



FAY
RANCHES

**IRONSIDE CASTLE
ROCK RANCH**

Juntura Oregon
\$29,700,000
31,191.95± ACRES



INTRODUCTION

At 31,191± deeded acres spanning Malheur, Grant, and Harney Counties, with associated Bureau of Land Management (BLM) grazing allotments supporting approximately 780 cow/calf pairs seasonally, Ironside Castle Rock Ranch is a working cattle operation at genuine scale. Rising more than 4,200 vertical feet from near Beulah Reservoir to the privately owned summit of Ironside Mountain at 7,811 feet, the ranch transitions through irrigated meadows, sagebrush uplands, mountain mahogany ridges, rugged river canyons, and timbered mountain country. Towering above ranch headquarters, Castle Rock serves as an iconic landmark overlooking the heart of the ranch and the surrounding landscape.

What truly sets this ranch apart from other large Western holdings is water. The ranch encompasses approximately 25 miles of private river and stream corridor, including roughly 8 miles along the North Fork Malheur River as it flows through remote canyon country immediately below the federally designated Wild & Scenic reach. Additional stream frontage includes portions of the Little Malheur River, Lost Creek, and Bridge Creek, creating an exceptional network of riparian habitat, wildlife corridors, and recreational resources rarely found within a single ownership.

These canyon fisheries are so isolated that 18+ inch trout go largely undisturbed, with the occasional horseback rider, hiker, or kayaker among the only visitors in a given season. Combined with nearby Beulah Reservoir, the ranch offers a remarkable diversity of water resources, wildlife habitat, and backcountry recreation. An undeveloped private hot spring along the river near the reservoir further enhances the property's appeal.

Three livable homes, working corrals, and livestock handling facilities support day-to-day ranch operations, while the scale, water resources, wildlife values, and dramatic scenery create a property of unusual character. It is increasingly rare to find a ranch capable of supporting a substantial cattle operation while also offering world-class fishing, abundant wildlife, and remote corners that remain largely undiscovered. Ironside Castle Rock Ranch represents a rare opportunity to own a truly untamed piece of the American West.



QUICK FACTS

- 31,191± deeded acres across Malheur, Grant, and Harney Counties
- BLM grazing allotments supporting approximately 5,680 AUMs
- Current lessee runs approximately 780 cow/calf pairs seasonally, with capacity to expand
- 4,200+ feet of elevation gain from Beulah Reservoir to the privately owned 7,811-foot summit of Ironside Mountain
- 25± miles of private rivers, streams, and tributaries
- These remote canyon fisheries are known for reports of 18-inch-plus trout and see remarkably little fishing pressure
- Private undeveloped hot spring along the river near Beulah Reservoir
- 1,740± acres of mixed-conifer and regenerating forest supporting mule deer, elk, and diverse wildlife habitat
- Significant private hunting lease and outfitted recreation income potential
- Three livable homes with power, spring water, and septic; working corrals and livestock handling facilities in place
- Pioneer gravestone of Sarah King Chambers -- connected to the legendary Lost Blue Bucket Mine story -- rests above the North Fork canyon on the ranch
- Remnants of the historic Goodwin Place still standing: homestead, smokehouse, and a concrete mausoleum deep in the canyon where local lore says Prohibition-era moonshine was made far from the reach of the law



ACREAGE

At 31,191± deeded acres, Ironside Castle Rock Ranch encompasses an extraordinary range of landscapes. The land climbs more than 4,200± vertical feet from the riparian corridors and irrigated meadows near Beulah Reservoir to the privately owned summit of Ironside Mountain at 7,811± feet, passing through sagebrush uplands, mountain mahogany ridges, and mixed-conifer forest along the way. That elevation range is more than scenery. It supports remarkably diverse experiences across the ranch, from trout fishing in the canyon rivers below to elk and mule deer hunting in the forested high country above, with productive cattle country in between. An undeveloped private hot spring along the river further distinguishes a property that does not ask its owner to choose between a working ranch and a recreational one. The associated BLM grazing permit expands the ranch's operational reach well beyond the deeded boundary, supporting approximately 5,680 AUMs across a landscape that feels vast, remote, and remarkably intact.





Ironside Castle Rock Ranch | Juntura, Oregon



DISTINCTIVE FEATURES

- Historic Sarah King Chambers, Oregon Trail gravesite, located on the ranch
- Ties to the legendary Lost Blue Bucket Mine frontier lore
- Historic Goodwin Place Prohibition-era homestead, smokehouse, and concrete mausoleum
- Approximately 25 miles of private waterways
- Undeveloped natural hot spring
- Historic irrigated meadows and productive grazing lands
- Current lessee reports approximately 780 cow/calf pairs with potential for increased seasonal capacity under alternative grazing management
- Exceptional elk, mule deer, upland bird, and native fish habitat
- Remote canyon, river, and mountain landscapes with exceptional privacy and wilderness character
- Diverse elevations ranging from rugged river canyon country to timbered uplands
- Significant surrounding BLM and USFS influence creates expansive recreational opportunities
- Rare combination of authentic Western heritage, frontier mystery, sporting recreation, and large-scale private ownership in Eastern Oregon





SCENIC VISTAS

The ranch offers sweeping views across the rugged canyon country of the North Fork Malheur River, with dramatic overlooks extending toward Beulah Reservoir, surrounding wilderness landscapes, and the remote mountain horizons of Eastern Oregon. Elevated ridgelines and basalt outcroppings above the North Fork provide striking vantage points into the adjacent federally designated Wild & Scenic River corridor, where deep canyons, winding river bottoms, and expansive public lands create an extraordinary sense of scale and solitude. Prominent views of Castle Rock and the surrounding Castle Rock Wilderness Study Area add to the ranch's dramatic visual character. Towering rock formations, steep canyon walls, timbered ridges, juniper-covered slopes, and expansive sagebrush steppe landscapes combine to create a setting that feels both untamed and timeless.

