

# The Whitney Land Co.

EASTERN OREGON FARM AND RANCH PROPERTIES

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## FARM/RANCH

**UMATILLA COUNTY, PENDLETON, OR** – 737+/- deeded ac of which 549 ac are irrigated under center pivots. 115 ac dryland crop enrolled in CRP and 62 ac rangeland. Main home and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. **\$4,500,000.**

**SPOKANE COUNTY, MEDICAL LAKE, WA** – 500 acres 10 miles south of Spokane and west of I-90, with 1 mile frontage on Silver Lake. 24 tax lots including 96 platted, approved lots. 200 acres in dryland alfalfa. Home and 8 outbuildings. **\$4,500,000** #RG00715

**WALLOWA COUNTY, ELGIN/TROY, OR** - Grande Ronde River frontage with great conservation easement potential. 6 tax lots, all with power available. End of county road with good big game elk and deer hunting and terrific steelhead fishing. Timber. Ranch home with private landing strip and hangar. **\$2,900,000** #RG01811

**UNION COUNTY, ELGIN, OR** – 553 ac. ranch/feeder property. 3 homes, indoor arena with horse stalls. Grande Ronde River frontage and Gordon Creek running through property. Great recreational potential. **\$2,000,000.** #RG01914

**MORROW COUNTY, LEXINGTON, OR** – 337 ac equine facility which includes 65 ac irrigated lands, 261 ac CRP, 3,349 SF home, and complete horse facilities. Additional 225 ac water rights. Turn-key operation. **\$1,995,000** #RG00616

**GILLIAM COUNTY, ARLINGTON, OR** – Rare rural investment property. Approx. 1,271 of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP w/7 yrs. remaining, 444 ac. of range and 10 wind turbines all contribute to the diversity of this investment located in north Central Oregon. **\$1,800,000.** #RG01214.

**BAKER COUNTY, KEATING, OR** – 262 acres. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. **\$1,699,000.** #RG00416

**GILLIAM COUNTY, CONDON, OR** – 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. **\$1,405,000**

**JACKSON COUNTY, EAGLE POINT, OR** – 41.16 acres of which 33 acres are irrigated. Home, shop, equipment shed, and equestrian facilities. Beautiful views and BLM riding trails nearby. **\$1,290,000**

**BAKER COUNTY, HEREFORD, OR** – 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$1,053,000** #RG02915

**GILLIAM COUNTY, CONDON, OR** – 1,526.30 total acres. CRP consisting of 1,019.19 acres of range, 186.23 acres under current CRP contract, and 278.88 currently in crop. Two homes with shop and no. **\$950,000**

**BAKER COUNTY, KEATING, OR** – 1,312 acre timber parcel with mountain pasture. Located 10 miles from Keating Valley and 1 mile from Balm Creek Reservoir. Stream and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$899,000.** #RG00714

**REDUCED! BAKER COUNTY, KEATING VALLEY, OR** – 326 total ac. Irrigated farm land with approximately 200 ac. under pivot, 45 ac. of wheeline and 15 ac. of handline. Main home, barn and livestock amenities. **\$850,000.** #RG02714

**GILLIAM COUNTY, CONDON, OR** – 1,398.18 total acres. CRP contract in place on 108.01 acres. 784.24 acres of range and 505.93 acres currently seeded to wheat. No improvements. Great deer, elk, and chukar hunting. **\$740,000**

**MORROW COUNTY, IONE, OR** – 853.48 ac. ranch with 507.5 ac. currently in CRP. Located 10 miles south of Ione on Eight Mile Creek and the Ione-Gooseberry Road. 2,402 sf home, outbuildings, recreation. **\$700,000.** #RG01014

**BAKER COUNTY, BAKER CITY, OR** – 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi from town. **\$650,000.** #RG00115

**BAKER COUNTY, HAINES, OR** – 160 acres, 120 acres water rights. Home with life estate. **\$640,000.** #RG02215

**UMATILLA COUNTY, PENDLETON, OR** – 394.73 total acres of which 172 ac. enrolled in CRP through 2022 with balance of acres in production. Farm is located in the Missouri Gulch area northwest of Pendleton. Clean farm. Production records available. **\$633,000.** #RG02914

**UNION COUNTY, ELGIN, OR** - Located on the Grande Ronde River, this 361.76 ac scenic property has great fishing for trout, steelhead and salmon. With access from Palmer Junction Road the property has a cabin. Looking Glass Creek flows through the property. Good hunting with LOP Tags. **\$608,000.** #RG02711

**MALHEUR COUNTY, ONTARIO, OR** - 115 acres, 66 acres irrigated. Pond, 2500 sq. ft. home and outbuildings. Wildlife, views, 6 miles from Ontario. **\$599,000.** #RG01915

**UMATILLA COUNTY, HERMISTON, OR** – 1/4 mile of secluded Umatilla River Frontage. 42.95 total ac. of which 40 ac. tillable soil. Mobile home, shop with apartment, arena and horse facilities. **\$595,000.** #RG02315

**GILLIAM COUNTY, CONDON, OR** – Approx. 897.76 deeded acres consisting of approx. 480 acres of CRP and approx. 417 acres of range. Located close to Condon, OR. Mule deer and upland bird hunting. **\$560,000.** #RG01815

