

The Stanley Ranch

FOSSIL, OREGON

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

The Stanley Ranch

Fossil, Oregon

±24,000 Acres | Listing Price: \$34,950,000



Contact

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The Stanley Ranch is an authentic Western treasure, offering an extraordinary blend of history, natural beauty, incredible recreation, and diverse geological land features. Spanning over 24,000 contiguous deeded acres, this iconic property also includes a 3,800-acre BLM cattle grazing lease along the picturesque John Day River. The Ranch's varied terrain and habitats, stretching across 18 miles of meandering named tributary streams, provide an ideal environment for numerous big game and upland bird species. Mule deer, Rocky Mountain elk, bighorn sheep, Barbary sheep (Aoudad), chukar, partridge, quail, pheasant, and wild turkey all thrive in this richly diverse landscape, making it a sportsman's paradise.

The John Day River, one of the longest undammed rivers in the West, flows majestically along The Stanley Ranch for a total of 8.8 miles. Of this, 2.4 miles consist of deeded river frontage, with an additional 6.4 miles running through the BLM lease. The lower 147.5 miles of the river were designated *Wild and Scenic* in 1988, ensuring its pristine beauty and preventing future development along its banks. In addition, Butte Creek, a significant steelhead spawning stream and tributary of the John Day, carves an 8.3-mile path through the heart of the Ranch.

Steeped in history, The Stanley Ranch was once part of a larger complex owned by four generations of the Steiwer family and their Butte Creek Land, Livestock, and Lumber Company, dating back to the early 1900s. The Ranch was a hub of cattle and sheep production for over a century, contributing to the region's rich agricultural and ranching heritage. The current owners, drawn by the property's rugged charm, contiguous big-block acreage, and diverse recreational opportunities, had long enjoyed the area and owned the Circle W Ranch upriver. When The Steiwer Ranch became available, they leapt at the chance to acquire it in 1999, captivated by its world-class hunting grounds, varied income sources, and prime fishing spots for smallmouth bass and summer steelhead.





Improvements

The Stanley Ranch is ideally set up for entertaining small and large groups of families and friends. Improvements include the 2,800 sqft main house, an 800 sqft bunkhouse, a 3,600 sqft saloon, theatre, walk-in meat locker and game processing room, an office, a 9,700 sqft indoor riding arena, 3,600 sqft of luxury horse stalls, vet room, tack room, a 3,600 sqft helicopter hangar, and over 18,000 sqft of meticulously maintained shops and barns for equipment, toys, hay, a ranch museum, various outbuildings, as well as spike camp cabins strategically located throughout the Ranch. Adjacent to the saloon and indoor arena is an oxygenated pond with a gazebo for fishing, swimming, or relaxing by the fire pit in the evening.









