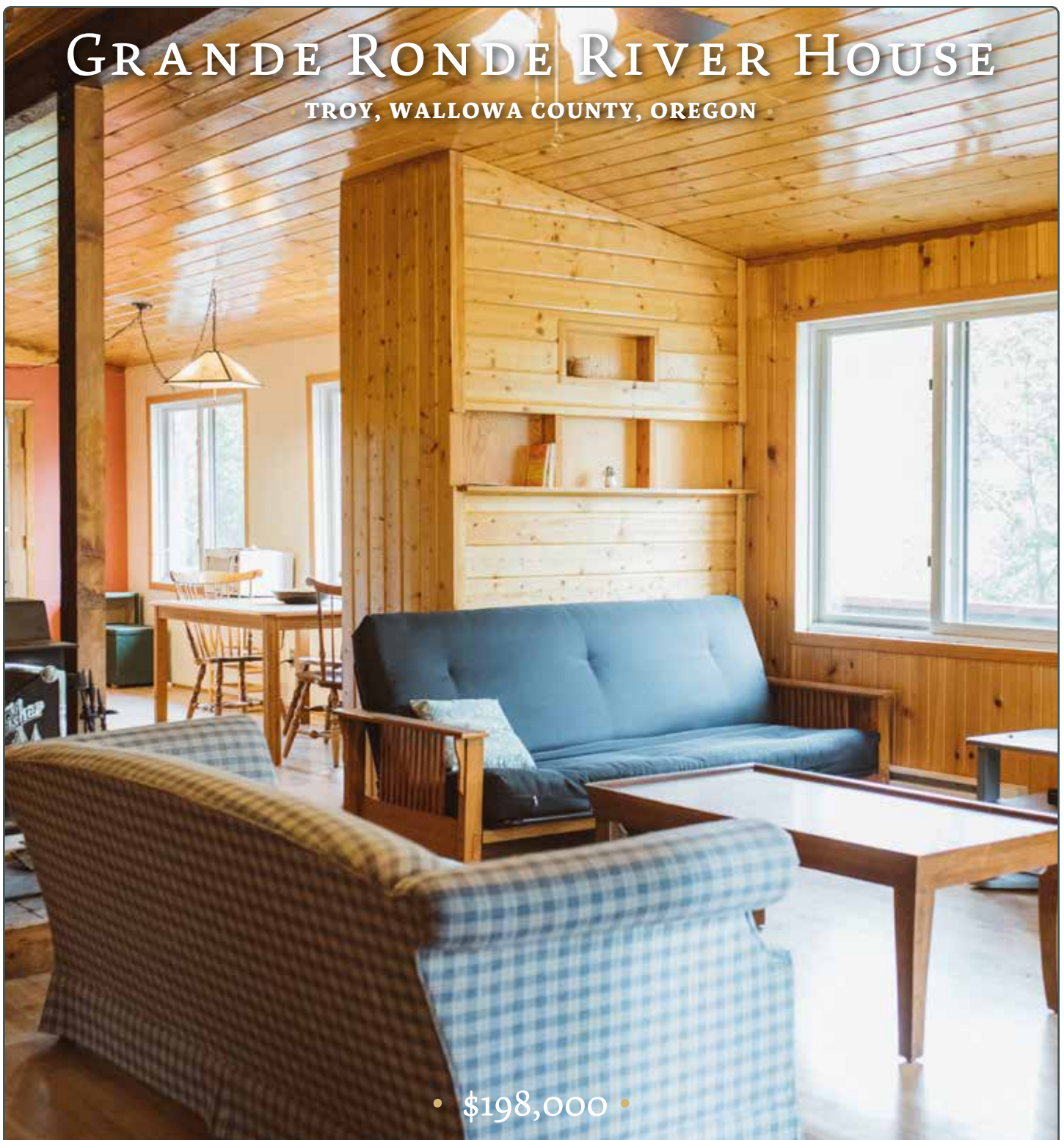


GRANDE RONDE RIVER HOUSE

TROY, WALLOWA COUNTY, OREGON



• \$198,000 •

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
Broker



PO Box 1614 / 101 SE Third, Pendleton, OR 97801 • 541-969-5383 Cell • 541-278-4444 Office • 541-276-0090 Fax

