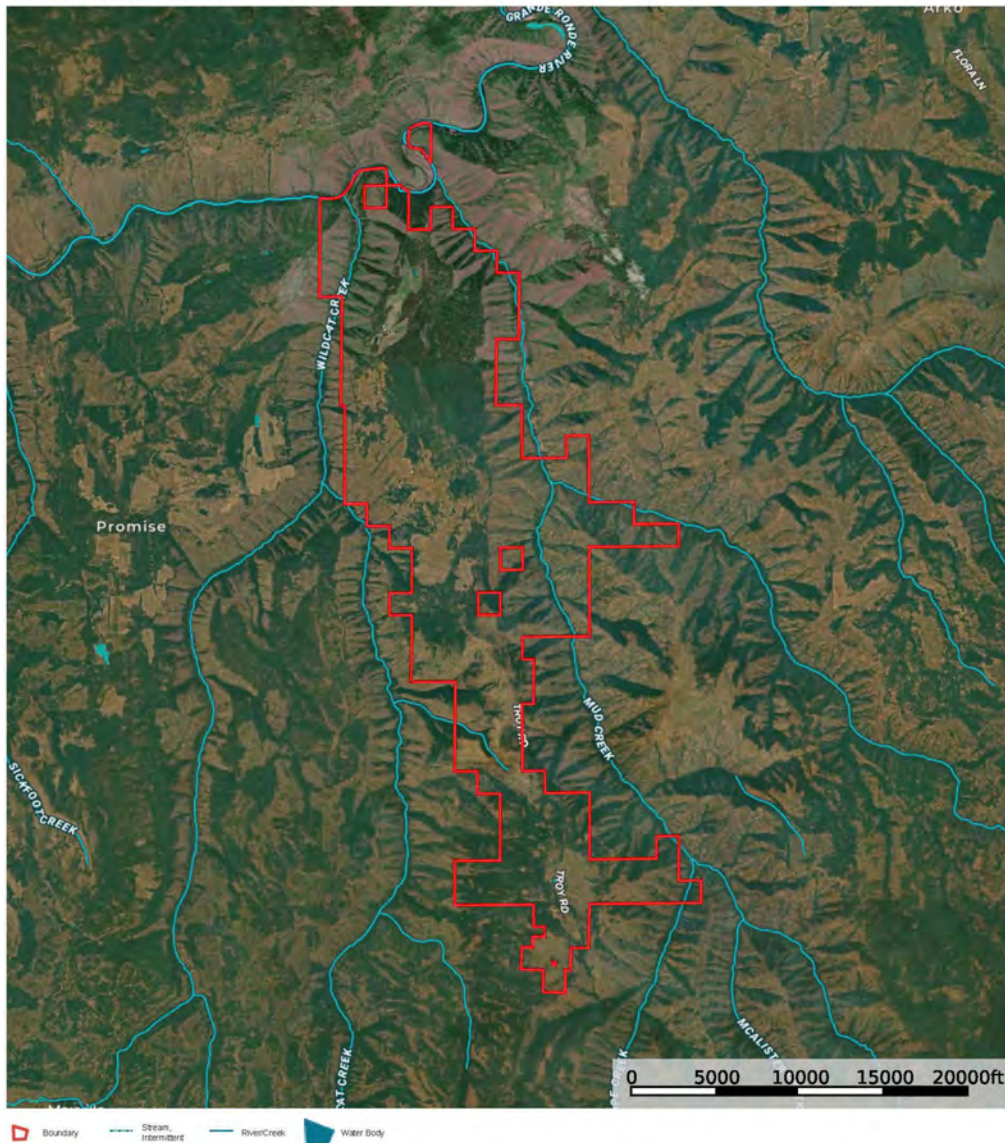




Northwest Ranch Group

Shilo Ranch | Wallowa County, OR

Shilo Ranch
Wallowa County, Oregon, 9457 AC +/-



Evan Kaseberg
P: 541-980-8730 www.landleader.com 12866 Hereford Loop | Hereford, OR 97837