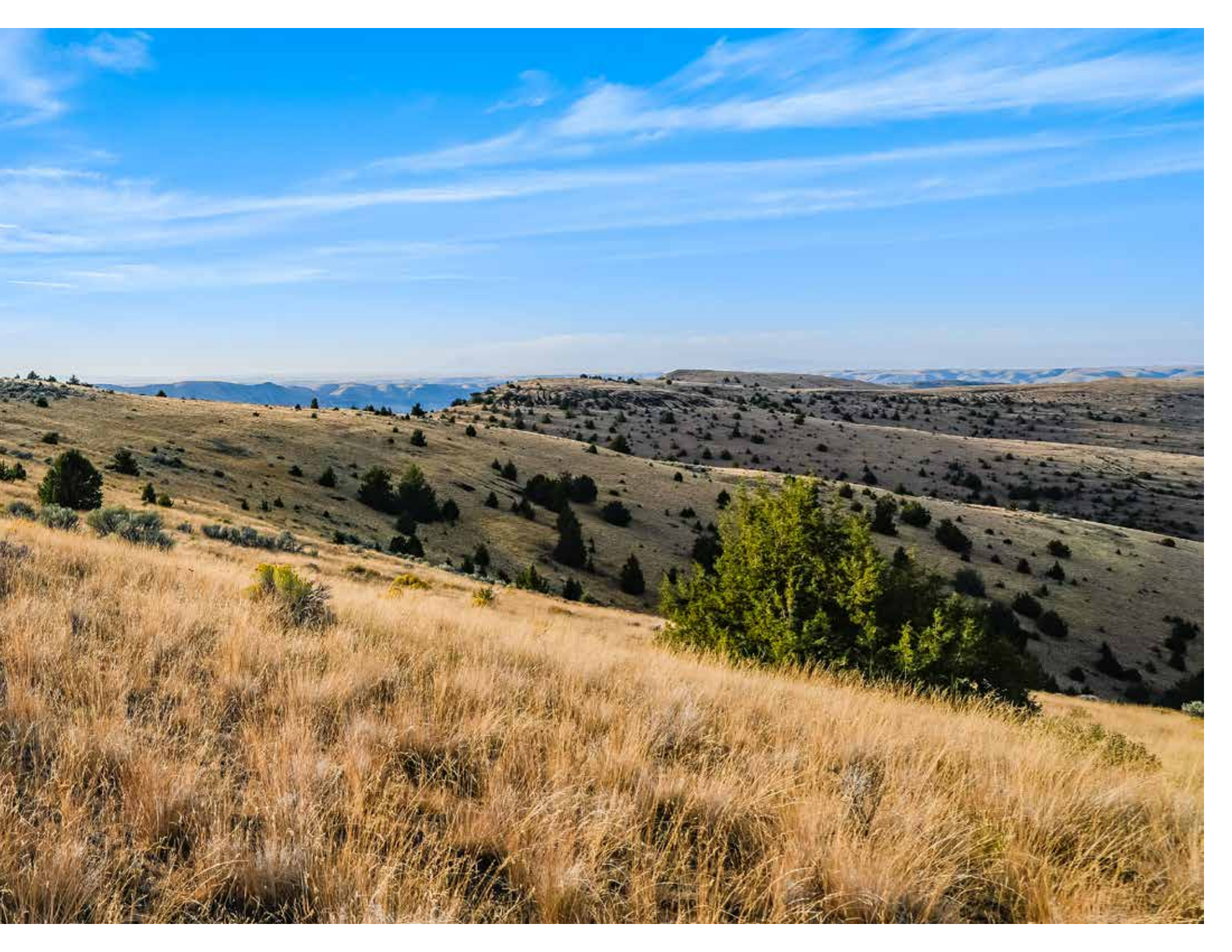


Ranch History

For over a century, the Stanley Ranch was known as Steiwer Ranch, named after Winlock Steiwer, who settled in Central Oregon in the 1870s after graduating college in Salem. Steiwer quickly became a prominent figure, founding banks, serving as a judge and state Senator, and running the Fossil Mercantile, which still operates today. His legacy continued through his son, William Hoover Steiwer, who managed the local bank, upheld the family's ranching traditions, was the President of the Oregon Wool Growers Association, and served as President of the Oregon State Senate (1942–1944), briefly acting as Governor.

Before European settlement, the Upper Columbia Plateau and John Day Country, including the Butte Creek area, were significant to native peoples, serving as a key travel route and fishing and hunting grounds. The region's history is vividly captured in rock art on the Ranch dating back to 800–1800 A.D., documented by the Oregon Archeological Society in 2007. The area was home to Sahaptin-speaking tribes, such as the Tenino, Umatilla, Wasco, and Nez Perce, who later coexisted with Northern Paiute groups in the 19th century. The Ranch's landscape is rich with ancient pictographs, artifacts, and cultural history from the Sahaptin peoples.







Painted Hills of Wheeler County, Oregon



Bend, Oregon



Wheeler County, Oregon

Location

The Stanley Ranch is located outside of Fossil in Wheeler County and Gilliam County, in 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 approximately a two-hour drive 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-foot runway and is located less than one hour from the Ranch. There is a possibility of putting in your own runway on the Ranch with flat land along the river that could be up to approximately 2,700 feet. The Ranch is approximately 20 minutes from the town of Fossil, the Wheeler County seat, and location for groceries and restaurants. In addition, there is also a small backcountry airstrip on the BLM leased acres along the John Day River, and the property contains a helicopter hangar at the headquarters that has easy access into and around the Ranch.





