



LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

R&C Ranch

FOSSIL, OREGON



Introduction

The R&C Ranch is one of the most iconic and distinctive ranches in the entire John Day River Basin of Oregon. With over 5,430 deeded acres, direct access to an additional 7,517 Bureau of Land Management acres and the North Pole Ridge Wilderness Study area, this extensive holding includes multiple habitat types with miles of tributary streams and varying topographies that is ideal for multiple big game and upland bird species. Inhabitants of the R&C Ranch include mule deer, Rocky Mountain elk, bighorn sheep, chukar, partridge, quail, pheasant and wild turkey. The ranch contains 1.5 miles of John Day River deeded frontage and contains 4.4 miles of John Day River frontage between its upstream and downstream borders. It also includes ownership along the lower stretches of Butte Creek; this is a large tributary to the John Day River that is a known steelhead spawning stream.

The John Day River is one of the longest undammed rivers in the western United States. The lower 147.5 miles were designated as “Wild and Scenic” in 1988, preventing any future development along the river. The 2,000 sqft. custom-designed ranch home right along the banks of the John Day River leaves an impression. Designed by award-winning Johnston Architects out of Seattle, the two bedroom, one loft, two bathroom riverfront home combines the deep ranching history of the area, with design and thought built into the usefulness of the space while incorporating the view of the river and surrounding mountains so that the transition from the interior to the outdoors is seamless.

The R&C Ranch was once part of a larger ranch complex owned by multiple families over the years and operated as a wheat, cattle, and sheep operation. The R&C Ranch was primarily a sheep and cattle operation since the late 1800’s through the late 1970’s. The current owners had recreated in the area for years and leased property across the river from the R&C Ranch. When it became available, they bought the ranch, primarily for upland bird and big game hunting and fishing for smallmouth bass and Summer steelhead. The R&C Ranch is currently set up for families and friends with the main house, a 900 sqft. bunkhouse, and various outbuildings.

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Location

The R&C Ranch is located outside of Fossil in Wheeler County, eastern Oregon. The Wheeler County area, in general, is a blend of high desert landscapes, basalt cliffs, tall timber, agriculture, cattle operations, and recreation. The property is two hours from downtown Bend and 70 miles from the commercial airport in Redmond. The Redmond Airport has multiple daily flights from Portland, San Francisco, Los Angeles, Seattle, Salt Lake City, and Denver. Carriers include Alaska Airlines, Delta, American, and United. There is a state airport in Condon, Oregon, with a 3,500 ft runway and is located less than one hour from the ranch. There is a possibility of putting in a runway on the ranch with flat land along the river that could measure up to approximately 3,000 ft. The ranch is approximately 40 minutes from the town of Fossil, the Wheeler County seat and offers easy access for groceries and restaurants.





Improvements

The River House: This impeccable two bedroom, one loft, two bathroom 2,000 sqft. riverfront home was custom designed by the award-winning Seattle architecture firm Johnston Architects. The home was designed to seamlessly transition from indoors to outside and blend in well with its surroundings. No space is wasted in the layout of the home and the space is used extremely efficiently. Upon entering the home, one can see through to the river with high ceilings, incredible wood paneling, and large windows letting the light in as well as the landscape of the John Day Canyon rimrock that envelops the ranch. The home is situated and oriented on the river to take in the large upstream and downstream views. Doors to the back deck and porches are strategically placed to make the transition easy. The home exudes sophistication and a pride of ownership.

The Bunkhouse: The guest house is a 900 sqft. single story one-room bunkhouse that is used for additional guests or overflow of family members. There are plans for an expansion of this structure and the foundation is already in the ground. Buyers should confirm with the county if this is allowable under current build regulations and “The Wild and Scenic” Act regulations.



Barns/Outbuildings/Equipment Storage: Adjacent to the riverfront home and bunkhouse are three barns and equipment sheds. One is used to store equipment as well as for a dog run. Another is a larger barn that is used to store ATVs and side-by-sides, farm equipment, and could be improved for livestock or horses. The third barn was also used historically as a bunk house and would need to be repurposed as it is one of the original structures to the ranch. The weathered patina on the barnwood is incredible and could easily be restored to meet a new owner's needs.