CHRIS@WHITNEYLANDCOMPANY.COM • WHITNEYLANDCOMPANY.COM



• PROPERTY OVERVIEW •

No two days are alike within the Grande Ronde River valley and only those lucky enough to live there will be able to take advantage of the true serenity the area has to offer. Capitalize on the unique opportunity to own a home located in an area known by many as one of Oregon's prime destinations for rafters and fisherman of SE Washington and NE Oregon. Experience the rare and beautiful colors on the canyon walls, challenging every fisherman day by day. The seller speaks of magical days fishing on the legendary Grande Ronde River and up the wild and scenic Wenaha River when the rivers are full of active fly-hungry fish and the weather is perfect. Bordered to the south by the Wenaha Wildlife Area, and only a short distance from Troy, OR, this property provides endless recreational adventures.

Adjoining this property is The Grande Ronde River Recreational property listed for sale separately. Please ask the listing broker for further details. This property is Co-Listed with Coldwell Banker Whitney & Associates, Inc.



• FISHING THE RIVERS •

The Grande Ronde is a French name meaning “great round”. The Grande Ronde River known locally as “the Ronde”, starts in the Blue Mountains near the Anthony Lakes Recreation Area in the Wallowa-Whitman National Forest. It flows generally north along the east side of the Blue Mountains, then east, past La Grande, then generally northeast through the Grande Ronde valley in a meandering course between the Blue Mountains and the Wallowa Mountains.

Easy access to the many public spots along the river is a great draw to this area. During the year, The Grande Ronde River supports populations of spring Chinook Salmon, summer Steelhead, Bull Trout, as well as other species. In the fall and winter months and into early spring, fishing for hatchery Steelhead starts September 1st and runs through April 30th. Year-round fishing is available for trout and bass.

OTHER FISHING OPTIONS – During the summer, the river holds berserk bass up to 5 pounds that fight as hard as any steelhead, plus good Rainbow and Bull Trout fishing.

About ½ mile downriver from the property, the Wenaha River flows into the Grande Ronde. It is wild and scenic through its whole course, and supports a healthy population of Rainbow Trout from 5” to 20”, Cutthroat Trout, Steelhead and smolts 6” to 10”. During the summer months enjoy a 1 to 2 mile hike upriver and wade back to Troy. There is not a more beautiful and pristine mid-size river in the whole Pacific Northwest.

The Grande Ronde River and Wenaha river fall within the Columbia River Basin. (Additional rules or exceptions may apply, please refer to the Oregon Sport Fishing Regulations book for more information or call the local Oregon Department of Fish and Wildlife located in Enterprise Oregon at 541-426-3297).



• LOCATION •

The property address is 90028 Troy Road, Enterprise, Oregon 97828.

The Property is in the very Northeast corner of OR, about six miles south of the Washington-Oregon state line, and 20 miles west of the Oregon-Idaho state line. The property is approximately 16.5 miles from the junction of Troy Road and Highway 3. These 16.5 miles are one of the most beautiful drives along a wild river in the state. Troy Road is paved from its start at its junction with Highway 3 to Troy, except for a .5-mile stretch at the state line. The last 1/3 mile to the property is also a well-maintained dirt road. The property is approximately 5 miles south along Troy Road from Wildcat Bridge in Troy, OR.

• ACCESS •

The property lies at the bottom of a river canyon. There are five roads up and out of the canyon. The main road to Lewiston-Clarkson; the Redmond Grade up through Flora to Highway 3, and then on to Enterprise; the Wildcat/Promise Road to Highway 82; the 62 Road that wanders the mountains to Elgin, OR; and a long, but beautiful set of Forest Service roads that wind up in Pomeroy, WA.