Hunting and Wildlife

The Stanley Ranch is home to healthy populations of Rocky Mountain elk, mule deer, bighorn sheep, Barbary sheep (aoudad), and the occasional Pronghorn Antelope. The resident elk herd is estimated to be 600 head and moves between multiple private ranches in the area, and 300-350 inch bulls are taken every year.

The elk hunting season is five weeks long, one of the longest in the state, and is entirely located in the Biggs Big Game Unit. While landowner preference (LOP) tags are available (eight elk and eight 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.

The Barbary sheep population on The Stanley Ranch numbers in the hundreds. Considered invasive, there is no season or tag required to hunt them. The Oregon Department of Fish and Wildlife would like them exterminated from the area so they do not transmit disease to the native bighorns in the area.

The Ranch enjoys all of the components needed to sustain and hold big game, including forage, irrigated pastures, springs, seeps, intermittent streams, small ponds, and over 18 miles of named streams within the Ranch that flow year-round.







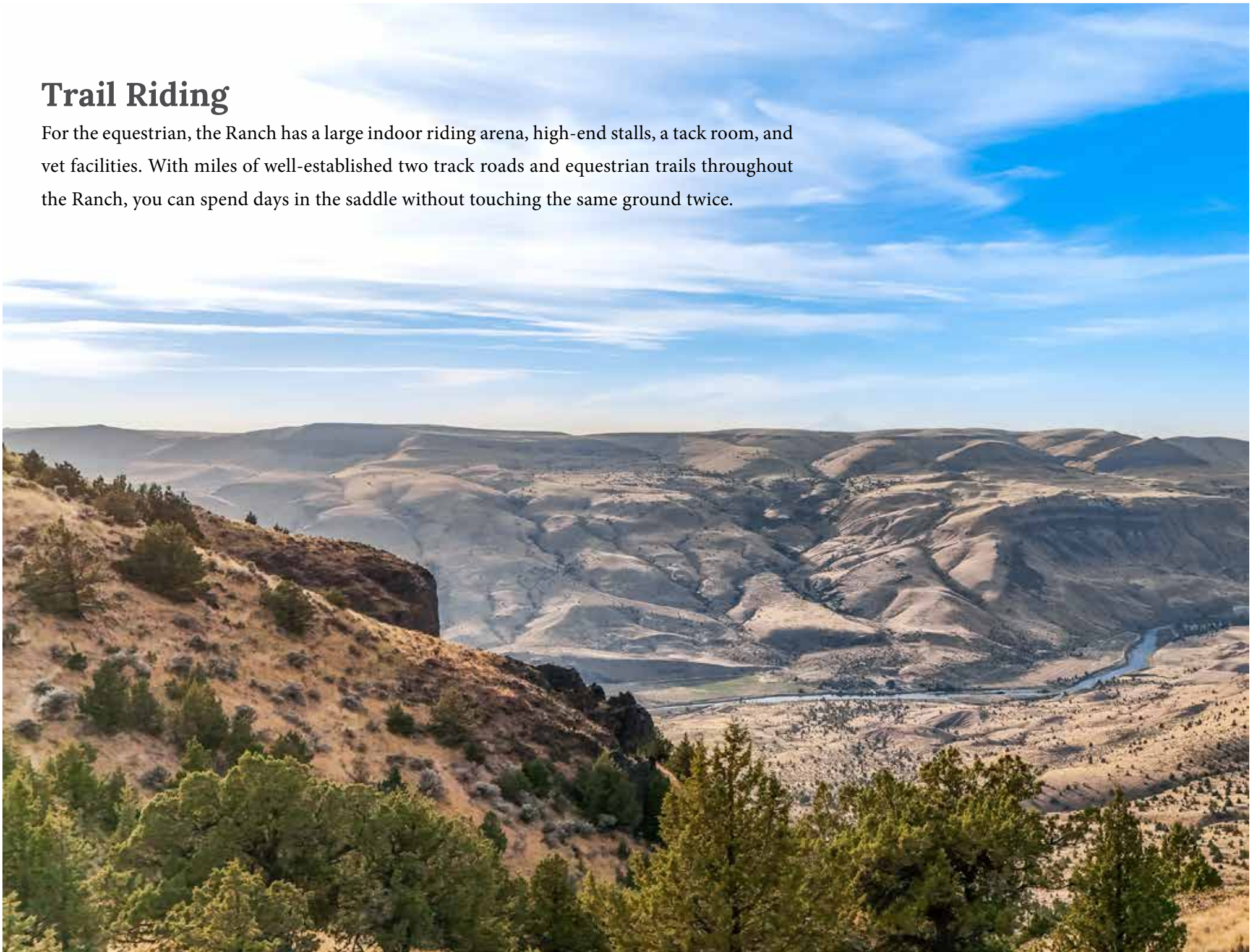


Upland Birds

There are excellent numbers of chukar, Hungarian (Grey) partridge, California quail, and some pheasant on the Ranch, with a tremendous variety of habitats. Bird hunting seasons are quite long, spanning from early to mid-October through January, depending on the species. There is also a tremendous Merriam's wild turkey population on the Ranch that roost in the cottonwoods along Butte Creek.

Trail Riding

For the equestrian, the Ranch has a large indoor riding arena, high-end stalls, a tack room, and vet facilities. With miles of well-established two track roads and equestrian trails throughout the Ranch, you can spend days in the saddle without touching the same ground twice.





Live Water

With over two miles of John Day River frontage and access to an additional six miles on the BLM grazing lease, there is ample live water on The Stanley Ranch for fishermen to cover. The John Day River is known for its very prolific smallmouth bass fishery. Known 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 summer steelhead run and a recovering Chinook salmon run, the John Day River offers excellent fishing almost year-round. 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.