**UMATILLA COUNTY, PILOT ROCK, OR** – 405.64 deeded acres with 47 acres tillable and 67 acres of irrigation with water rights, with the balance in range. Year-round creek, 2 homes, and shop. Recreational opportunities include deer, elk, and upland birds. Located in the foothills of the Blue Mountains. **\$525,000** #RG00916

**UNION COUNTY, UNION, OR** – Approx. 325.97 acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi South of Union. **\$499,000.** #RG02614

**GILLIAM COUNTY, CONDON, OR** – 939.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer and upland birds with occasional elk. **\$410,000**

**REDUCED! GILLIAM COUNTY, CONDON, OR** – Columbia Plateau farm, 80 ac, 40 crop, 2,950 sf remodeled 4 bd, 2 bath home, shop, lg. barn and views of Mt. Hood and Mt. Adams. **\$365,000.** #RG00415

**UMATILLA COUNTY, PENDLETON, OR** – Development potential on this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. CRP contract on 31+ acres that expires in 2016. **\$350,000** #RG02415

**MORROW COUNTY, ECHO, OR** – CRP income property. 186.9 acres of land with 157.7 acres of CRP. Annual CRP payment of \$10,992 with power and well located on the property. CRP contract runs through 2020. The balance of the property is range pasture. **\$295,000** #RG03515

**UMATILLA COUNTY, PENDLETON, OR** – 150.64 total acres of which 142 acres currently enrolled in CRP. Great potential home site near Pendleton with power located near property. **\$250,000** #RG00716

**SHERMAN COUNTY, WASCO, OR** – 102 acre parcel of range. Unique rock mine with China Hollow Jasper and opal. Income potential with BP transmission and rock mine. **\$239,000.** #RG01714

**UMATILLA COUNTY, PENDLETON, OR** – Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to power. Past uses include wheat production. **\$150,000** #RG02515

## COMMERCIAL PROPERTY

**REDUCED! GILLIAM COUNTY, OR - CEDAR SPRING INDUSTRIAL PARK** is just 7 miles south of Arlington, Oregon, on Hwy 19, and 7 miles South of I-84. The property is adjacent to the Columbia Ridge Landfill and Chemical Waste Management Plant. **\$1,900,000** #RG02807

**REDUCED! UMATILLA COUNTY, PENDLETON, OR** - Commercial Building. 3,009 sq. ft. currently utilized as a medical office. Located on major through street. Has current tenant. **\$360,000.** #RG02013



**WHEELER COUNTY, FOSSIL/KINZUA, OR** – 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **\$31,500,000** #RG02815



**SHERMAN COUNTY, CLARNO, OR** – Approximately 44,000 acres, with just over 26,000 acres deeded, and an additional 11,000 acres of BLM and 7,000 acres of USFS leased lands. The business operation has been in cattle, sheep, grain, hay, and recreation. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. **\$25,000,000.** #RG03015



**UMATILLA COUNTY, UKIAH, OR** – 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreational opportunities with resident deer and elk herds. Multiple creeks draining into the North Fork of John Day River. Numerous springs and stock ponds. Historically 825-850 AUMs. Adjacent US Forest Service and BLM. Well balanced and various timber species along with mountain meadows. **\$12,960,000.** #RG01015



**REDUCED! MORROW COUNTY, LEXINGTON, OR** - Approx. 2,009 deeded acres which includes 494.31 irrigated ac. 273 ac of dryland crop with attached undeveloped water rights, 138 ac of attached undeveloped WR, 612 ac of CRP, 23 ac of CREP, 331 ac of dryland crop and 136 ac of range. **\$5,475,000.** #RG01115



**UNION COUNTY, MEDICAL SPRINGS, OR** – 5,350 acres timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$3,445,000.** #RG02514.



**REDUCED! GILLIAM COUNTY, ARLINGTON, OR** – 3,659.43 total ac with 80 ac of CRP, 1,380 ac of dryland wheat, 1,380 ac of CRP. Home, shop, corral and 11 income-producing wind turbines 8 mi south of Arlington. **\$3,250,000.** #RG00315



**UMATILLA COUNTY, PENDLETON, OR** – 1,508.17 total ac of which 1,494.52 ac are tillable soils containing expiring CRP contracts. All CRP fields have been re-bid for 2016. Includes single story, well maintained residence and older barn. **\$1,950,000.** #RG00516



**BAKER COUNTY, RICHLAND, OR** - Approx. 200 acres of which 149 acres are irrigated. Custom home, outbuildings, abundant wildlife, and exceptional views. **\$1,950,000.** #RG02015



**MORROW COUNTY, HEPPNER, OR** – 1,110.86 acre working ranch located in Eastern Oregon, on Rhea Creek. Rhea Creek runs through the middle of the property with irrigated bottom land and excellent water rights. Three homes and bunkhouse with rental income, working cattle, and sheep facilities on the property. **\$1,450,000** #RG03215



**WHEELER COUNTY, MITCHELL, OR** – 1,475 total acres of timber and range. Bridge Creek borders the property and seasonal creeks and springs provide water for grazing with good stand of timber. Elk and mule deer roam the pine and juniper filled grasslands found in the property's secluded reaches. **\$1,143,125** #RG03415