• AIRPORT SERVICES •

The Lewiston-Nez Perce County Regional Airport is 62 miles from the property. Delta/SkyWest offers non-stop, twice daily, flights to Salt Lake City. Private planes and helicopter charters also fly in and out of this airport. The Pullman-Moscow Regional Airport, which is 92 miles away, offers daily direct flights to and from Seattle on Alaska Air.



• DISTANCES TO OTHER CITIES •

Troy, OR – 5 +/- Miles
 Wallowa, OR – 50 +/- Miles
 Lewiston, ID – 62 +/- Miles
 La Grande, OR – 92 +/- Miles
 Pendleton, OR – 135 +/- Miles
 Spokane, WA – 173 +/- Miles

• ACREAGE •

5.89 +/- Acres

The property borders a portion of the Wenaha Wildlife area to the South.

• IMPROVEMENTS •

MAIN RESIDENCE – The house sits high on the hillside and back in the trees. Large windows give a view of the Grande Ronde River. The knotty pine wood throughout the house makes for a cozy cabin feel. Below the house is Troy Road providing easy access to and from the property. Hughes Net Satellite Internet Service is close by and could be connected to the house. Phone and electricity service are good. Disruptions are rare and usually short-lived.

The home's amenities include:

- Built in 1987
- Approximately 880+/- sq. ft.
 - Well/Septic/Power
 - 1 Bed 1 Bath
 - One level
 - Full Kitchen
 - Woodstove
- Overhang carport
- Deck overlooking the River



• DOMESTIC WATER •

There is a drilled well on the property. Buyer's to do their own due diligence concerning location and condition of the well.

• RECREATION & WILDLIFE •

Access to public land and public areas along the rivers are one of the biggest positives about the area. Countless recreational activities allow for people to take advantage of the outdoors and all the area has to offer. Hiking, hunting, fishing, ATV trails, and good road access along the river allow for every individual to enjoy being there. To a person that lives there, it really is a place like none other.

The Grande Ronde River is known for its wildlife. The Seller has seen countless deer and elk, Bighorn Sheep, Black Bear, Cougar, Bobcat, and Coyote all from the property. The river supports a healthy population of river otters as well. As for birds, Chukar Partridge, Blue Grouse, Ruffed Grouse, Mourning Doves and Valley Quail are abundant. One of the Sellers favorite things to watch is the Eagles that fly daily up and down the canyon in search for food. The Grande Ronde River is a lifeline, and home to 30+ species that live and raise their young.

• HUNTING •

Located in the Wenaha Unit, controlled Black Bear, deer and elk hunts are available through Oregon's draw program. Additional rules may apply, as the property is within a limited hunting unit-see the ODFW Big Game Hunting Regulations book or call the local Oregon Department of Fish and Wildlife located in Enterprise, Oregon, at 541-426-3297.

• ZONING •

T/G: Timber Grazing

ARTICLE 16

SECTION 16.010, PURPOSE: The purpose of the Timber Grazing Zone is to provide areas for commercial farm and forest activities and permit the establishment of only those new uses which are compatible with agricultural and forest activities. The intention of the Timber Grazing Zone is to guarantee the preservation of the areas so classified for farm and forest use free from conflicting non-farm, non-forest use.



• TAXES •

2017-2018: \$1,071.28

• EDUCATION •

The Troy School District offers education from kindergarten through 8th grade (K-8).

• OTHER RECREATION NEARBY •

Wallowa County and Lewis Clark Valley have some opportunities to explore, shop, eat, drink and truly enjoy some of the world's best-hidden gems. Explore the Eagle Cap Wilderness, which has over 50 glacial lakes a mountain range, and wildflower-filled meadows, this area is nicknamed the "Little Alps." You can hike the Chief Joseph Trail from Wallowa Lake to gawk at a waterfall a little more than a mile in.