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Shilo Ranch Additional Information

Property Address

84658 Troy Rd. Wallowa, OR 97885

Distance To

Wallowa, OR	27.3 miles
Enterprise, OR	42.4 miles
Lewiston, ID	67.9 miles
La Grande, OR	77.3 miles
Pendleton, OR	121 miles
Kennewick, WA	157 miles
Spokane, WA	172 miles
Boise, ID	246 miles
Portland, OR	336 miles
Bend, OR	345 miles

Local Attractions

Joseph, OR – Located in a beautiful setting at the base of the Wallowa mountains, this quaint mountain town with a population of just over 1,000 is a well-known for its ability to entertain people and families of all ages. Highlights include excellent dining options, museums, bronze foundry, art galleries, and many unique gift shops. Events throughout the year include car shows, art festivals, Chief Joseph Days rodeo, Alpenfest, and more.

Wallowa Lake – Located just outside Joseph, OR, approximately 52 miles south of the ranch. Provides excellent fishing opportunities in addition to boating and water sports. The area at the head of the lake contains Wallowa Lake State Park, campgrounds, vacation rentals, mini golf, restaurants, and the gateway to hiking trails into the Eagle Cap Wilderness.

Troy, OR – Located 11 miles from the ranch, Troy is well known for the fishing and hunting opportunities in the surrounding areas. A lodge property with cabin rentals, RV spaces, and a restaurant & bar provide accommodations for those visiting Troy.

Airport Information

Ranch Airstrip - Powwatka Ridge Airport – 2,950’ paved runway. Fenced to keep animals out. 2 hangars.
AirNav.com link <http://www.airnav.com/airport/03OR>

Joseph, OR – Joseph State Airport – 5,202’ paved runway.
AirNav.com link <http://www.airnav.com/airport/KJSY>

La Grande, OR – La Grande/Union County Airport – 6,261’ paved runway.
AirNav.com link <http://www.airnav.com/airport/KLGD>

Lewiston, ID – Lewiston Nez Perce County Airport. Provides non-stop jet service to Denver and Salt Lake City with daily flights.

Improvements Summary

Ranch Headquarters Area

Owners Home – Two story home with 3 bedrooms and 2 bathrooms, woodstove, and PTAC units for heat/AC. Large windows allow for excellent views of the surrounding meadows and forest. This home was remodeled by the current owners after purchasing the ranch.

Guest Cabin Duplex #1 – Log cabin style construction with 4 bedrooms and 4 bathrooms. There is a shared laundry and common area on the main floor. Each side of the cabin has its own full kitchen, wood stove, and PTAC unit. Upstairs there is an open loft area using for entertaining and relaxing.

East/West Cabin – Duplex with two separate living spaces. Each side has a full kitchen, wood stove, and PTAC unit. The west unit has 1 bedroom and 1 bathroom while the east side has 2 bedrooms and 1 bathroom.

Foreman's House – 3 bed 2 bath manufactured home with wood siding, garage, covered porch, woodstove, and PTAC unit.

Shop – Enclosed workshop with roll up door, 13 covered parking bays and 4 enclosed parking bays with roll up doors.

Horse Barn – Concrete flooring, 6 stalls, tack room, hay loft, full bathroom and paddock areas.

Game Shed – Winch system with sliding rail allows for storing multiple animals, cooler system, and water faucet.

Smokehouse – Cinder block construction.

Machine Shed – Covered equipment parking and storage.

Hay Shed – Covered hay storage.

Generator Building – Contains backup diesel generator.

Airstrip, Barn, Corral Area

Guest Cabin Duplex #2 – Log cabin style construction with 4 bedrooms and 4 bathrooms. There is a shared laundry and common area on the main floor. Each side of the cabin has its own full kitchen, wood stove, and PTAC unit. This unit is similar to the Guest Cabin #1, but without the open loft area.