From the summit of privately owned Ironside Mountain and numerous elevated ridgelines throughout the ranch, panoramic views extend across remote tributary canyons, forested uplands, native rangelands, irrigated meadows, and vast stretches of undeveloped country rarely encountered in the modern West. The combination of exceptional elevation diversity and expansive land ownership creates an ever-changing visual landscape that ranges from intimate river corridors to seemingly endless mountain horizons. Whether overlooking the North Fork canyon at sunrise, watching shifting light move across Castle Rock, or standing atop remote ridges with virtually no sign of modern development, the ranch offers a rare combination of scenic diversity, wilderness character, and authentic Western beauty.



IMPROVEMENTS

Three livable residences are strategically located across the ranch. The main headquarters home has spring-fed water, a heat pump, air conditioning, and wood heat. Comprehensive headquarters improvements, including a shop, equipment shed, barn, calving facilities, covered livestock scale, and steel working corrals with semi-truck access supporting large-scale cattle operations. Approximately 5,680 AUMs of associated BLM grazing permits complement deeded ranch resources. Established irrigation infrastructure features fish-screen diversions and canvas flood irrigation systems serving productive hay and pasture ground. The remote Hold Out Camp features corrals, a cow scale house, spring-fed water, and semi-truck access to the northern portion of the ranch during the summer grazing season.





RECREATION

The ranch holds approximately 25 miles of private rivers and streams, native redband trout canyon fishing, horseback riding, hiking, and ATV exploration across 4,200 feet of elevation from canyon bottoms to timbered high country. Beulah Reservoir adds boating, kayaking, and warmwater fishing just outside the boundary. An undeveloped private hot spring along the river near Carlan Place and historic hot springs near Juntura add to the ranch's recreational depth. The Castle Rock Wilderness Study Area and Monument Rock Wilderness are both located in the immediate vicinity of the ranch.



FISHING

The North Fork Malheur River system and its tributaries support native Great Basin redband trout through canyon stretches so lightly pressured that 18+ inch fish are a realistic expectation. Beulah Reservoir adds trout, bass, whitefish, and seasonal warmwater species just outside the ranch boundary.

HUNTING | WILDLIFE

The ranch sits within Oregon's Beulah Unit (WMU 65) and supports Rocky Mountain elk, mule deer, pronghorn antelope, black bear, cougar, and upland birds, including chukar and Hungarian partridge across canyon, sagebrush, and timbered mountain terrain. The combination of 31,000± private acres and adjoining BLM lands creates a connected landscape capable of holding resident and migratory wildlife year-round. Landowner Preference tags for elk may be available based on qualifying acreage. The canyon country along the North Fork has a long history of productive private and guided hunting.



INCOME OPPORTUNITY

The ranch currently generates income primarily through livestock grazing operations supported by a combination of deeded pasture, irrigated meadows, and associated federal grazing allotments. The large-scale grazing infrastructure, extensive rangelands, water resources, and seasonal forage base create flexibility for continued commercial cattle operations under a variety of management approaches. In addition to traditional ranching income, the property presents significant future recreational and conservation-oriented opportunities. With its extensive river corridors, native redband trout habitat, remote wilderness character, elk and mule deer populations, and large surrounding public land influence, the ranch may offer potential for private hunting, outfitting, wildlife-focused recreation, or conservation-based income strategies





depending on future ownership objectives and regulatory considerations. The ranch's diverse habitat, riparian systems, sagebrush steppe landscapes, forested uplands, and watershed characteristics may also make it eligible for various conservation, restoration, habitat enhancement, or stewardship programs. At present, the current ownership is not enrolled in any known conservation programs, leaving future owners the flexibility to evaluate potential opportunities that may align with their operational, recreational, or legacy goals.



AREA HISTORY

Sarah King Chambers, a pioneer emigrant forever tied to the fabled Lost Blue Bucket Mine story of the American West, is buried here on the ranch, her existing gravestone still resting quietly above the North Fork Malheur River canyon country nearly 180 years later. Her gravestone reads “Mrs. S. Chambers, Sept. 3d, 1845.” Imagine riding horseback through your own remote river canyon and discovering an authentic piece of Oregon Trail history hidden within the landscape itself. The grave is not part of a museum or distant historic site; it exists here on the ranch, surrounded by vast private lands, rugged mountains, native rangelands, and the same isolated country that challenged emigrants traveling west during the infamous 1845 Meek Cutoff journey.



Sarah Chambers Photo Courtesy of “Lostwagonman” via Wikimedia Commons, licensed under CC BY-SA 3.0



Prohibition moonshiner structures



According to enduring frontier lore, members of this same emigrant party unknowingly discovered gold somewhere within this rugged region before continuing west, carrying strange yellow rocks in a simple blue bucket and launching one of Oregon’s greatest lost-treasure legends. Generations of treasure hunters, historians, and adventurers have since searched the remote canyonlands surrounding the ranch for clues connected to the mysterious Lost Blue Bucket Mine.