At Wallowa Lake State Park enjoy fishing the stocked lake with kokanee and rainbow trout or rent a kayak, paddleboard, or motorboat all throughout the day to enjoy endless family fun. Other fun things to do at the lake are miniature putting golf courses, bumper boats, go-karts, horseback riding; hiking trails, visiting the historic lodge.

The route of the Hells Canyon Scenic Byway is a loop that encircles the Wallowa Mountains, intersecting with Interstate 84 at La Grande and Baker City. Small towns, scattered along the drive, offer visitor services. The entire route is on a paved highway. Plan ahead—you'll find stretches of more than 80 miles without gas and with few services. A segment of the Byway between Joseph and Halfway closes with snow in the winter. See Hellscanyonbyway.com for full article.

Zumwalt Prairie is a grassland area located in Wallowa County in northeast Oregon, United States. Measuring 330,000 acres, much of the land is used for agriculture, with some portions protected as the Zumwalt Prairie Preserve owned by The Nature Conservancy. Part of that portion is designated as a National Landmark. The high-altitude prairie is along the west edge of Hells Canyon on the Oregon-Idaho border. See full article at [Wikipedia.org/wiki/Zumwalt Prairie](http://Wikipedia.org/wiki/Zumwalt_Prairie).

Wallowa Lake Tramway is located at the Matterhorn Village near Wallowa Lake. The gondola opened in 1970 providing vertical ascent to the summit of Mt. Howard. See Wallowalaketrampway.com for more information.

• WALLOWA COUNTY HISTORY •

Wallowa County's 2010 census revealed a population of 7,008 making it Oregon's fourth-least populous county. According to Oregon Geographic Names, the origins of the county's name are uncertain, but possibly stem the Nez Perce words for a structure of stakes (a weir) used in fishing. Another explanation is that Wallowa comes from a Nez Perce word for "winding water." The Wallowa River is referred to as Wil-le-wah in the Lewis and Clark Expedition journals.

The first white settlers crossed the mountains in 1871 possibly looking for livestock feed in the Wallowa Valley. The county was derived from an eastern portion of Union County on February 11, 1887.

The younger Chief Joseph of the Nez Perce refused to relocate to a reservation in north central Idaho when several U.S. Army troops were sent to force the move in 1877. He was outraged at the government's attempt to keep him people from their Wallowa Valley home. Several battles and a march toward Canada preceded the chief's forced-surrender in eastern Montana, 40 miles short of the border.

Another blemish on county history occurred in May 1887 when a gang of rustlers massacred 10-34 Chinese gold miners in Hells Canyon. Only one of the seven suspected in the incident faced trial; a jury, on September 1, 1888, determined they were not guilty. In 2005, a five-acre-site was named Chinese Massacre Cove.

Wallowa Lake is a natural glacial formation held on three sides by prominent moraines. A microclimate, slightly different from adjacent areas, provides a comfortable escape during summer months.

Additional information and demographics can be found at [Wikipedia.org/wiki/History of Wallowa County](https://en.wikipedia.org/wiki/History_of_Wallowa_County)

• MINERAL RIGHTS •

The owner does not warrant that there are any mineral rights available. However, any mineral or geothermal rights owned by the seller are included as part of the property offered for sale.

