

# UMATILLA RIVER MOUNTAIN PROPERTY

• PENDLETON, UMATILLA COUNTY, OREGON •

• \$1,324,670 •

*Please contact The Whitney Land Company office to schedule a showing. A listing agent must be present at all times to tour the property.*

For further details, contact:

- Christopher D. Stuvland  
Principal Broker
- Todd Longgood  
Broker



A M E R I C A N  
**AFR**  
F A R M + R A N C H

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### • INTRODUCTION •

The Umatilla River Mountain Property is a beautiful testament to the unique lands of Eastern Oregon. Tucked away in a gorgeous valley, sits 1,906+/- deeded acres. Exceptional valley views full of wildlife, native grasses and flush timber pockets make up the majority of the property. To add to the beauty, the Umatilla River full of Rainbow Trout and other fly-hungry fish, runs right through the center of the property. Bordering the Umatilla National Forest and surrounding the historical Bar M Ranch, this property is a testament to the many generations who have enjoyed the recreational activities of the area.

- Buildable
- Approximately (2) Two miles of Umatilla River riverfront access
  - Exceptional Views
  - Private
  - Developed springs
  - Bear Creek falls
  - Rock Creek
- Borders National Forest
  - Recreation
- (3) Three- Land Owner Preference Tags - Mt. Emily Unit
  - Elevations: High 4,100+/- Feet, Low 2,100+/- Feet

**DISCLAIMER •** The following data and information have been gathered from 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.





#### • LOCATION •

The Umatilla River Mountain Property is located approximately 29± miles east of Pendleton, Oregon.

#### • ACCESS •

Access is paved asphalt all the way to the subject property. The property can be accessed by heading east out of Pendleton through the Confederated Tribes of the Umatilla Indian Reservation on Cayuse Road then turning right onto Bingham Road which will drive you to the property. Other access can be from Hwy 11 at Adams by turning off onto Spring Hollow Road and will continue onto Thorn Hollow Road and turning left onto Bingham Road, which will take you to the property.

#### • DISTANCES TO OTHER CITIES •

Pendleton, OR – 29± Miles  
Walla Walla, WA – 47± Miles  
Spokane, WA – 217± Miles  
Portland, OR – 243± Miles  
Boise, ID – 244± Miles  
Seattle, WA – 306± Miles

#### • ACREAGE •

Total Deeded: 1,906± Acres  
3N3700-00-04000 – 719.55 Acres  
3N3700-00-04101 – 120.42 Acres  
3N3700-00-02800 – 165.86 Acres  
3N3700-00-04200 – 540.90 Acres  
3N36A0-00-02500- 359.27 Acres





#### • POWER •

The property has single-phase power located the entire length along the road next to the river.

#### • WATER •

The Umatilla River runs through the center of the property providing approximately two miles of accumulated river frontage. Both Bear Creek and Rock Creek flow through the property and are integral to the flow of the Umatilla River. Bear Creek has a beautiful 15+/- foot waterfall that is featured on the property and enjoyed by many. Numerous natural annual springs are located throughout the property, some of which have been developed and provide clean water to the wildlife.

#### • TIMBER •

The primary species of timber on the property include Ponderosa Pine, Douglas Fir, White Fir, Red Fir and Western Larch. The Seller selectively logged the property in 2004 for timber management and to promote a healthy forest. By selective logging, it opened up the over story to promote additional healthy vegetation for wildlife.

#### • FENCING •

The property's exterior boundary has some fencing according to the Seller. Buyer is to do their own due diligence as to the condition of the fencing and locations.

#### • TOPOGRAPHY, ELEVATION, GROWING SEASON, RAINFALL •

The property is mainly sloped rolling topography. The elevation of the property is approximately 2,100 feet and gradually rises to 4,100 feet. The growing season or average frost-free period is about 135-170 days annually. The average rainfall is approximately 15"- 26" per annum.

#### • TAXES •

2018: \$1,790.83

#### • RECREATION •

With the Umatilla River flowing through the property and the Umatilla National Forest out your backdoor, there are plenty of leisure recreational activities to keep you busy and cool in the warm summer months of Eastern Oregon. Enjoy horseback trails, hiking, trail running, hunting, fishing, and swimming at the property. The Bar M Ranch also has its own set of amenities





close by such as Bingham natural hot springs. Further information about their vacation rentals can be found online by visiting the Bar M Ranch website. The Seller has seen elk, deer, black bear, cougar, and bobcat. The river supports a healthy population of river otters as well. As for birds, Turkeys, Chukar Partridge, Blue Grouse, Roughed Grouse, Mourning Doves and Valley Quail all have been seen on the property.

#### • HUNTING •

The property has single-phase power located the entire length along the road next to the river.

#### • UMATILLA COUNTY •

Umatilla County was created on September 27, 1862, out of a portion of Wasco County. Umatilla is an Indian term meaning “rippling water” or “water rippling over sand” and has provided the name both for the county and its major river. Lewis and Clark and pioneers traveling the Oregon Trail passed through the area. The gold rush of 1862 brought miners and stock raisers to the mountains and grasslands of Umatilla County. The county expanded after the coming of the railroad in 1881 and the area was open to the development of dry land wheat farming. The fertile land of Umatilla County gives a strongly agricultural base to the county's economy. Fruit, grain, timber, cattle, and sheep are important agricultural products. Recreation, primarily in the Blue Mountains, and tourism, most notably for the annual Pendleton Round-Up rodeo, are also important to the local economy.

#### • RESOURCES •

<http://www.co.umatilla.or.us/history.html>

<https://www.barmranch.com/>

[http://www.co.umatilla.or.us/planning/pdf/Umatilla\\_County\\_Development\\_Code.pdf](http://www.co.umatilla.or.us/planning/pdf/Umatilla_County_Development_Code.pdf)

<http://www.perfectflystore.com/wumatillar.html>



*This property is available for showing to qualified buyers by appointment only. Inspection of this property must be arranged through the broker.*

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*For further details, contact:*

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**NOTICE** • All of the information within this sales package has been gathered from state, county, and city records and officials, as well as others who are deemed reliable. However, the broker and agents cannot guarantee the accuracy or completeness of the information herein contained. It is also subject to change, prior sale, or withdrawal.