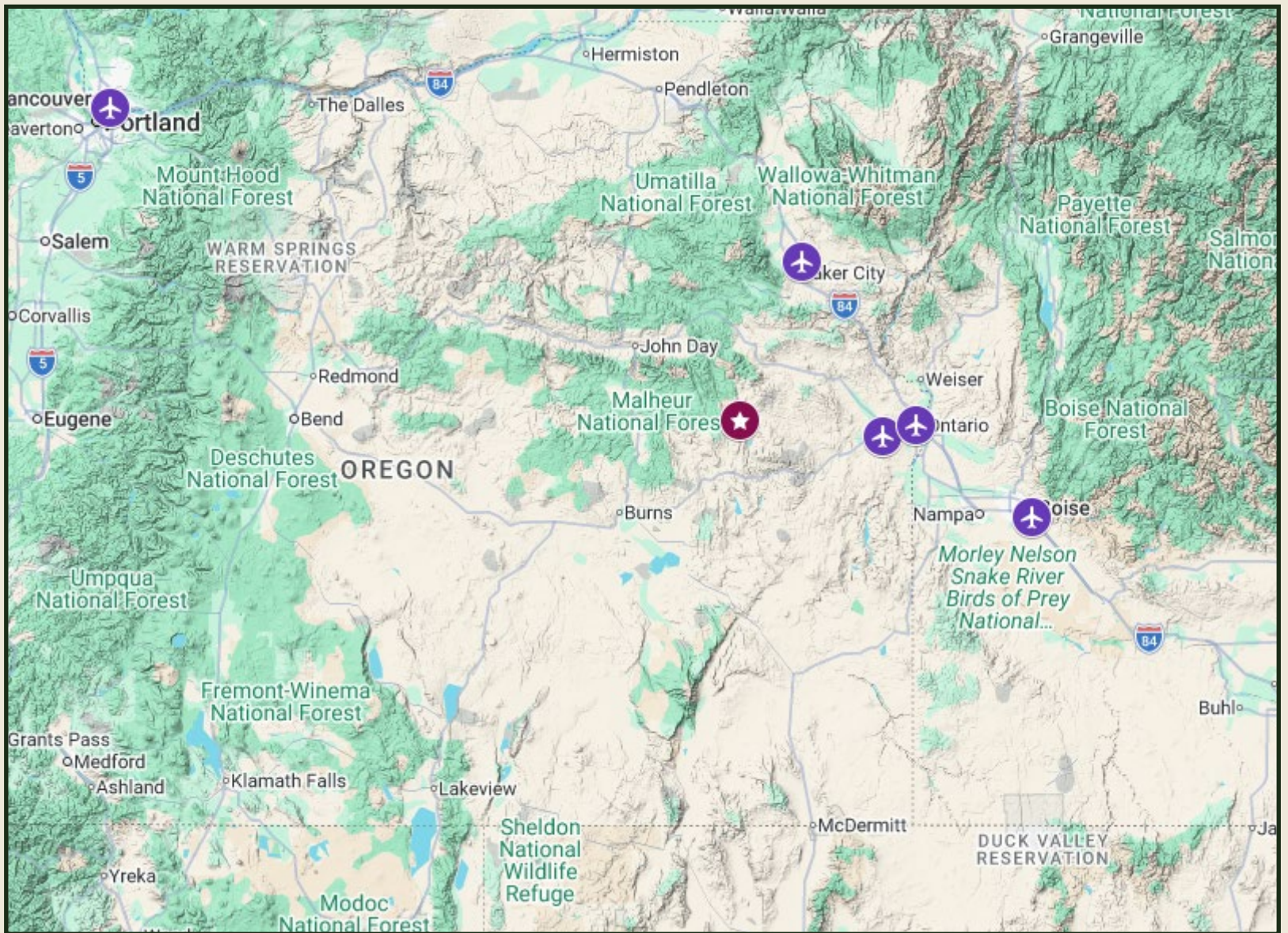
Local lore surrounding the historic Goodwin Place tells of an isolated Prohibition-era hideaway tucked upstream of the Sarah Chambers grave along what was, at the time, a remote tributary of the North Fork Malheur River, where Goodwin reportedly brought in individuals with troubled pasts and offered them a secluded place to work and survive far from society. According to stories passed down through generations, the small community lived largely off the land, ranching, hunting, and quietly producing moonshine deep within the rugged backcountry during Prohibition in the United States. A mausoleum constructed by Mr. Goodwin still stands on the property and is said to be the site of his burial.

NEARBY ATTRACTIONS & ACTIVITIES

Ironside Castle Rock Ranch is surrounded by some of Eastern Oregon's most remote and scenic recreational landscapes. Nearby attractions include Beulah Reservoir, known for boating, fishing, wildlife viewing, and seasonal water recreation, as well as the undeveloped Juntura Hot Springs along the Malheur River corridor. The ranch also enjoys proximity to Monument Rock Wilderness, extensive BLM lands, and large tracts of U.S. Forest Service lands offering opportunities for hiking, horseback riding, hunting, camping, wildlife viewing, and backcountry exploration. Miles of primitive roads and trails throughout the surrounding public lands create exceptional opportunities for ATV and UTV exploration, overlanding, horseback adventures, and access to remote canyon and mountain country seldom experienced by the public. The surrounding region offers a remarkable diversity of outdoor experiences ranging from reservoir recreation and natural hot springs to wilderness exploration and rugged backcountry travel.



Beulah Reservoir



LOCATION

The Ironside Castle Rock Ranch is located in Malheur County, Eastern Oregon, a region renowned for its expansive high desert landscapes and ranching heritage. Situated near the unincorporated community of Ironside, the property lies within the Malheur River basin, characterized by rolling rangelands and scattered juniper woodlands, transitioning towards the foothills of the Ironside Mountains. The nearest full-service towns include Vale, approximately 50 miles to the east, and Ontario, about 70 miles to the east, which provide access to essential amenities and regional commerce. This area represents a classic Western landscape, defined by its vast open spaces and rural character.