Water Rights

Approximately 274 irrigated acres of water rights are appurtenant to The Stanley Ranch, with water rights out of the John Day River, Butte Creek, and Deep Creek with priority dates from 1880 to 1983.

Income

Current income on The Stanley Ranch includes a cattle lease for 500 mother cows and an upland bird hunting lease. Over the years, the owner has sold hunts for various big game animals to generate additional income. The current income covers the current expenses on the Ranch.







Summary

The Stanley Ranch is one of the most complete ranches in the West for a ranch of this size. Big-block acreage, diverse big game and upland bird hunting, significant diversity in elevation, topography, and habitat types, combined with pre- and post-settlement history, and thoughtful and meticulous improvements, make this ranch one-of-a-kind. There is also an opportunity to purchase two contiguous and directly adjacent ranches currently listed with Live Water Properties – The R&C Ranch and Seven Springs on Butte Creek – to create an even more incredible legacy ranch. This would collectively make this ranch complex over 33,000 contiguous acres and add 1.5 miles of the John Day River to the holdings and a riverfront house (one of the only riverfront houses on the entire John Day River due to its federal *Wild and Scenic* designation).

Property Details

Fossil, Oregon | ±24,000 Acres

Listing Price: \$34,950,000

IMPROVEMENTS

2,800 sqft main home

800 sqft bunk house

3,600 sqft saloon

9,700 sqft indoor riding arena

3,600 sqft horse stalls

3,600 sqft helicopter hanger

Over 18,000 sqft of equipment shops and barns

Purchase price includes all equipment, furnishings, and accessories

ACREAGE

26 miles of rivers and streams

Big game and upland bird hunting

250 acres of water rights

Supports up to 600 mother cows annually

Potential to acquire the two adjacent ranches bringing the total to ~33,000 acres and more river frontage

LOCATION

20 minutes outside of Fossil Oregon (Wheeler County and Gilliam County)