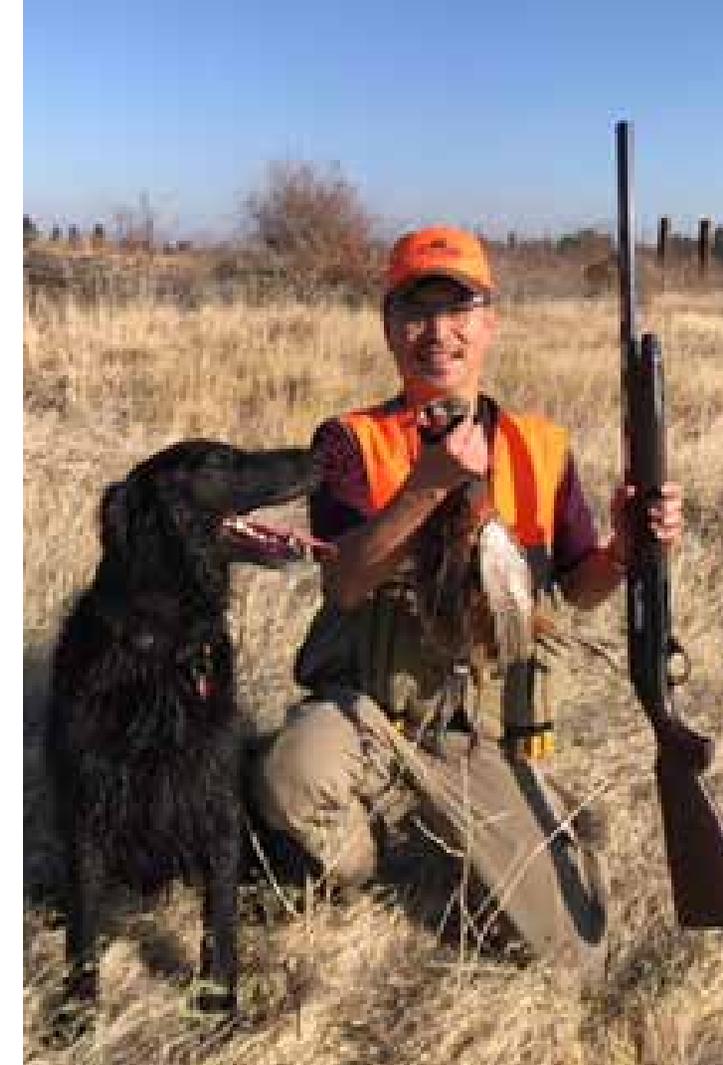
Water Rights: There are approximately 45 acres of water rights appurtenant to the R&C Ranch with water rights out of the John Day River. Buyers to conduct due diligence on the water right usage and viability.





Live Water

With over 1.5 miles of John Day River frontage and controlling over 4.4 miles of river within its borders, there is a lot of water on the R&C Ranch for anglers to cover. The John Day River is known for its prolific smallmouth bass fishery. Iconic around the US as one of the most productive smallmouth fisheries, it is quickly becoming a destination river for anglers around the United States. Coupled with a strong run of summer steelhead and a recovering run of chinook salmon, the John Day River offers great fishing almost year-around. In addition, the John Day River is a boaters' paradise. With few roads that access the river, boaters can enjoy trips over 100 miles in length.



Upland Birds

There are excellent numbers of chukar, Hungarian (Grey) partridge, California quail, and pheasant on the ranch with a tremendous variety of habitat. Bird hunting seasons are quite long, spanning from early to mid October through January depending on the species. The R&C Ranch has game bird pens used for either personal use or if the future owners would like to establish a game bird preserve to run the ranch for upland bird hunts.





Big Game

THE RANCH ENJOYS ALL OF THE COMPONENTS NEEDED TO SUSTAIN AND HOLD BIG GAME INCLUDING SPRINGS, SEEPS, INTERMITTENT STREAMS, AND SMALL PONDS.

The R&C Ranch is home to healthy populations of mule deer, as well as Rocky Mountain elk, pronghorn antelope, bighorn sheep, and barbary sheep. The area is known for its heavy horned mule deer bucks.

