

FOR SALE



453+  
Acres



3  
Barns



1,846  
Sq. Ft.



Livestock &  
Hay Crops

THE PERFECT  
**RANCH**

[www.yelmcattleranch.com](http://www.yelmcattleranch.com)

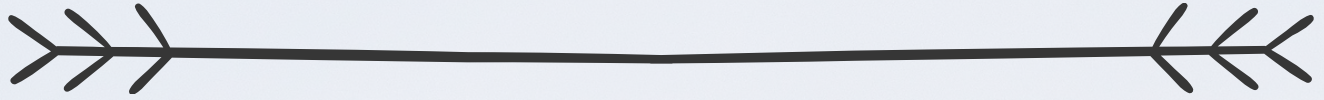


David Ringler & Kelly Ringler-Flores

1-253-278-6999



# YELM CATTLE RANCH

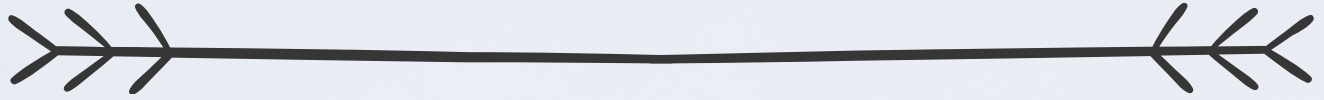


## ENTIRE PROPERTY

**\$8,800,000**

**Discover the Yelm Cattle Ranch, an incredible opportunity to own one of the largest cattle ranches in Western WA. This impressive ranch spans over 453 acres and offers stunning views of Mt Rainier. Yelm Cattle Ranch is home to 175 cows and bulls, with an average annual production of 135 calves. The substantial hay production is sufficient to support the entire herd, with surplus left over. Included in the sale are all necessary equipment and livestock, as well as a large hay barn, an equipment barn with a workshop, and a calving barn with a vaccine/medicine shed. The property is fenced and cross-fenced, ensuring the safety and well-being of your livestock. Additionally, there's a pristine 2020 mobile home with 5 bedrooms, 3 full baths, enchanting landscaping, a covered deck, and a detached 2-car garage, making it the perfect foreman home. Don't miss out on this incredible opportunity! Give us a call today to schedule your private tour.**

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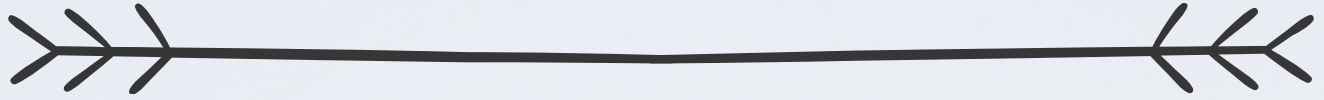
## ADDITIONAL INFO

**453+ ACRES**

**\$8,800,000**

- **453+ Acre Main Ranch**
- **Fenced & Cross Cenced**
- **12 Tax Parcels**
- **Topography Is Mostly Flat To Rolling**
- **Produces 250 Tons Of Dry Hay Annually**
- **Produces 400 Tons Of Haylage Annually**
- **Supports Consistent Daily Feeding Of Herd From Mid-November To Mid/Late April With Surplus Hay Being Sold**
- **Includes 175 Cow/Bulls**
- **Average Calving Season Produces 135 Calves**
- **Water Rights Included**
- **Kiflo Water Reel & 3" & 4" Camlock Irrigation Connections Located Throughout Ranch For On Demand Irrigation**
- **Portion Of Ranch Is In Grasslands Preserve Easement That Has Been Extremely Workable And Favorable To All Animal And Agricultural Activities**

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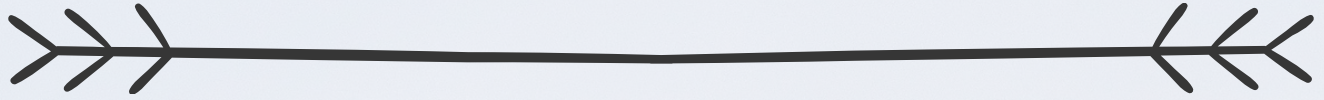
## ADDITIONAL INFO

### **BARN**

**\$8,800,000**

- **Large Hay Barn**
- **Large Equipment Barn**
- **Workshop/Storage Space**
- **3 Bay Barn**
- **Large 3 Pen Corral**
- **Alleys & Chutes For Working Cattle**
- **Medical/Vaccine Shed**
- **Late Model Well Maintained Equipment**
- **175 Cow/Bulls**
- **115+ Calves**
- **1,200 Bales Dry/Haylage**

# YELM CATTLE RANCH



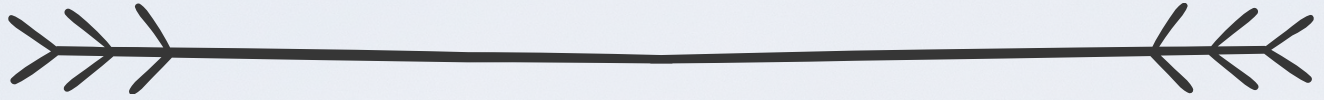
## ADDITIONAL INFO

### EQUIPMENT

**\$8,800,000**

- **2021 New Holland PS120 Tractor**
- **Massey Ferguson 5455 Tractor**
- **John Deere 6115M Tractor**
- **McHale Y6750 Baler**
- **McHale Wrapper**
- **New Holland PR3226 Rake**
- **Kuhn Mower**
- **KiFlo T30A Water Reel**
- **Dew-Eze Bale Slicer**
- **2008 Kenworth T800**
- **New Rice Lake Cattle Scales**
- **Timpte Aluminum Manure Trailer**
- **2015 Kubota Mini Excavator KX040**
- **2017 Big Tex 40' Trailer**
- **Arrowquip Squeeze Chute**
- **Powder River Squeeze Chute**
- **2021 Wilson Stock Trailer**

# YELM CATTLE RANCH



## ADDITIONAL INFO

### THE FOREMAN'S HOUSE

**\$8,800,000**

- **2020 Double Wide Manufactured Home**
- **5 Bedrooms, 3 Full Bathrooms**
- **1,846 Sq. Ft.**
- **Large Covered Deck**
- **2 Car Detached Garage**
- **Large Storage Shed**
- **Beautiful Landscaping With River Rock**
- **Water Feature**
- **Fruit Trees**
- **Gated Entrance**
- **Incredible Mt. Rainier Views**