



Water Rights

The Kurzet Ranch has a Certificate of Water Right (#46986) for irrigation from both Big Creek and East Fork Big Creek, with a 1981 priority date.

The Seller has made an application for additional irrigation, and has a permit dated July 2000 for water from East Fork Big Creek, and the reservoir. Please see Supplemental Information Package for copies of certificate, application and permit.

Land Management Opportunity

The 604± acre Kurzet Ranch has no public access, and could be developed as a private retreat with a new main residence to replace the manufactured home, horse barn with arena, and additional ranch buildings to be located in the same locations as the old dairy and hay barns. Existing logging roads can be used for riding, hiking and ATVs.

Additional home sites could be developed on the 15 acres that have RR-2 zoning, along Seven Devils Road.

There are several excellent sites for guest cabins that could be located near the reservoir, or on the hillsides above the bottomland. The bottomland can continue to be used for high-quality hay production or for grazing of livestock.

Some value from a conservation or Working Forest Esegment could be obtained to enhance the riparian area along, and drainage above, both Big Creek and East Fork Big Creek, in order to improve habitat for salmon and steelhead.