2nd Foreman's Home – Single wide manufactured home with 2 bedrooms and 1 bathroom. Wood siding, covered porch, carport, wood stove, and PTAC unit.

Historic Barn – Six horse stalls, hay loft, metal roof and plumbed with water hookups.

Corrals – Working corrals with tub and squeeze chute.

Hangars – Two aircraft hangars, larger one can fit a small jet and the smaller is perfect for single engine aircraft.

Machine/Feeding Shed – Covered equipment storage.

Hay Shed x 2 – Covered hay storage.

Additional Improvements

Shilo Outpost – Small building overlooking Mud Creek and Buck Creek. The building has a woodstove, card room and is plumbed to hook up to a portable generator. Excellent viewpoint for spotting game on the eastern side of the ranch.

Hay Shed – Covered hay storage located at the southern end of the ranch.

Historic Barn – Located along Troy Rd. as you enter the ranch from the south.

Historic Homesteads – Scattered throughout the property.

Utilities

Power – Serviced by Clearwater Power. Above ground lines run up from the Grande Ronde River to the main ranch headquarters. From the headquarters the power is buried and runs up past the hunters cabin towards an abandoned homestead south of the airstrip.

Domestic Water – The main ranch is served by two cisterns which are fed by a natural spring and backed up by two domestic wells located at the main ranch headquarters area. The hunters cabin and 2nd Foreman's home are served by a domestic well.

Septic – All dwellings are connected to standard septic systems.

Shilo Ranch Parcel Summary

Tax Lot	Parcel	Acreage
03N 43E TL# 200	6761	159.97
04N 43E TL# 500	6954	1,962.00
04N 43E TL# 500	6955	838.00
04N 43E TL# 600	6956	95.35
04N 43E TL# 700	6957	31.04
04N 43E TL# 800	6958	1,061.60
04N 43E TL# 900	6959	31.52
04N 43E TL# 1200	6962	334.00
04N 43E TL# 1200	6963	26.00
04N 43E TL# 2100	6972	160.00
04N 43E TL# 2500	6975	160.00
04N 43E TL# 2600	6976	880.00
04N 43E TL# 2600	6977	80.00
04N 43E TL# 2700	6978	160.00
05N 43E TL# 5501	7197	56.00
05N 43E TL# 6100	7205	252.36
05N 43E TL# 6300	7208	317.32
05N 43E TL# 6400	7209	107.50
05N 43E TL# 6500	7211	155.50
05N 43E TL# 6800	7214	1,118.09
05N 43E TL# 6800	7215	27.50
05N 43E TL# 6802	7217	80.00
05N 43E TL# 6804	7891	157.98
05N 43E TL# 6805	8051	160.00
04N 43E TL# 1101	8341	16.38
05N 43E TL# 6701	8342	40.00
*04N 43E TL# 1000	970128	N/A
03N 43E TL# 300	6762	159.28
04N 43E TL# 1000	6960	476.09
05N 43E TL# 6801	7216	353.67
*05N 43E TL# 6801	970732	N/A
Grand Total		9,457.15