The resident elk herd is estimated at 600 head that moves between multiple private ranches in the area. The elk hunting season is one of the longest in the state at five weeks and is entirely located in the Biggs Big Game Unit. While landowner preference (LOP) tags are available (five elk and five deer tags), because there is so little public ground in this unit, over-the-counter tags are also plentiful. Pronghorn antelope tags are also available in subunits of the Biggs Unit, however getting a tag outside of the LOP system can take many years.

Summary

R&C Ranch checks all of the boxes for a gentleman's ranch. Surrounded by much larger ranches as well as public access along a designated Wild and Scenic River, the R&C Ranch cannot be recreated within the Basin. Teeming with upland birds, mule deer, elk, and bighorn sheep birthing grounds onsite, combined with excellent fishing and high-end quality improvements, this ranch is a recreationist's dream and provides something for everyone.

Listing Price: \$6,150,000

Taxes: \$5,214 in 2020

CONTACT

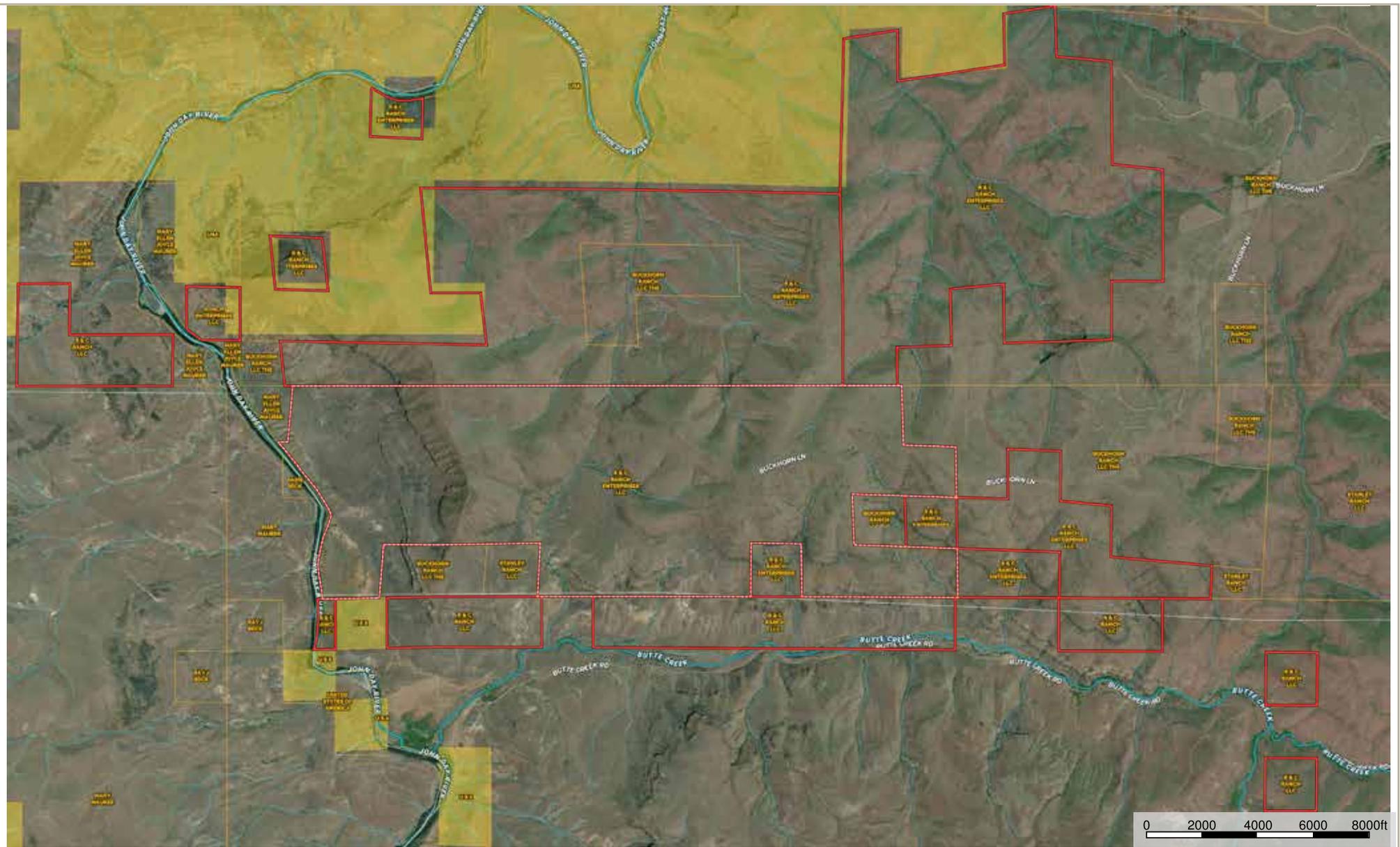
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LIVE WATER
PROPERTIES