Ironside Castle Rock Ranch | Juntura, Oregon

GETTING THERE

The primary headquarters and lower ranch country are accessed from Juntura by traveling north through the North Fork Malheur River corridor and Beulah Reservoir country onto Beal Ranch Road. The main headquarters is located approximately 20 miles north of Juntura. Additional regional access to northern portions of the ranch is available from Ironside via Highway 26 and Rose Creek Road, or from Unity by traveling south on Highway 26 and connecting through E Camp Creek Road near Murray Reservoir into the upper ranch country.

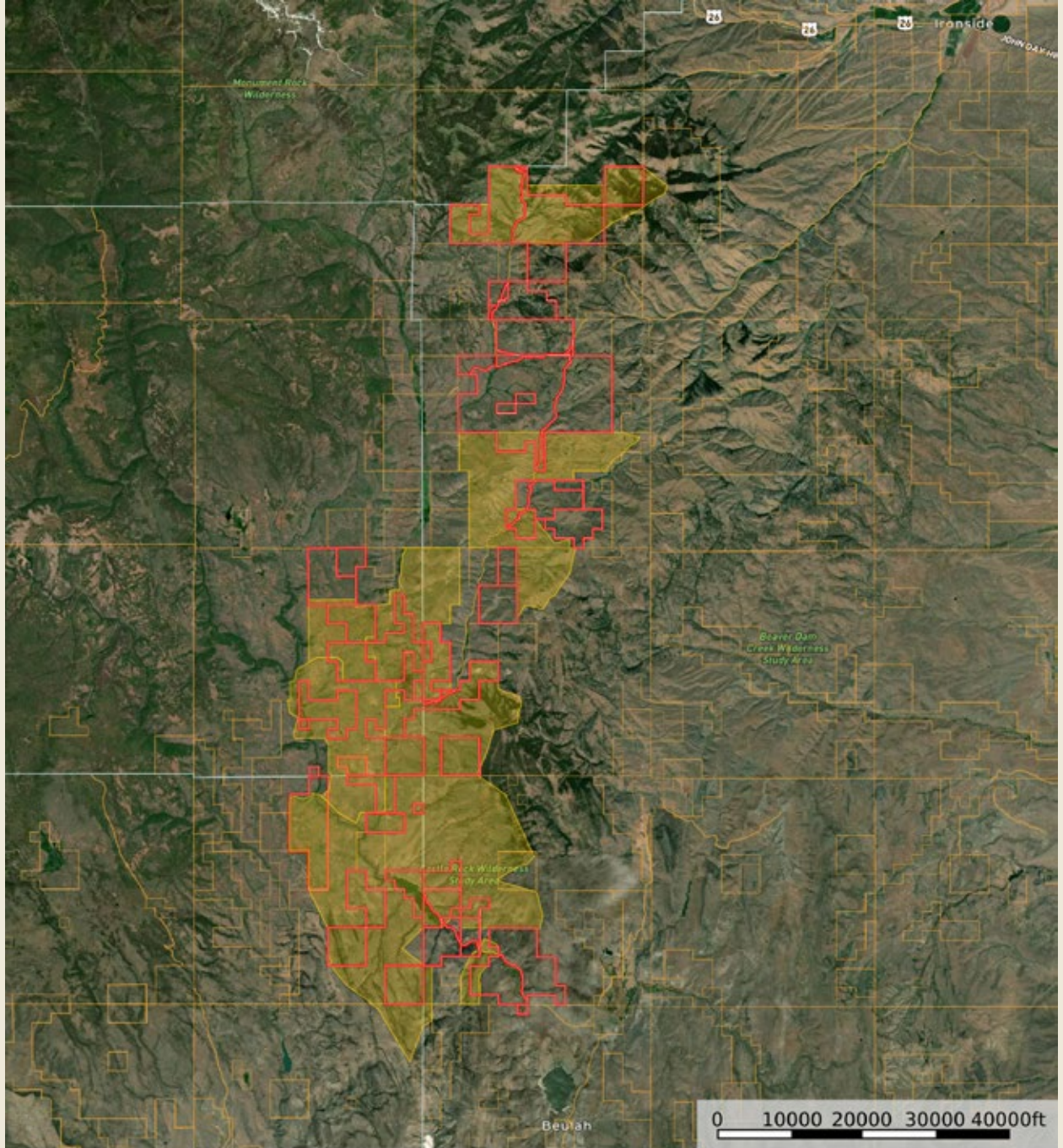
AIRPORT SERVICES

Vale Municipal Airport (2S0) serves general aviation approximately 50 miles east. Baker City Municipal (BKE) and Ontario Municipal (ONO) offer additional general aviation options 75± and 70± miles out, respectively. Boise Airport (BOI) handles commercial and regional service roughly 120 miles east. Portland International (PDX) is approximately 300 miles west for international travel.

