



1425 Campbell Street
Baker City, Oregon 97814
www.intermountainland.com

Intermountain Realty, Inc.

"Representing Agriculture in Oregon & Idaho"

If you have an interest in selling, please give us a call. We have buyers looking for a wide range of properties.

NEW



Island City Commercial / Industrial • Union County

This is a first time offering of the former Bronson Lumber Company real property in Island City. The offering consists of 3 separate parcels that can be acquired individually or collectively. All three are zoned Commercial and are served with public utilities.

Parcel 1, (Truss Plant): This property is on the Northeast corner of McAlister Road and State Hiway 82, both of which are high traffic and visibility for a multitude of commercial / retail activity. The property contains approx. 3.08 acres and is improved with a 5,000 square foot shop building. The price of this parcel is \$739,000.

Parcel 2 (Main Retail): This was the main showroom and inventory area containing a newer nearly 20,000 square foot retail type use. There is a small mezzanine for offices and the ceiling height is 20 feet providing for a variety of uses. In addition, there are several older storage buildings and the parcel size contains approximately 2.42 acres which provides for adequate parking and material storage. The price of Parcel 2 is \$1,100,000.

Parcel 3: The site contains .85 of an acre and is adjacent to Parcel 2 above. The improvements consist of two older buildings that were formerly used as a cabinet shop and door and window retail business in conjunction with Parcel 2. Priced separately this parcel is \$375,000.

Overall, this is an opportunity to own a premier retail / light manufacturing property or properties in a solid community with a progressive and pro-active business outlook. They are priced to sell and are shown by appointment.



Catherine Creek Property Union County

This 160 parcel is situated 17 miles from Union, Oregon and just 3 miles from Hiway 203. The property is surrounded by National Forest and is the only privately owned parcel in the area with access by Forest Service road. The entire property is timbered and has all been pre commercially thinned. The topography provides a variety of character from rolling hills to creek bottoms at the lower end. The property has two beautiful ponds with trout, and springs with a live stream running through the property. There is an old log frame home on the property and a building site with a foundation, septic system and new well which produces beautiful and delicious water. The view from this building location is stunning, looking into the Eagle Cap Wilderness. The property is located near the trail head going into the wilderness. It is very seldom you find a timbered, recreational property with live water that is buildable, this close to town, with turkey, grouse and abundant elk and deer. This is truly one of a kind and is a first time offering at **\$495,000**. Property is partially Broker owned.



REDUCED



McCoy Meadows Ranch • Union County

2,500 +/- acre ranch is a unique conservation property offering privacy, seclusion and endless recreational opportunities. ~~\$2,250,000~~ **\$1,250,000**

Interstate 84 • Baker County

87+/- acre property is situated on the I-84 Eastbound interchange East of Baker City. The property is zoned EFU, however it has been utilized as motor sports track most recently. The location makes it ideal for an agriculture based activity with proximity to the Interstate or any number of other conditional uses. Priced to sell at **\$265,000**.

REDUCED

40+/- acre parcel timber, potentially buildable, situated at the base of the Anthony Lakes Ski area with water running through the property. First time offering at ~~\$240,000~~ **\$195,000!**

REDUCED



Willow Creek Ranch • Baker County

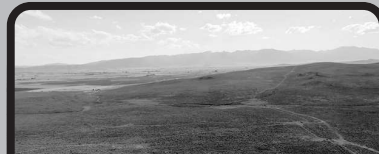
240 +/- acres, mature timber, open meadows, irrigated pasture, and more. ~~\$775,000~~ Price Reduced to **\$675,000**

REDUCED



Antelope Mountain • Baker County

1,600 +/- deeded acres, timbered, springs, excellent population of wildlife for hunting, and very private. ~~\$4,500,000~~ Reduced to **\$3,000,000**



Ranch • Baker County

1,540+/- acres early spring and summer pasture near Baker City. This ranch is situated just North of Baker Valley and is well fenced. The stock water is excellent with a good well and with water piped to stock tanks in all areas for ease of watering. This early pasture is typically hard to come by and the location makes it very desirable. **\$608,500!**



Corley Ranch • Baker County

302 +/- acres located just outside of Unity, Oregon. Secluded & private, combination of gravity fed sprinkler and flood irrigated hay/pasture fields with the balance in range ground. Good hunting opportunities. **\$750,000**

REDUCED



Prime Residential Development • Baker City

Consists of an entire city block and is located close to the Powder River in Baker City. Full city services are adjacent. Tremendous potential. ~~\$200,000~~ **\$150,000**

REDUCED



Hunting & Recreational Property • Baker County

80+/- acres, privacy & seclusion; timbered, ideal hunting & recreational property. First time offering at ~~\$400,000~~ **Reduced \$80,000!**

REDUCED



Baker Valley Acreage • Baker County

108 +/- acres, 3/4 mile frontage on the Powder River, currently in hay and pasture. ~~\$550,000~~ Reduced to **\$495,000**

Baker City Lots

Two building sites, tremendous views, utilities present, excellent value **\$120,000!**

20+/- acres in Sparta area:

Deeded, patented mining claim. **\$50,000**

NEW



Promise Ranch Wallowa County

1,461 ac m/l, this property sits on the Powder River on the Idaho border. Large Scenic view, grass strip, an older well apt home. The home is off the grid, but electricity just came by the ranch if you choose to get on the grid. If you ever wanted a private ranch with production, water, wildlife, deer, elk and seclusion, this is it. Priced to sell at **\$2,495,000**.

PENDING

For additional properties, please visit www.intermountainland.com or give us a call at 541.523.4434 Intermountain Realty, Inc. - Exclusive Representation!

Gregory A.Sackos, Broker Licensed in Oregon, Idaho and Arizona • Marcus C.Sackos, Broker Licensed in Oregon • Doug Dalton, Broker Licensed in Oregon

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