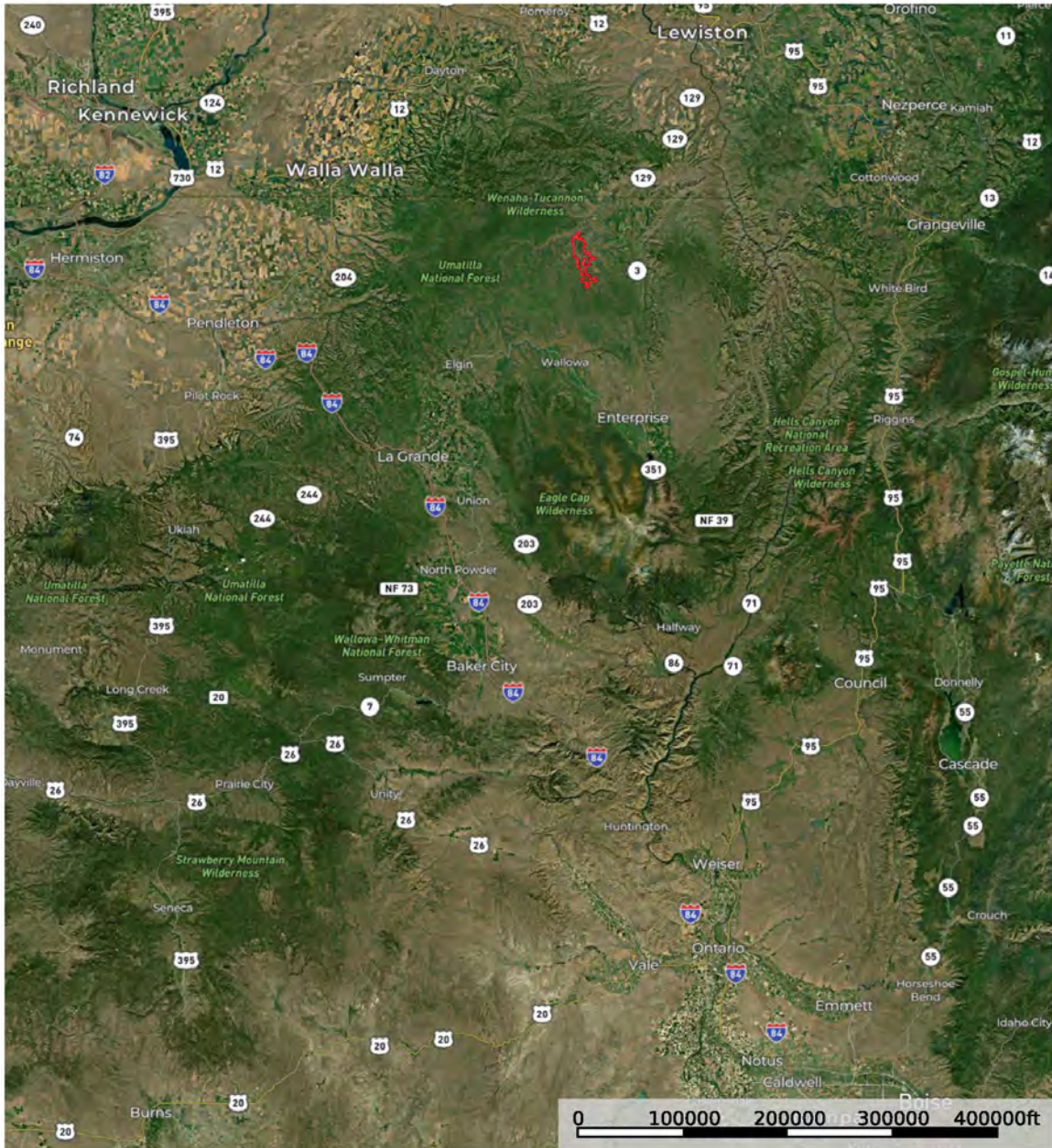
**Manufactured Home, no acreage.*

-Information according to the Wallowa County Assessor's website.