Notes:

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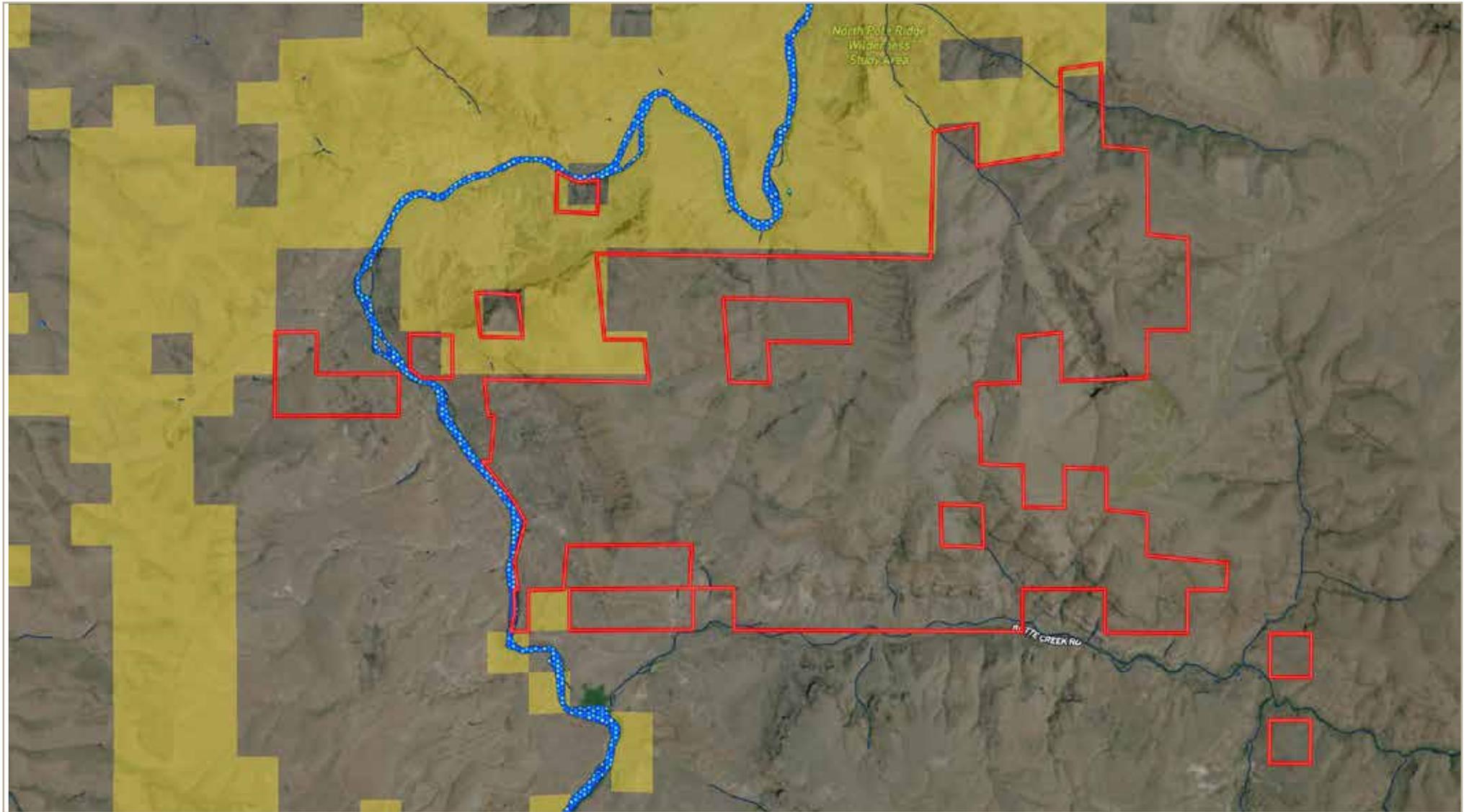