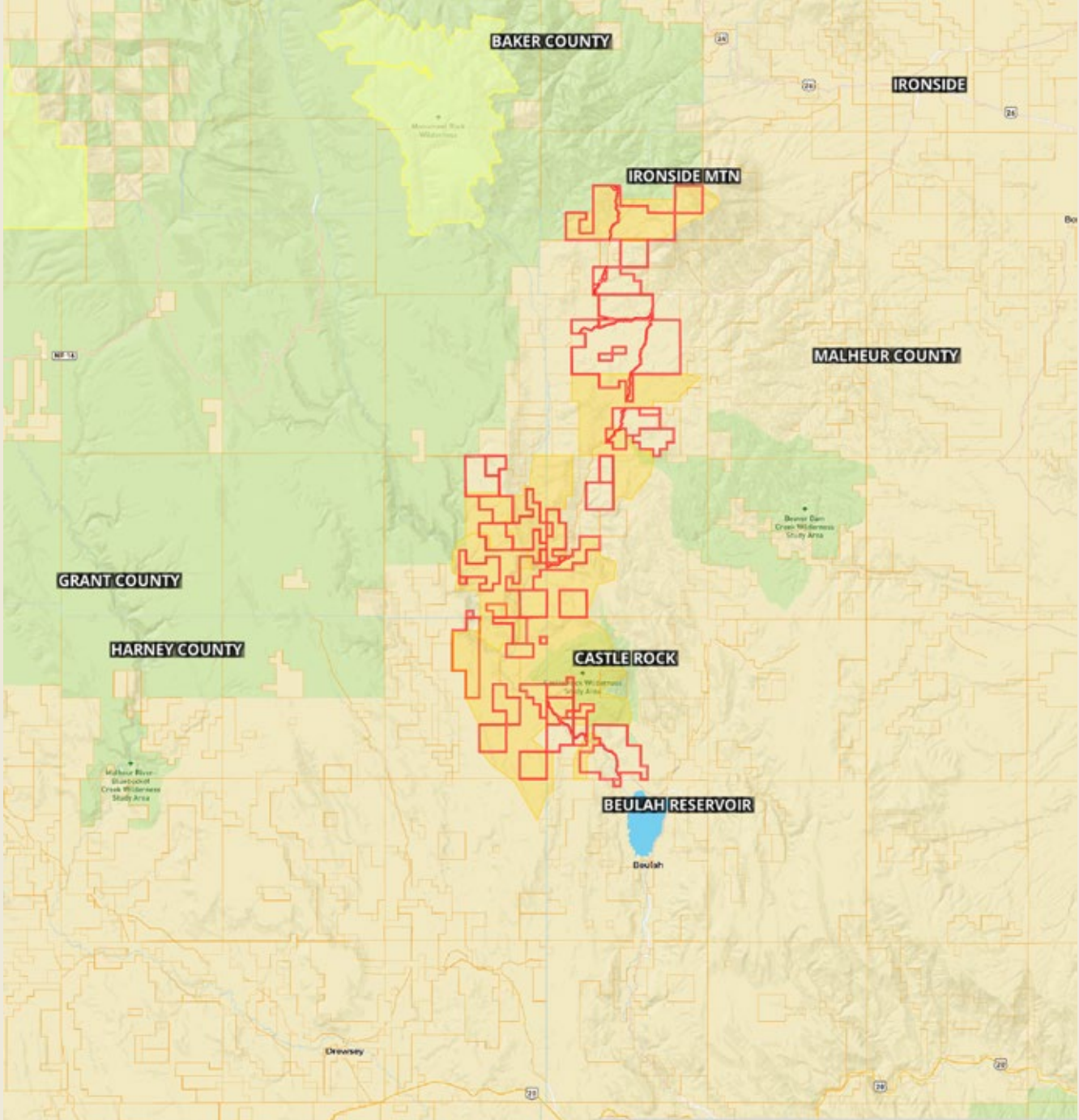


IRONSIDE MOUNTAIN





- 10216
- 10212
- 10211
- 00112
- Boundary



BAKER COUNTY

IRONSIDE

IRONSIDE MTN

MALHEUR COUNTY

GRANT COUNTY

HARNEY COUNTY

CASTLE ROCK

BEULAH RESERVOIR

WATER RIGHTS

The following summary was prepared by the author from available Watermaster records, certificates, decrees, survey maps, and related documentation and is intended to provide a general overview of water rights historically associated with Castle Rock Ranch.

| Area | Certificate | Reported Acres |
|--------------------------------|--------------------|-----------------------|
| Headquarters/Homeplace | 6968 | 174.2 |
| Headquarters Upper Field | 7781 | 26.5 |
| Carlan Place | 7009 | 63 |
| Holdout Corral/Bridge Creek | 7029 | 48 |
| Goodwin Place | 3738 | 56 |
| Total Certificate Acres | | 367.7 |

Historical Watermaster files also reference decree and survey map acreage associated with portions of the ranch, including the McDonald Ditch and Tureman Ditch systems. These references may overlap with certificated rights and should not be interpreted as additional water-right acreage.

Hydrologic & Greenline Interpretation

Aerial imagery interpretation conducted during the spring of 2026 identified more than 540 acres of visible green line, riparian, and hydrologically influenced areas across portions of Castle Rock Ranch. These areas include approximately 227 acres at Headquarters, 113 acres at Carlan Place, 92 acres along portions of the Middle Fork Malheur River, and approximately 110 acres of riparian and hydrologic influence along Bridge Creek. These areas appear to reflect a combination of irrigated meadows, riparian corridors, wet meadow systems, ditch-supported vegetation, and areas influenced by both surface and subsurface hydrology. Collectively, they contribute to livestock grazing, grass hay production, wildlife habitat, watershed function, and the overall scenic character of the ranch.