Additional Maps

Shilo Ranch

Wallowa County, Oregon, 9457 AC +/-




 Boundary

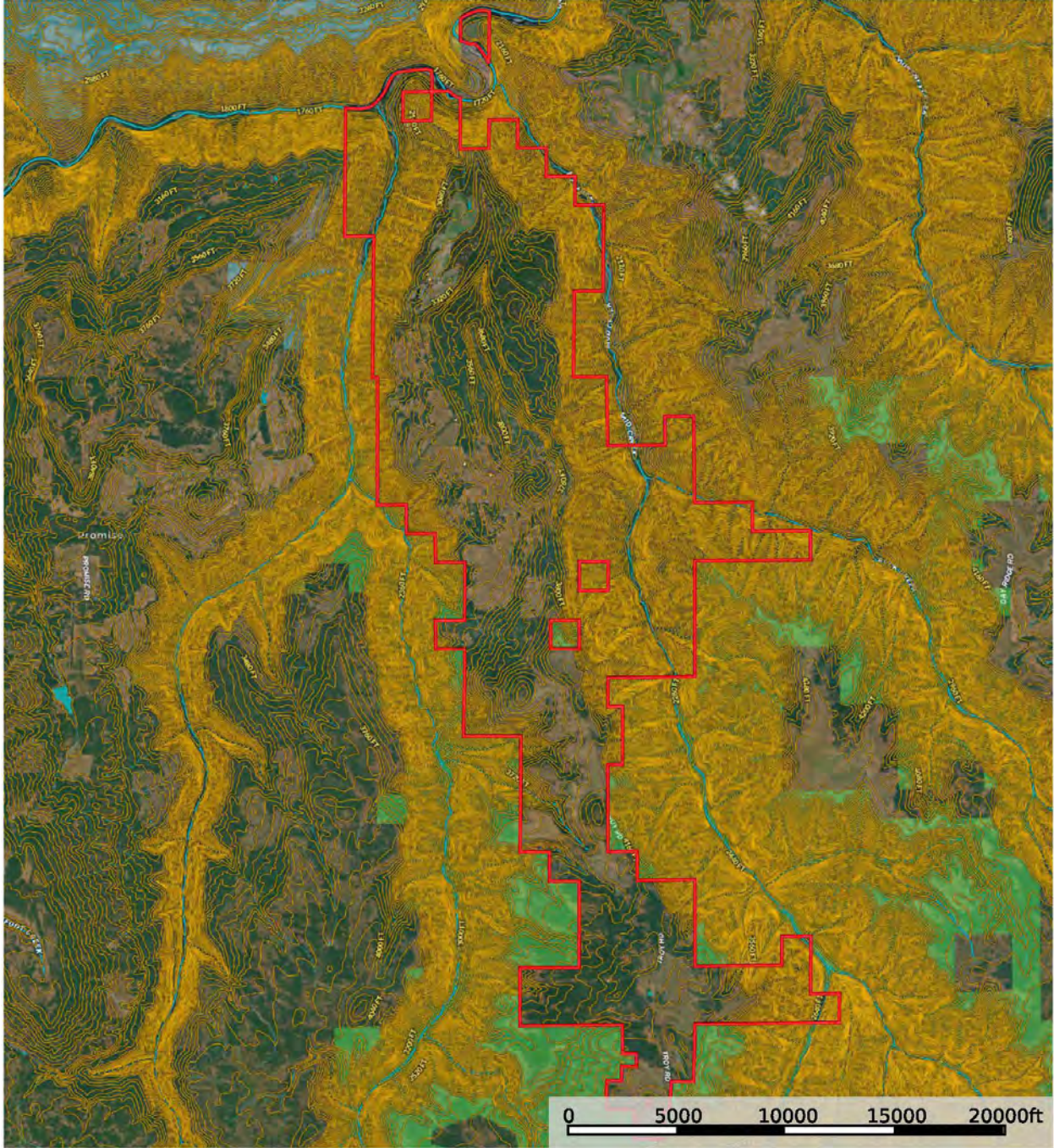
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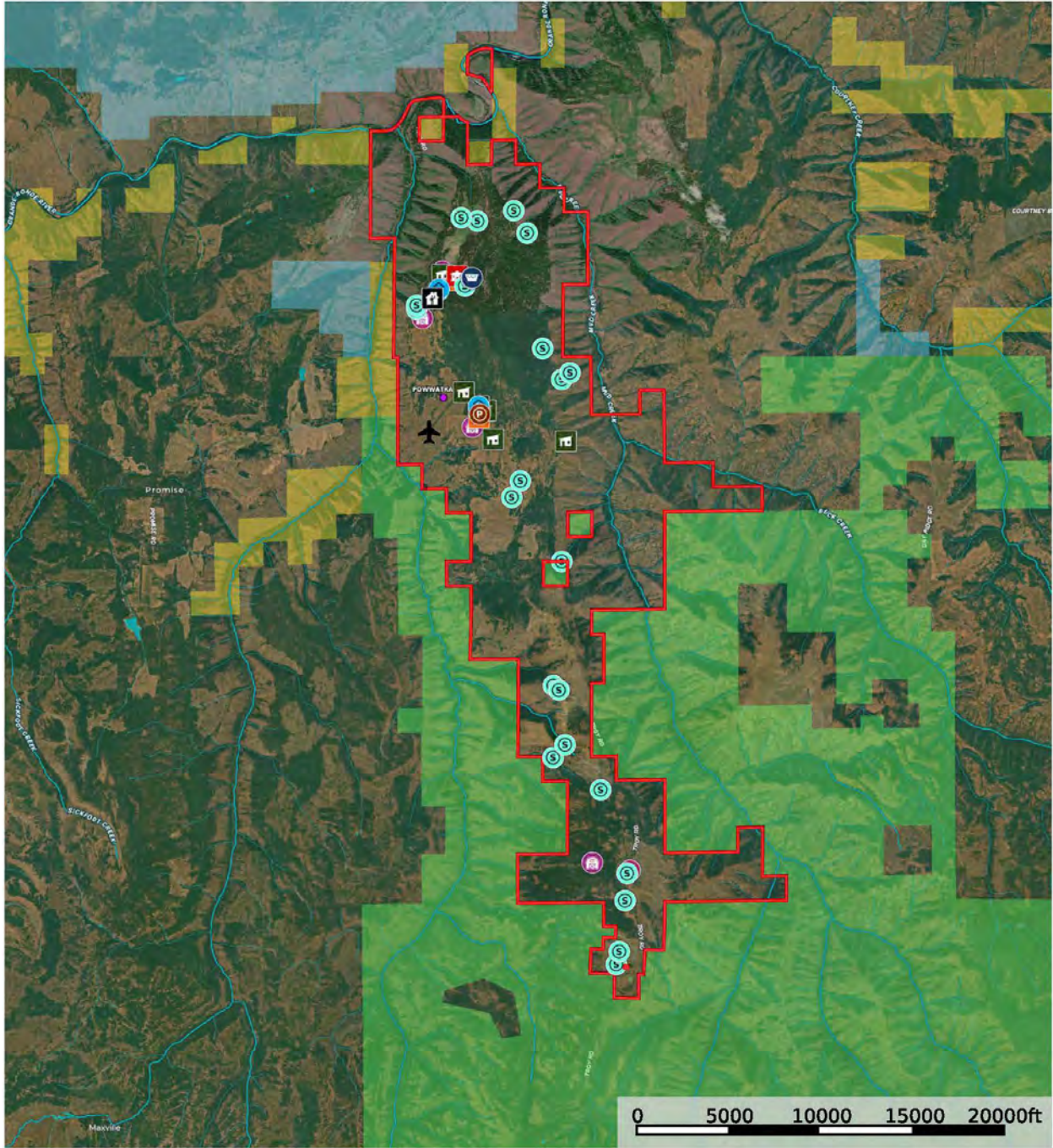
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body

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- | | | | | | | | | | |
|-------------|-----------------|--------------------|-------------------|---------------|-------------|--------------|------------------|------------------------|----------------------|
| Pens | Foreman's House | Water Storage Tank | Well | Spring | Main House | Shed / Shack | Plane | House | Barn |
| Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | Stream, Intermittent |
| River/Creek | Water Body | Aerodrome | Heliport | Seaport | Glider Port | Ultra Light | Ballon Port | | |

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