



## Y-Bell Ranch

435± Acres | Crook County Oregon

### Main Home:

8,863± sq/ft living space  
4BR/4.5BA  
Grand entry with massive stone see-through gas fireplace  
Large living room  
Dining room  
Gourmet Kitchen with two islands and Monogram appliances  
Breakfast nook  
Family room  
Theatre room  
Full bar  
One master suite  
Two studies  
Two laundry  
Gym/Workout room  
Outdoor kitchen  
Two large patios  
Salt-water pool and hot tub  
Two-story 9,191± sq/ft trophy room  
3-bay attached garage  
2-bay detached garage with Reznor Heater & Vac System, temperature controlled 5-run dog kennel with automatic waterers and reeled hose for cleaning  
4-bay garage with Reznor heaters and weight room

### Guest Home:

3,441± sq/ft  
2BR/1BA/1HB  
Master Suite  
Foyer  
Study  
Storage  
Dining Room  
Kitchen  
Breakfast nook  
Laundry  
Office  
Large deck  
Atrium  
Storage barn  
Small horse barn & paddock  
2-car garage

### Foreman's House:

4,138± sq/ft  
3BR/2BA/1HB (one shared bathroom)  
Master Suite  
Mudroom  
Custom Cabinets  
Office  
Open floorplan  
Large windows  
Large patio  
Attached 2-car garage



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### Calving barn

6 stalls  
Hay loft  
Storage  
Self-catch, head-catch, lead up  
3-bay detached garage with kennel & dog run  
Hay barn  
Cattle working pens  
Medical room  
Silencer Cattle chute

### Indoor Arena

59,500± sq/ft  
His & Hers bathrooms  
Bar and viewing area  
29 and Automatic roll up doors  
Preifert Hot Walker  
Preifert Chute  
Round pen  
Two 1.5 million BTU heaters  
Self-draining overhead watering system  
Custom mechanical cow for cutting

### Horse barn

10 stalls with runs  
Feed rooms  
Hay Storage  
Tack Rooms  
Wash Room  
Apartment

### Shop 1

8,700± sq/ft  
8-bays  
14" roll up doors & 2 bays with 12"x 10" Doors  
5 Reznor Heaters  
Car-lift  
Walk-in meat cooler with beer taps & meat rail  
Laundry facility  
2-bedroom loft living quarters

### Shop 2

7,200± sq/ft  
L-shaped  
8 bays with 14x14' roll up doors  
1 bay with 20x14' roll up door

### Water & Irrigation

Central Oregon District Irrigation  
POD reservoir to canal & pivots for irrigation  
Underground sprinklers  
Heated tire troughs  
5 pivots  
6 electric wells  
40± acres of flood irrigation

### Other

2k-gallon storage gas tanks for unleaded & diesel  
(off-road and on road)  
3-sided 11,250± sq/ft equipment and hay barn  
4± miles steel fencing  
9 heat pumps  
BLM allotment AUMS 177