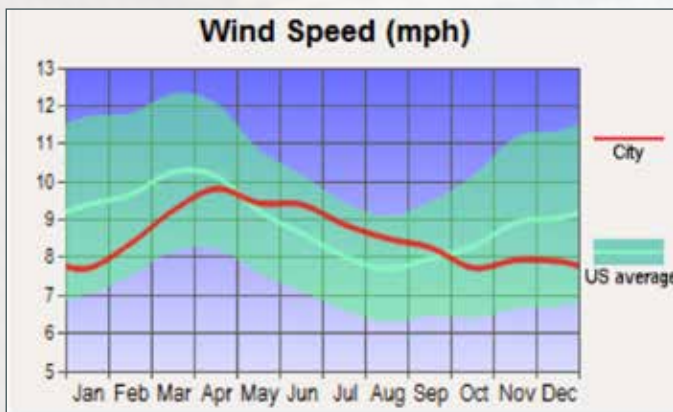
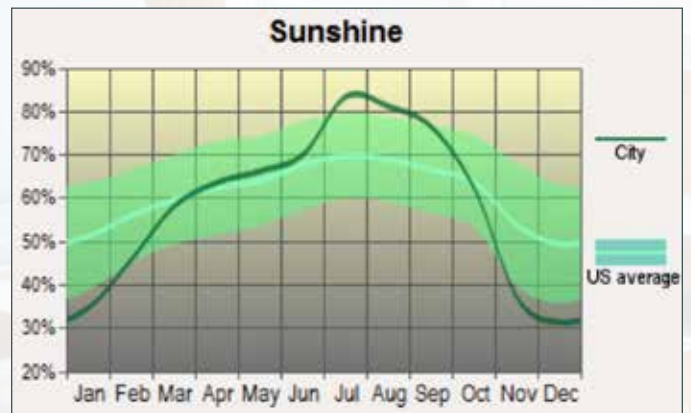
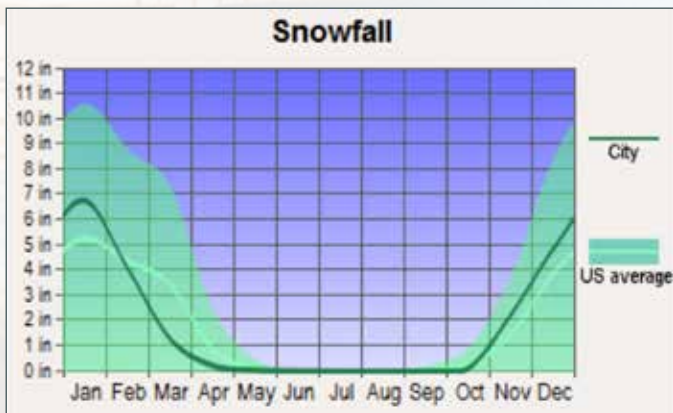
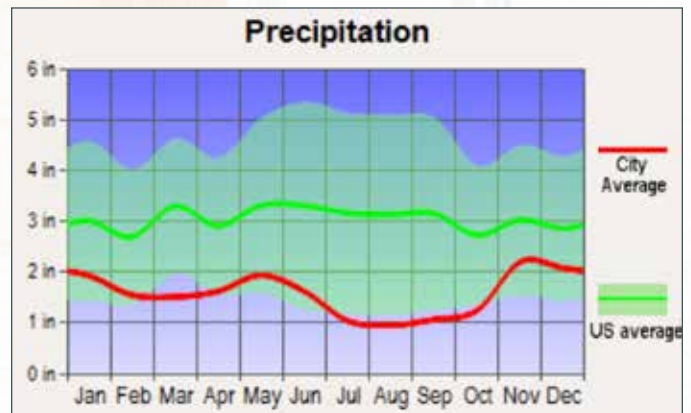
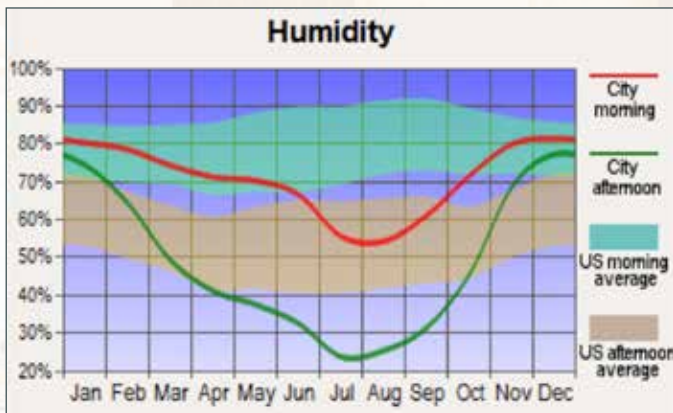
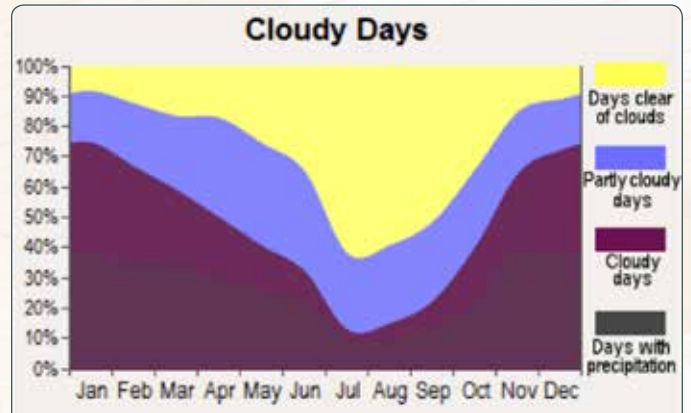
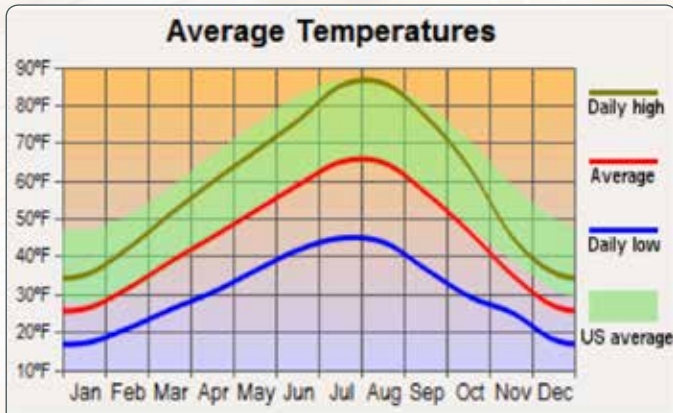
• CLIMATE/ELEVATION •

