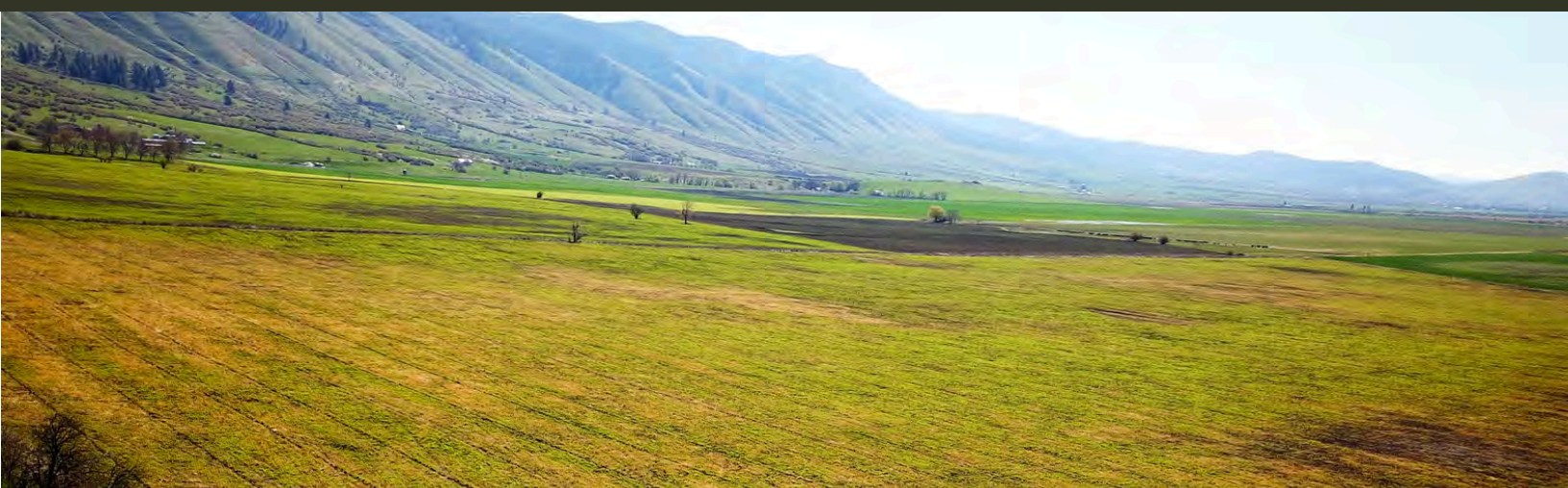




LOWER COVE FARM

\$1,950,000

428 ± Acres ■ Union County, OR



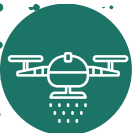
Lower Cove Farm consists of 428.56 total acres, nestled against the foothill range of Mt. Harris and the edge of the Grande Ronde Valley. Only 13 miles from La Grande and 8 miles from Cove. Lower Cove is a desirable area to live and commute to town. A short drive onto Mt. Harris road highlights view of this incredible valley, patch-worked with various crops, rivers, irrigation water and outlined by the Elkhorn Mountain in the distance. Also a highly sought after location for dryland farming of grain and alfalfa. Aerial mapping of land on the north side of Lower Cove road shows 96 +/- acres of rangeland and 140 +/- acres of farmland that currently is producing alfalfa. Mapping on the south side of Lower Cove road shows 196 +/- acres. The majority of the farmland soils are mapped silt loam and silty clay loam. These soils have good available water holding capacity, Survey rates these soils at 2-4 ton/acre of dryland alfalfa production based on USDA soil map.

Nearby is the quaint town of Cove with a small, thriving community and a well-known steakhouse! La Grande has a state college, hospital and a vibrant downtown. The property can be a productive farm and potentially a beautiful place to live with recreational opportunities just minutes away.