Two-hour drive from downtown Bend, Oregon

70 miles from the commercial airport in

Redmond, Oregon

3,500 ft runway located one hour from the Ranch

CONTACT

For more information please contact

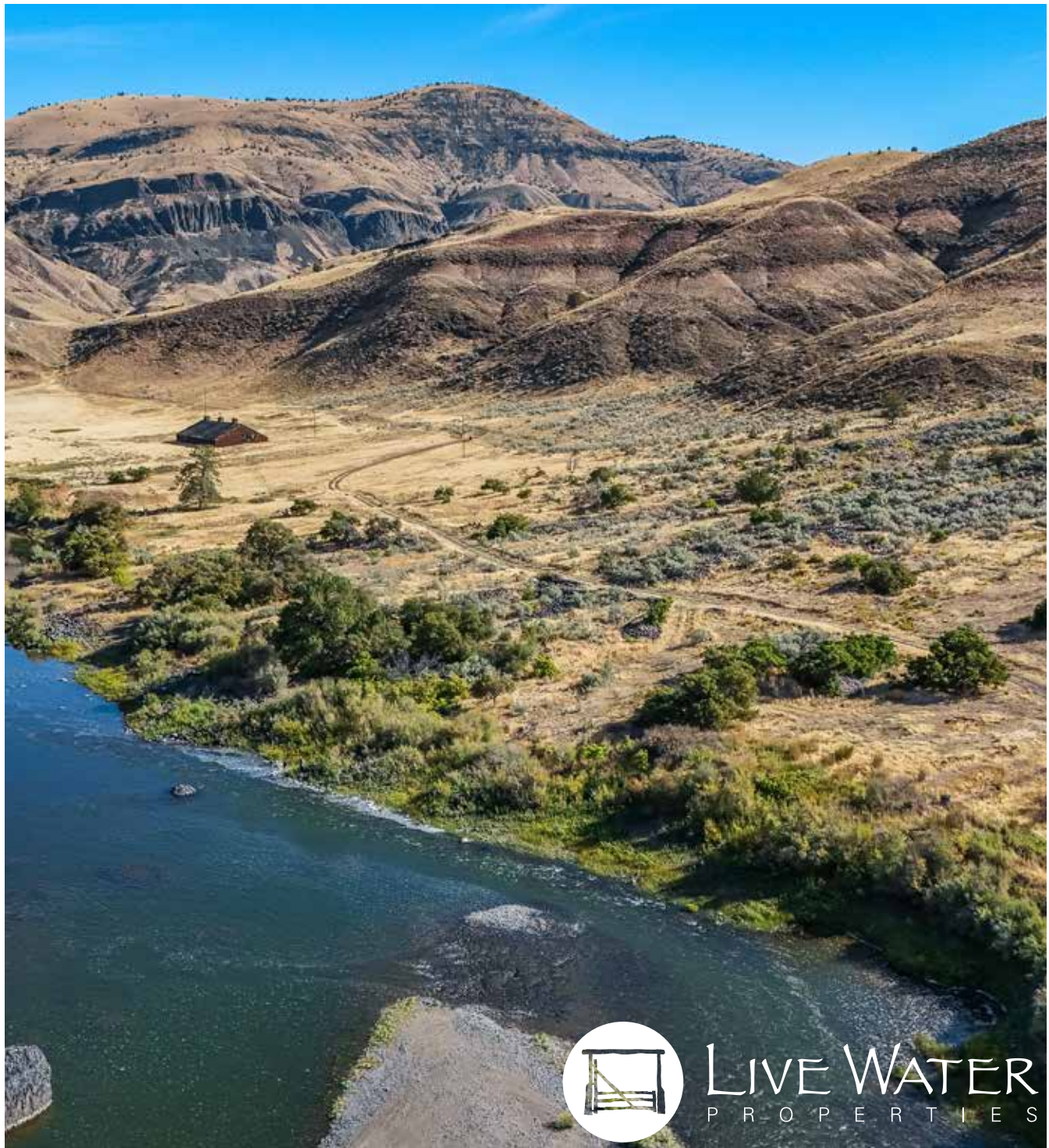
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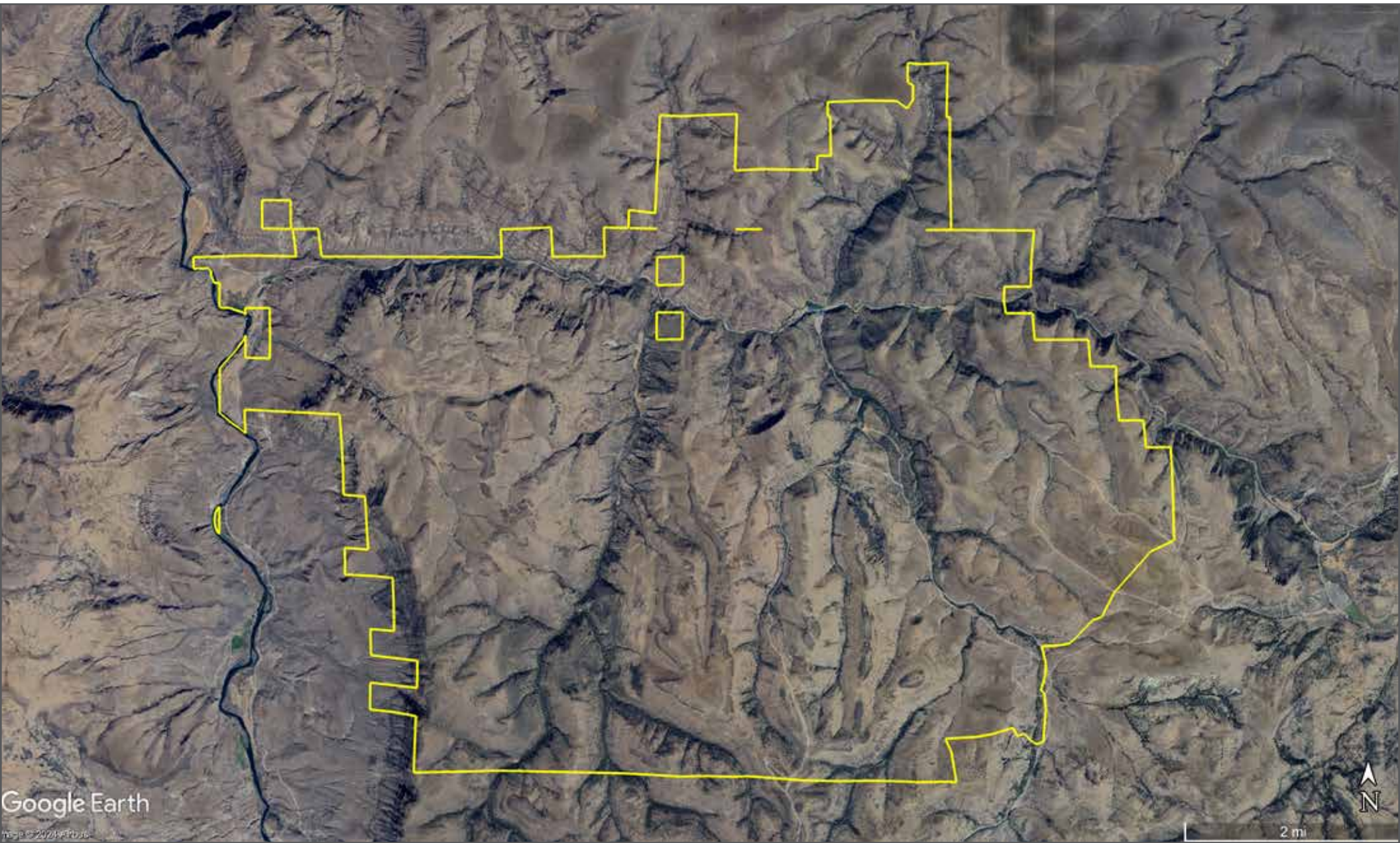
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