Much of the lower ranch lies adjacent to the North Fork Malheur River, while upper meadows and pastures occur along the Little Malheur River, Lost Creek, and Bridge Creek. These interconnected river and tributary systems appear to provide substantial hydrologic influence throughout portions of the ranch landscape, contributing to wet meadow characteristics, riparian function, seasonal forage production, and persistent greenline habitat.

Irrigation is primarily accomplished through traditional flood irrigation systems, utilizing diversion structures and dirt-ditch conveyance systems commonly associated with historic Western ranch operations. Fish screens are installed on the ranch's two primary diversions on the North Fork Malheur River. A small field located above the ditch system has historically been irrigated using a pump and wheel line. It should be noted that certificated water right acreage, decree acreage, aerially interpreted greenline acreage, hydrologic influence acreage, and actively hayed acreage are separate measurements and should not be considered equivalent. Portions of the ranch are managed for grazing, riparian function, wildlife habitat, and seasonal forage production rather than annual hay production.

According to the current lessee, approximately 225 acres are used for grass hay production, primarily in the Headquarters and Carlan Place areas. Actual hay production and harvested acreage may vary from year to year depending upon water availability, weather conditions, management objectives, and operational decisions.

Disclaimer

Water right information, acreage estimates, and hydrologic interpretations presented herein are believed to be accurate but are provided solely for informational purposes and without warranty or guarantee. Prospective purchasers should conduct their own independent investigation regarding water rights, acreage, historical use, and operational capabilities. For a thorough understanding of the property's water rights, we recommend that prospective purchasers engage the services of a qualified water rights engineer, water rights consultant, or the local Watermaster's Office.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

Mineral rights associated with the ranch may vary throughout the property, and portions may be subject to historical federal reservations or other prior severances. The seller is unaware of any separately owned mineral interests; however, any mineral rights currently owned by the seller and appurtenant to the property shall transfer with the sale unless otherwise agreed by the parties. Buyers are encouraged to conduct their own independent due diligence regarding mineral ownership, reservations, severances, leases, and associated development rights.

CONSERVATION | STEWARDSHIP

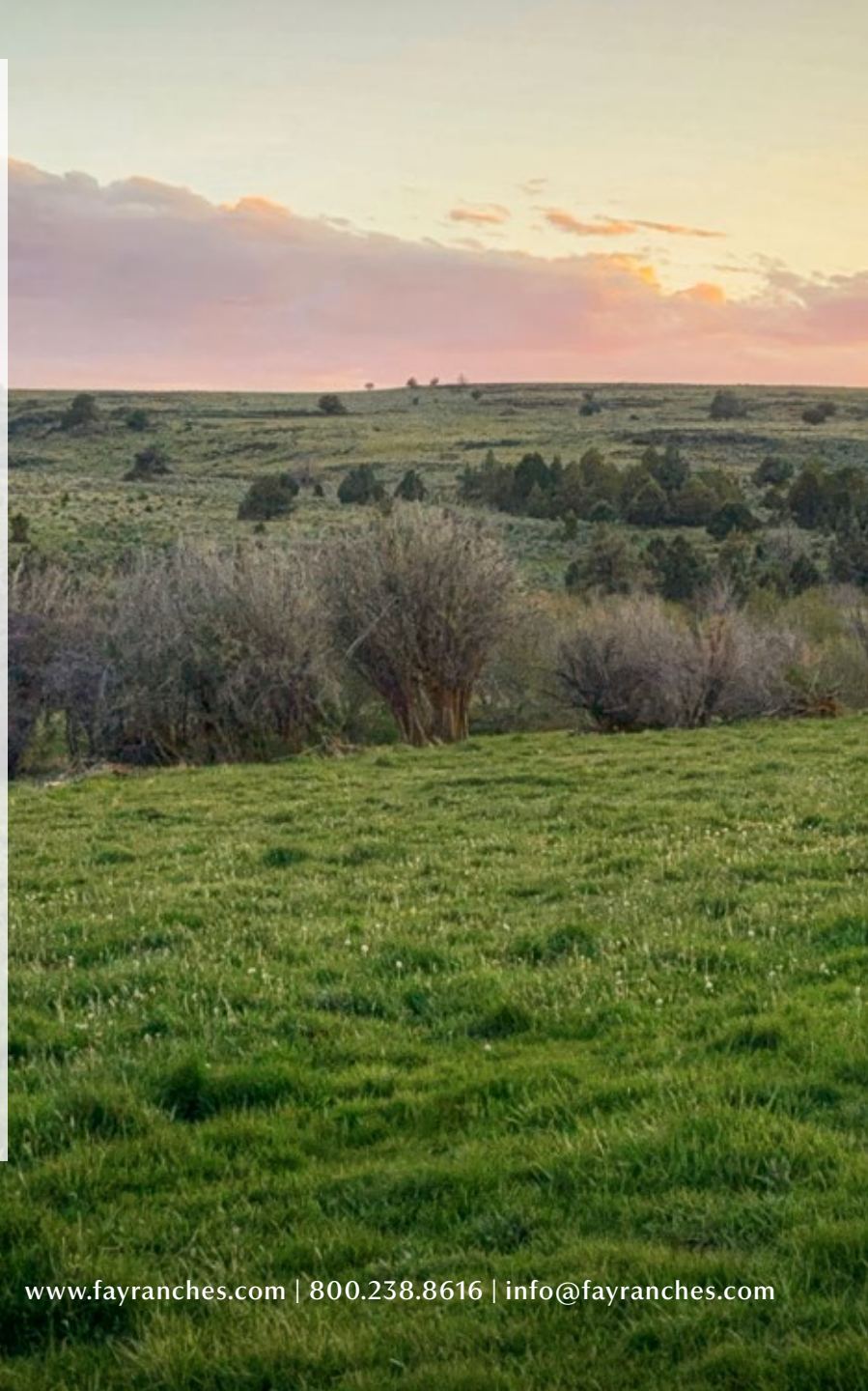
With its extensive river systems, wet meadows, forested uplands, sagebrush habitats, and diverse wildlife resources, Ironside Castle Rock Ranch may offer meaningful conservation and stewardship opportunities depending upon a buyer's objectives. Habitat types include Greater Sage-Grouse habitat, big-game summer and winter range, riparian corridors, and mixed-forest landscapes. Potential programs administered through the United States Department of Agriculture (USDA), including the Natural Resources Conservation Service (NRCS) and the Farm Service Agency (FSA), may include the Environmental Quality Incentives Program (EQIP), the Conservation Stewardship Program (CSP), and the Conservation Reserve Enhancement Program (CREP). Additional opportunities may also exist through the Oregon Watershed Enhancement Board (OWEB) and Oregon Department of Forestry (ODF) programs. Each of us at Fay Ranches values thoughtful land stewardship and the long-term sustainability of productive agricultural lands, fisheries, wildlife habitat, and wide-open spaces. Since 1992, Fay Ranches has worked alongside landowners committed to conserving and enhancing the landscapes that define the American West.