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Acreage:

- Legal: T02SR40E TL 2000- 80.72 acres, TL 2800- 196.08 acres
- Legal: T02SR39E TL 5200- 151.76 acres
- Total Acres- 428.56
- Farmable Acres: Aerial mapping indicates 336+/- farmable acres
- Rangeland Acres: Aerial mapping indicates 92 +/- rangeland acres
- Zoning: Specially assessed UC-A1 and UC-A4 Farm Use
- Property Tax 2023: \$1,503.97

Soils: Majority of farmable soils are silt loam and silty clay loam soils

Water: No water rights; per water master

Crop:

- Current Crop- 1: Winter Wheat 2: Alfalfa is over seeded with clover
- Crops previously grown on farm: Alfalfa, Triticale, Canola, and Winter Wheat

Production:

- Soil survey mapping tonnage: average for dryland alfalfa rating 2-4 ton/acre. Winter wheat rating is 50-70 bushels /acre per soil survey
- Tonnage depends on many factors including precipitation, pest management, species planted, method and timing of planting, both growing season and dormant season temperatures to name a few.



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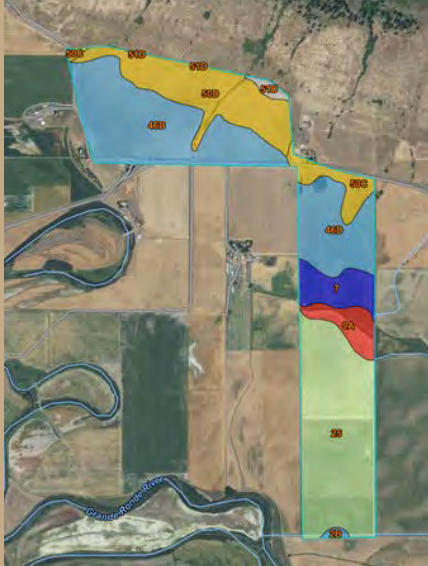


- **Home site potential:**
- No home, Bare land
- Tax lots 5200 and 2000 are one parcel of land that cannot be further divided
- Per phone conversation with county planning, the farm meets the acreage requirement for a dwelling.
- Power nearby
- **Proximity to Town:**
- 18 minutes (13.1 miles) from downtown La Grande, OR
- 13 minutes (8 miles) to the quaint town of Cove, OR
- **Recreation**
- Located near Mt. Harris Road.
- Quick access for ATV/UTV or horseback opportunities in the forest. Harris Rd overlooks Grande Ronde Valley providing unparalleled views of the valley and quick access to timber lands
- Wildlife: deer, turkey, sometimes elk

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USDA Soil Survey Winter Wheat Rating bu/ac

Map unit symbol	Map unit name	Rating
2B	Alicel loam, 1 to 5 percent slopes	70.00
7	Catherine silt loam	73.37
9A	Conley silty clay loam, 0 to 2 percent slopes	48.91
25	Hot Lake silt loam	64.52
46D	Palouse silt loam, 5 to 20 percent slopes	70.00
50C	Ramo silty clay loam, 2 to 15 percent slopes	50.00
50D	Ramo silty clay loam, 15 to 35 percent slopes	50.00
51D	Ramo very stony silty clay loam, 2 to 20 percent slopes	

USDA Soil Survey Dryland Alfalfa Rating ton/ac

Map unit symbol	Map unit name	Rating
2B	Alicel loam, 1 to 5 percent slopes	3.00
7	Catherine silt loam	
9A	Conley silty clay loam, 0 to 2 percent slopes	2.45
25	Hot Lake silt loam	1.98
46D	Palouse silt loam, 5 to 20 percent slopes	2.50
50C	Ramo silty clay loam, 2 to 15 percent slopes	4.00
50D	Ramo silty clay loam, 15 to 35 percent slopes	4.00
51D	Ramo very stony silty clay loam, 2 to 20 percent slopes	



sources deemed reliable such as assessors, maps, tax lot numbers, visual personal inspection, legal descriptions and the owner of the property. The selling agency cannot, therefore, assume responsibility for the accuracy of the data being presented.. It is suggested that each and every interested buyer make his or her own independent search of the information contained in this brochure and consult with the seller. This offering is subject to prior sale, price change, correction or withdrawal. All dates and units of measure are estimated. The maps are for general information only. They are not to scale and were not made by a professional mapmaker. The Whitney Land Company makes no representation as to true property boundaries. Fenced lines in some cases are not correct. Prospective buyers should have property surveyed before buying. No warranty or representation, express or implied, are made about the accuracy of the information contained herein. Data is subject to errors, omissions, change of price or other conditions, withdrawal without notice, and any and all special listing conditions imposed by our principals.



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