- ▭ Boundary
- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government
- ▭ Conservation Easements
- Stream, Intermittent
- River/Creek
- ▭ Water Body

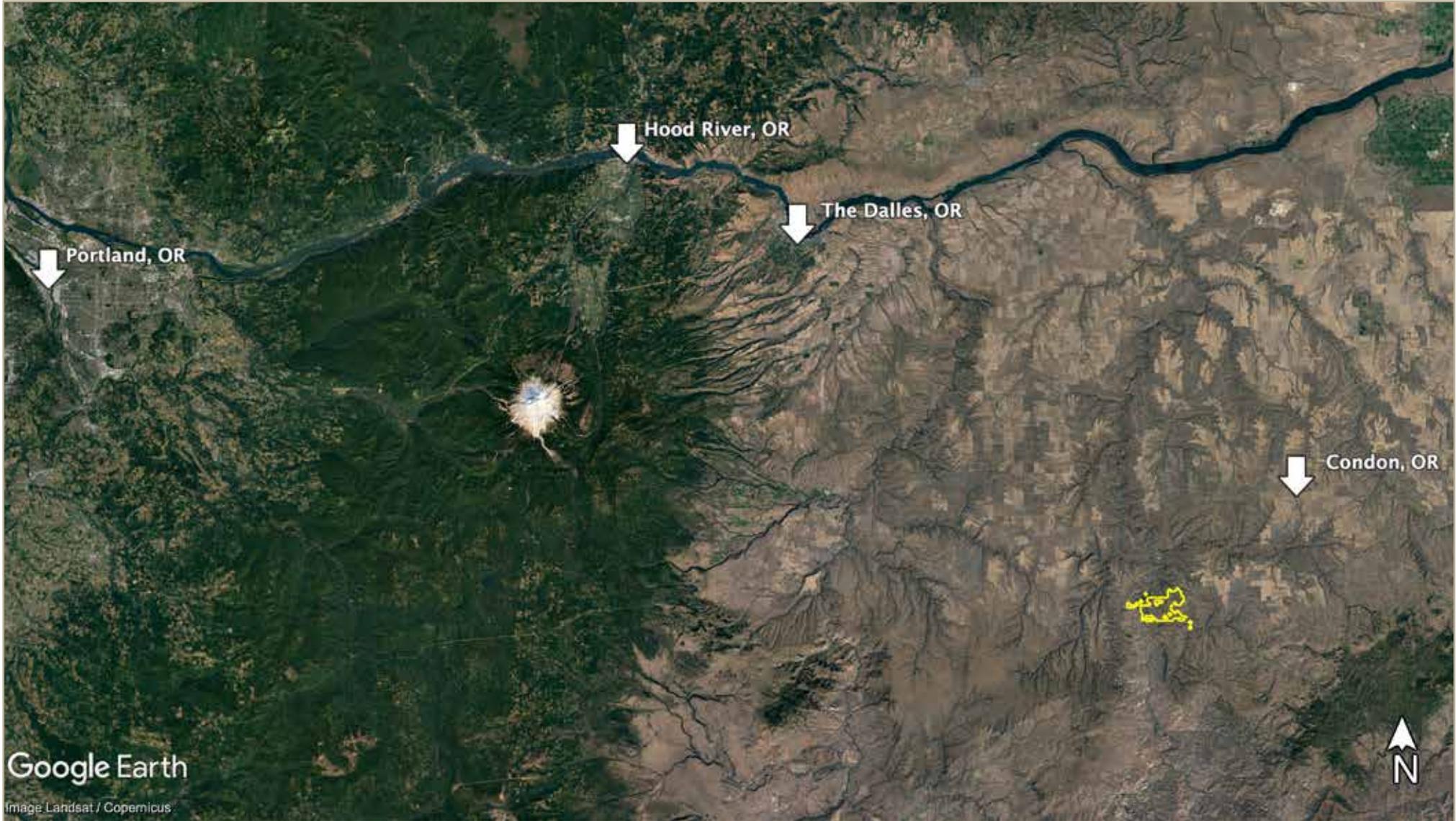
