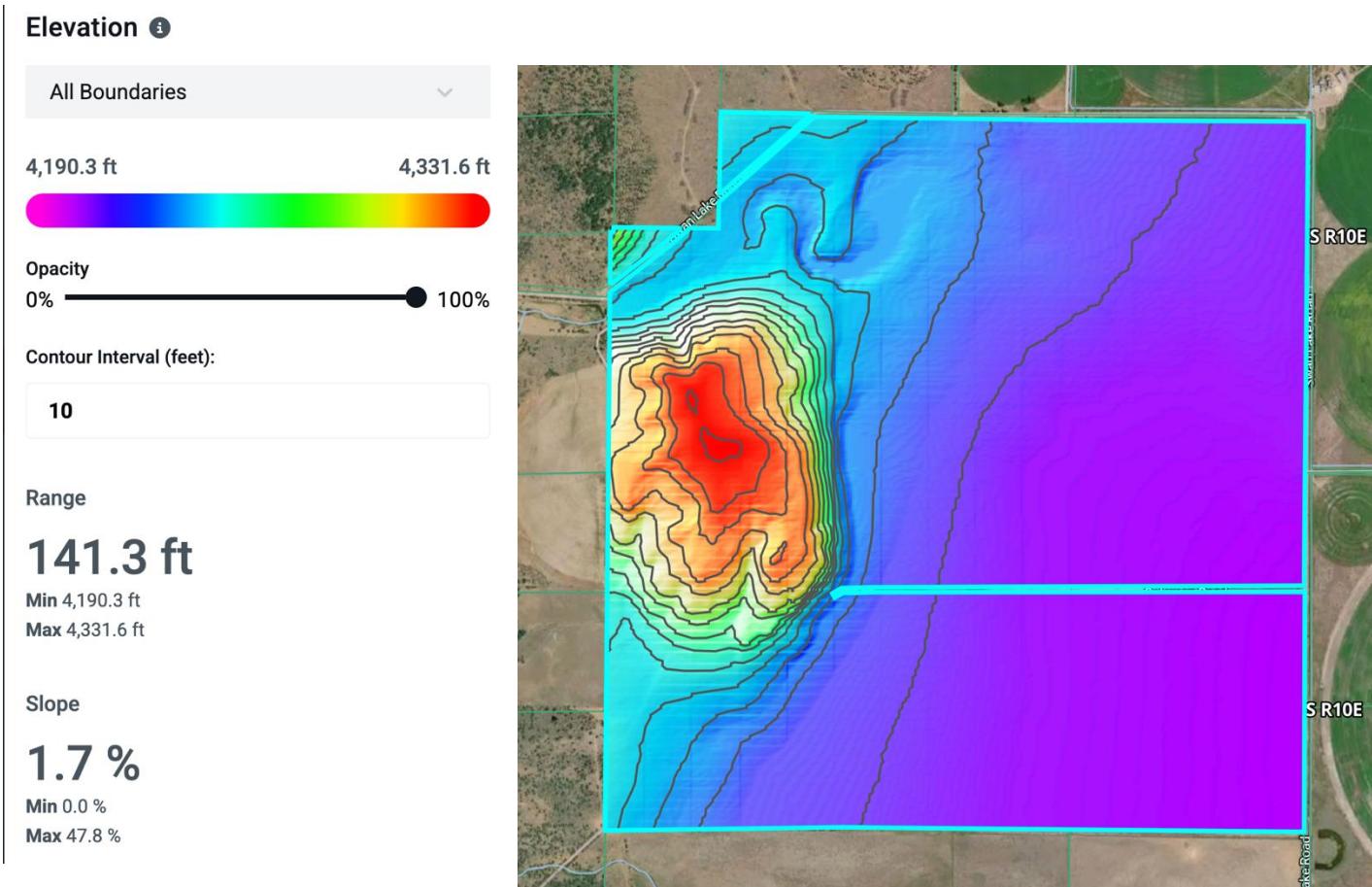
Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class					
5	Calder silt loam	21.3	10.8	6s	39	Laki-Bedner complex	4.0	20.2	3w
38	Laki loam	20.7	19.8	6s	23B	Harriman loam, 2 to 5 percent...	2.6	25.4	4e
74B	Stukel-Capona loams, 2 to...	16.4	14.5	6e	31	Hosley loam	2.0	13.2	6s
48A	Lobert loam, 0 to 2 percent...	14.9	14.4	4c	74D	Stukel-Capona loams, 15 t...	1.4	13.2	6e
36	Lakeview silty clay loam, MLR...	10.7	35.6	3w	48B	Lobert loam, 2 to 5 percent...	1.3	14.4	4e
3	Bedner clay loam	4.3	3.5	3w	48C	Lobert loam, 5 to 15 percent...	0.3	14.2	4e
39	Laki-Bedner complex	4.0	20.2	3w	50E	Lorella very stony loam, 2 to 35...	0.1	13.5	7s



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ELEVATION MAP



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PROPERTY PHOTOS



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