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



The Stanley Ranch - Aerial Map

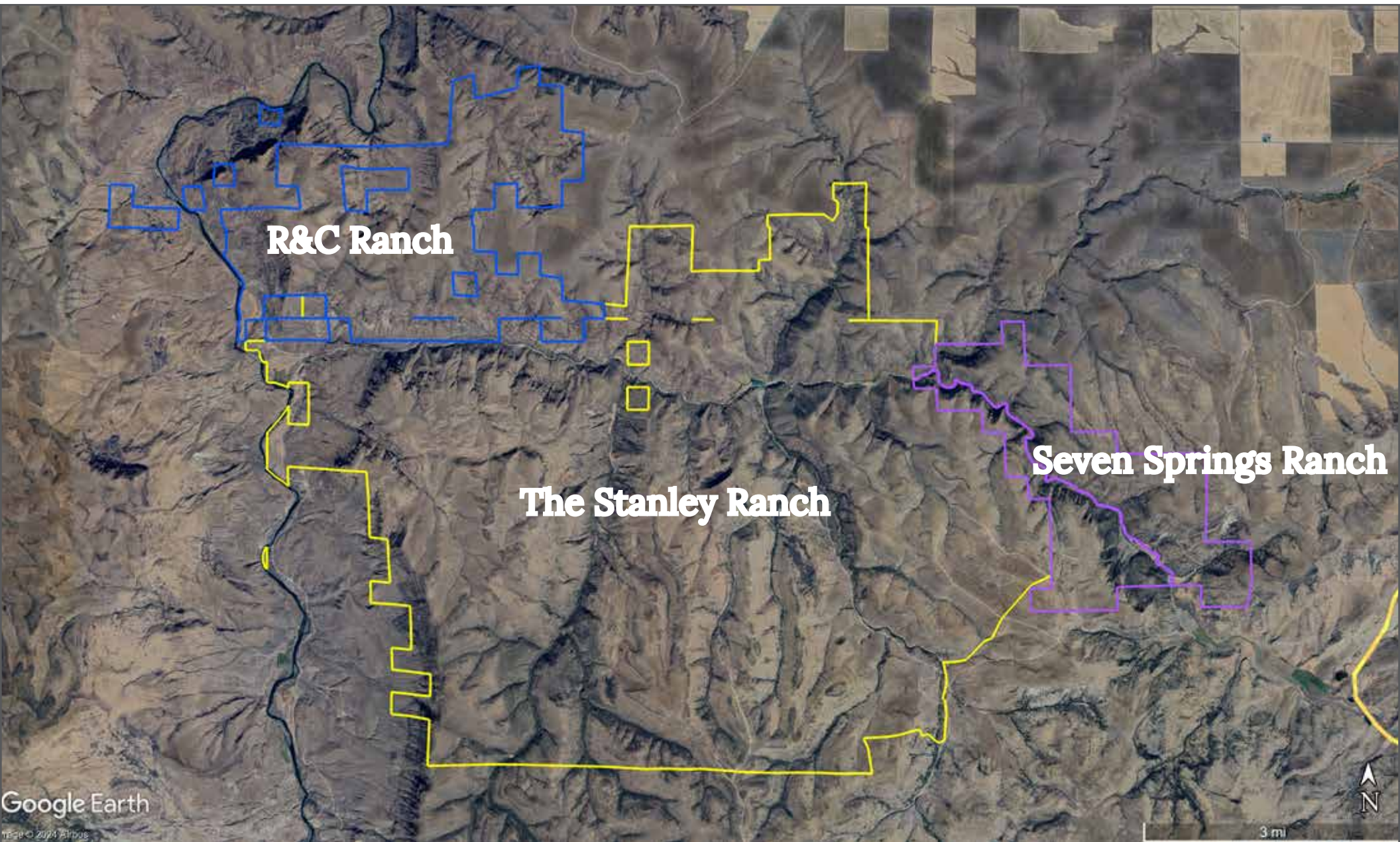
••Maps are for visual aid only accuracy is not guaranteed.



The Stanley Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.





R&C Ranch

The Stanley Ranch

Seven Springs Ranch

The Stanley Ranch, R&C Ranch, and Seven Springs Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.