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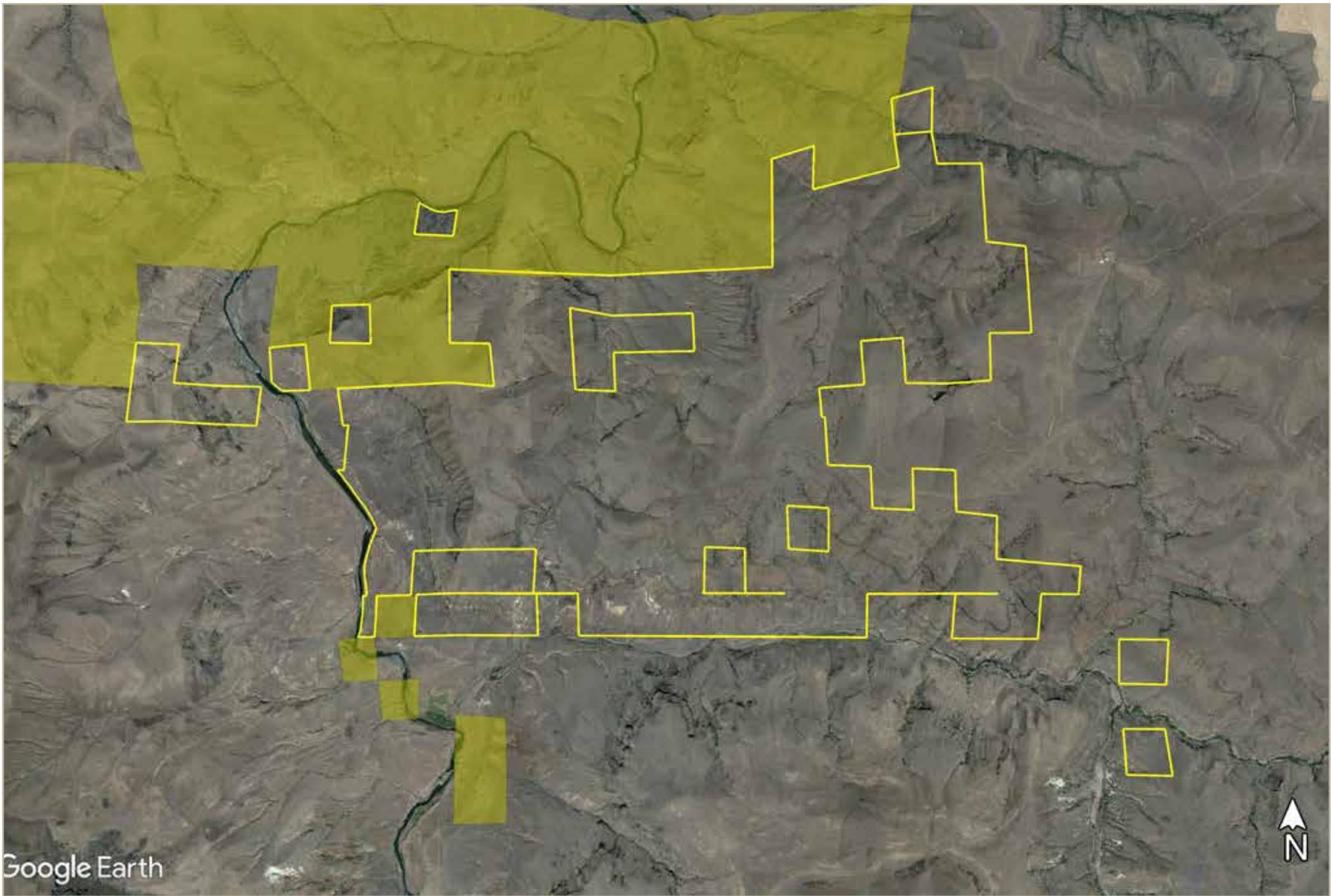
R&C Ranch Map



R&C Ranch - Aerial Map



R&C Ranch - Location Map



Google Earth

R&C Ranch - Public Lands Map

 BLM



R&C Ranch - Topography Map