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.



SUMMARY

Ironside Castle Rock Ranch represents a rare opportunity to own one of Eastern Oregon's truly expansive and diverse legacy ranch landscapes. Spanning more than 31,000 deeded acres together with extensive associated grazing country, the ranch combines rugged river canyons, productive meadows, mountain timber, remote fisheries, wildlife habitat, and sweeping high desert scenery across more than 4,200 vertical feet of elevation diversity. From the trout waters of the North Fork Malheur River and Beulah Reservoir to the towering backdrop of Ironside Mountain and Castle Rock, the ranch offers a combination of scale, privacy, history, and recreation seldom found in today's West. Historic homesteads, isolated canyon country, undeveloped hot springs, productive grazing lands, and miles of interconnected rivers and tributaries create a landscape that feels both timeless and increasingly rare. Ironside Castle Rock Ranch is more than a ranch; it is an opportunity to own a deeply authentic piece of the American West, where wide-open horizons, working lands, and frontier heritage still endure. Live the Dream. Own the Horizon.







PRICE

\$29,700,000

TERMS

Cash or terms acceptable to the seller. Any sale shall be subject to terms, conditions, due diligence, and agreements mutually acceptable to the buyer and seller.

CONTACT

Please contact **Travis Bloomer** at (541) 519-3260 | tbloomer@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

TAXES

The following property tax amounts were identified from available county tax statements for the 2025–2026 tax year associated with portions of Ironside Castle Rock Ranch: Malheur County: \$10,499.99; Grant County: \$5,922.77; Harney County: \$3,826.38; Total Estimated 2025–2026 Property Taxes: \$20,249.14. Property taxes should be independently verified by the buyer through the applicable county assessor and tax collector offices. Acreage allocations, special assessments, exemptions, and tax classifications may be subject to change.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



INITIAL AGENCY DISCLOSURE PAMPHLET

[OAR 863-015-0215 \(5\)](#)

1 *This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents must provide this information to*
2 *you when they have sufficient contact information for you, unless they reasonably believe you already have a copy.*

3 *This pamphlet is informational only. Neither the pamphlet nor its delivery to you should be interpreted as evidence of intent to*
4 *create an agency relationship between you and a real estate agent or a principal broker.*

5 *As used in this pamphlet, "principal broker" means a real estate agent authorized to control and supervise the professional real*
6 *estate activity of other agents.*

Real Estate Agency Relationships

8 An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent, agrees to act on behalf of a buyer or
9 a seller (the "client") in a real estate transaction.

10 Oregon law provides for three types of agency relationships between real estate agents and their clients:

11 **Seller's Agent** - Represents the seller only;

12 **Buyer's Agent** - Represents the buyer only; and

13 **Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property.
14 Representation of more than one client in the same transaction can be done only with the written permission of all clients.

15 When different agents associated with the same firm establish agency relationships with different parties in the same transaction,
16 the principal broker authorized to control and supervise the agents ("Authorized Principal Broker"), the principal broker responsible
17 for the firm ("Managing Principal Broker"), and other agents may be Disclosed Limited Agents, depending on the specific situation:

- 18 1. Agent(s) in the Same Firm Representing Different Parties. When one or more agents associated with the same firm establish
19 agency relationships with different parties in a transaction, the firm's Managing Principal Broker is the Disclosed Limited
20 Agent of all parties. The Authorized Principal Broker of an agent involved is a Disclosed Limited Agent of the agent's client.
- 21 2. Agents Supervised by the Same Authorized Principal Broker Representing Different Parties. If (a) more than one of a firm's
22 agents are involved in a transaction, (b) those agents are representing different parties, and (c) those agents are supervised
23 by the same Authorized Principal Broker, then the Authorized Principal Broker is the Disclosed Limited Agent of the agents'
24 clients.
- 25 3. Agent(s) Supervised by the Same Authorized Principal Broker Representing More than One Party. If one or more of a firm's
26 agents who are supervised by the same Authorized Principal Broker establish agency relationships with more than one
27 client in a transaction, the agent(s) and the agent's Authorized Principal Broker are Disclosed Limited Agents of those clients.
- 28 4. Team Member(s) Representing More than One Party. If one or more members of the same real estate team represent more
29 than one party in a transaction, all members of the real estate team, the team's Authorized Principal Broker and the firm's
30 Managing Principal Broker are Disclosed Limited Agents of those parties.