The elevation at the house is around 1,650 feet, which allows the weather to be milder during the winter. The Seller indicated that they received almost no snow the winter of 2017-2018, and the little that fell lasted only a few days. Winters are generally mild, but the area does receive the occasional heavy winter. In the winter of 2016-2017, the Seller had to plow snow 5-6 times, with accumulation up to 18" at times.

The average rainfall is about 22." The area typically receives 2-3 snow events that leave at least a few inches. Summers are very pleasant and at times hot, with temperatures ranging from the low 80s to 105 degrees. Rainfall is sporadic after the 4th of July, until September, and sometimes well into October. Winter temperatures hover around 30 degrees, plus/minus 5 degrees. The area typically has 2-3 cold snaps that last 2-3 days, with temperatures going below 20 degrees at night. A few times a decade, the temperature will fall to, or even a little below 10 degrees. These cold snaps cause the river to freeze over a few times each winter, except where the flow is rapid. The breakup of the ice usually occurs within a few weeks to a month after a freeze up and is a beautiful sight to experience.

• AVERAGE CLIMATE IN ENTERPRISE, OREGON •

Based on data reported by over 4,000 weather stations.



The above weather data and more demographic information can be found at: <http://www.city-data.com/city/Enterprise-Oregon.html#ixzz4rqcyutjz>

• RESOURCES •

<http://www.golws.com/business/history/>
<http://co.wallowa.or.us/wp-content/uploads/2017/04/article16.pdf>
<http://www.troy.k12.or.us/>



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:

Christopher D. Stuvland, Broker • CHRIS@WHITNEYLANDCOMPANY.COM



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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.