



Nouque Ranch

Deeded Land: +/- 1,611.65 acres

Irrigated Land: +/- 620 acres

Public Land: +/- 337,619 acres

Location: Ranch Headquarters located approx. 3.5 miles NE McDermitt, Nevada in Malheur Co., Oregon

- ▶ A unique, historic large ranch founded by the Nouque family in the late 1800's
- ▶ Productive deeded and public grazing land well known for its outstanding grass production
- ▶ BLM permits for a total of 4,197 AUM's on +/-337,619 acres of BLM grazing land. Capacity is rated on 600 head including cows, bulls and replacements; or equivalent yearling AUM's.
- ▶ Oregon and Nevada water rights along with 2 irrigation wells.
- ▶ Quality improvements include two homes, bunkhouse, 3 barns, a 10 ton cattle scale, strong shipping and sorting corrals, processing equipment, loading chute and historic willow corral fences, 2 shop buildings, machine shed, water storage tank and cabin at the Deer Flat cow camp.
- ▶ Oregon Landowner Preference tags available elk, antlered and antlerless deer.
- ▶ Oregon 2011-2012 fiscal Taxes are \$1,359; Nevada 2011-2012 fiscal Taxes are \$1,168.

This is an outstanding historic large ranch on the Oregon/Nevada border with an excellent combination of deeded land, range land and improvements which make it a highly productive, efficient cattle ranch. It is well suited for cow/calf and/or yearling operations. It is big, wide open country with deeded land interspersed with thousands of acres of high desert BLM range land spread along an east west axis of approximately 35 miles.

The Nouque Ranch offers a variety of opportunities from commercial land to feed production, along with the central cattle operation. Grab a piece of old west history with this unique large ranch property. If you like the wide open space, you will enjoy the unique high desert terrain and expanse of this ranch.

This sale does not transfer any grazing permits that are currently associated with the base property. It is the buyer's responsibility to go to the Vale, Oregon District Office of the Bureau of Land Management. The property transferee has 90 days from the date of sale to make application for the grazing permits.