31 The agents who are not Disclosed Limited Agents represent only the buyer or seller with whom they have already established an
32 agency relationship unless all parties agree otherwise in writing.

33 *The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the*
34 *time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate*
35 *agent.*

Definition of "Confidential Information"

37 Generally, agents must not disclose confidential information about their clients. "Confidential information" is information
38 communicated to the agent or the agent's firm by the buyer or seller of one to four residential units regarding the real property

39 transaction, including but not limited to price, terms, financial
40 does not mean information that:

- 41 a. The buyer instructs the agent or the agent's principal broker to
42 instructs the agent or the agent's principal broker to
- 43 b. The agent or the agent's principal broker knows
44 representation.

Duties and Responsibilities

46 Under a written listing agreement to sell property, an agent represents the seller and
47 agent to also represent the buyer. An agent who represents only the seller represents the seller and other parties' agents involved in a real estate transaction.

- 49 1. To deal honestly and in good faith;
- 50 2. To present all written offers and other communications to the seller and the buyer if the
51 property is subject to a contract for sale or the buyer is a tenant in common with the seller;
- 52 3. To disclose material facts known by the agent and not a

53 A Seller's Agent owes the seller the following affirmative duties;

- 54 1. To exercise reasonable care and diligence;
- 55 2. To account in a timely manner for money and property received from the seller;
- 56 3. To be loyal to the seller by not taking action that is adverse to the seller's interests;
- 57 4. To disclose in a timely manner to the seller any conflict of interest;
- 58 5. To advise the seller to seek expert advice on matters relating to the property;
- 59 6. To not disclose confidential information from or about the seller or the seller's
60 of the agency relationship; and
- 61 7. Unless agreed otherwise in writing, to make a continuous effort to market the property.
62 Seller's Agent is not required to seek additional offers to sell the property.
63 for sale.

64 None of the above affirmative duties of an agent may be waived or modified by a
65 written agreement between seller and agent.

66 Under Oregon law, a Seller's Agent may show properties owned by the seller or other parties
67 properties for sale without breaching any affirmative duty to the seller.

68 Unless agreed to in writing, an agent has no duty to investigate market conditions, but
69 but not limited to investigation of the condition of property, the legal description, and the

Duties and Responsibilities

71 An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent, but
72 even if the Buyer's Agent is receiving compensation for services, the agent is not a
73 Seller's Agent.

74 An agent who represents only the buyer owes the following affirmative duties to the seller and
75 agents involved in a real estate transaction:

- 76 1. To deal honestly and in good faith;
- 77 2. To present all written offers and other communications to the seller and the buyer if the
78 property is subject to a contract for sale or the buyer is a tenant in common with the seller;
- 79 3. To disclose material facts known by the agent and not a

qualifications or motivation to buy or sell. "Confidential information"

principal broker to disclose about the buyer to the seller, or the seller
disclose about the seller to the buyer; and
or should know failure to disclose would constitute fraudulent

Duties and Responsibilities of Seller's Agent

represents only the seller unless the seller agrees in writing to allow the
the seller owes the following affirmative duties to the seller, the other
transaction:

to and from the parties in a timely manner without regard to whether
is already a party to a contract to purchase; and
apparent or readily ascertainable to a party;

received from or on behalf of the seller;
adverse or detrimental to the seller's interest in a transaction;
of interest, existing or contemplated;
related to the transactions that are beyond the agent's expertise;
the seller except under subpoena or court order, even after termination

effort, good faith effort to find a buyer for the property, except that a
to purchase the property while the property is subject to a contract

except #7. The affirmative duty listed in #7 can only be waived by

by another seller to a prospective buyer and may list competing
seller.

matters that are outside the scope of the agent's expertise, including
legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

Buyer's Agent only. The Buyer's Agent is not representing the seller,
is rendered, either in full or in part, from the seller or through the

affirmative duties to the buyer, the other parties and the other parties'

to and from the parties in a timely manner without regard to whether
is already a party to a contract to purchase; and
apparent or readily ascertainable to a party.

80 A Buyer's Agent owes the buyer the following affirmative duties:

- 81 1. To exercise reasonable care and diligence;
- 82 2. To account in a timely manner for money and property received from or on behalf of the buyer;
- 83 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- 84 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- 85 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 86 6. To not disclose confidential information from or about the buyer except under subpoena or court order, even after termination
- 87 of the agency relationship; and
- 88 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a
- 89 buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

90 None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written
91 agreement between buyer and agent.

92 Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without
93 breaching an affirmative duty to the buyer.

94 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including
95 but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

96 One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same
97 property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

100 Disclosed Limited Agents owe the following duties to their clients:

- 101 1. To the seller, the duties listed above for a seller's agent;
- 102 2. To the buyer, the duties listed above for a buyer's agent; and
- 103 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the
104 other person:
 - 105 a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - 106 b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; and
 - 107 c. Confidential information as defined above.

108 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

109 The principal broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and
110 buyer:

- 111 1. To disclose a conflict of interest in writing to all parties;
- 112 2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 113 3. To obey the lawful instructions of both parties.

114 No matter who they represent, an agent must disclose information the agent knows or should know that failure to disclose would
115 constitute fraudulent misrepresentation.

116 ***You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that***
117 ***agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited***
118 ***Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether***
119 ***you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent***
120 ***cannot make you their client without your knowledge and consent.***



Castle Rock Ranch

POST 6



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