

PENDLETON BRIDLE HOUSE

• PENDLETON, OREGON •



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



AMERICAN
AFR
FARM + RANCH

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• PROPERTY OVERVIEW •

"Pendleton, Oregon- It's like no other place" The Pendleton Bridle House offers a conveniently located hobby ranchette only a short distance south from the small town of Pendleton, Oregon. Take advantage of a hard-to-find small acre property that offers a beautiful single-level home and pasture ground with water rights, stables, and a shop with a barn connected. "Pendleton is known to many as an historic western town in the Pacific Northwest - a quaint family community. It's farm country, and it's beautiful." Come live the western lifestyle.

• QUICK FACTS •

- 4 bd, 2 bath, single-level 2,320± sq. ft. home
- 1.01± Ac Water Rights
- 28 x 48-Shop with concrete floor and power
- Barn attached to shop with two horse stalls
- Hitching post for horses
- Pasture grass for grazing & livestock use
- Perimeter fencing
- Trailer parking
- Covered patio
- Dog run
- Sport concrete court
- Landscaping w/ underground sprinklers & drip system
- 2± Miles from Pendleton/ St. Anthony's Hospital
- Corner lot
- Pump house
- Green Meadows Park nearby



• LOCATION •

71720 SW Bridle Dr, Pendleton, OR 97801
2N3227CB00100

• ACCESS •

Head south on Hwy 395 toward Pilot Rock, OR. Turn east onto McKay Drive and turn south on Bridle Dr.
The house is located on the west side of the road.

• DISTANCE TO OTHER CITIES •

Pendleton, OR - 2± Miles
La Grande, OR - 36± Miles
Tri Cities, WA - 73± Miles
Spokane, WA - 208± Miles
Portland, OR - 211± Miles
Boise, ID - 226± Miles

• ACREAGE •

Total Deeded Acres: 1.24±

• HOME •

In 1960, a custom single level home was constructed. Since then, several remodels along with additions have upgraded the house over the years. It is a 2,320± sq. ft. home with 4 bedrooms and 2 bathrooms. The master bedroom includes a built-in clothes closet, master bathroom, and a door out to the back patio. The home design emphasizes natural lighting throughout the house. The house has four bedrooms, living room, family room and a kitchen. Appliances in the kitchen include a built-in oven with a space adjacent to accommodate the refrigerator, built-in dishwasher, and standalone microwave. The utility/ laundry room is a large area with abundant cabinet space, floor space to accommodate a washer, dryer and standing chest freezer, and a utility sink. The home is equipped with a propane water heater. A propane fireplace, pellet stove, baseboard heat, and in-wall heat all support heating the house during the winter months. The yard is completely fenced with landscaping, including a variety of trees, shrubs, and flowers. Underground sprinklers and a piped-in drip line make it hassle free.





• OUTBUILDINGS •

A 28x48 A-frame shop with approximately 1,344± sq. ft. is located in the corner of the property. The shop has a concrete floor, power, built-in shelving, and a woodstove. Off the side of the shop is a small covered barn that is used for hay storage and has two horse stalls. The seller is currently using the shop for a variety of purposes.

• IRRIGATION •

The property has both primary and supplemental water rights for 1.01± acres out of the McKay Reservoir from the Bureau of Reclamation. The water rights are overseen by the Marion Jack Improvement District and allow for water on the property every other day. Currently the water is applied by a sprinkler gun that reaches the majority of the pasture grass.

• PASTURE •

The property has historically grown grass pasture for livestock grazing. Livestock stocking rates depend on several variables including number, timing, size, and duration of livestock. Currently the pasture is used for grazing two horses.





• POWER •

Power is supplied by Pacific Power.

• DOMESTIC WELL WATER •

The domestic well on the property was drilled when the house was built. Currently the owner does not have a well log or further information regarding the well. Estimations of neighboring property well logs indicate 150± feet drill depth with neighboring static levels being approximately 5-10 feet down. Temperature of water 62± degrees.

• FENCING •

The property is perimeter fenced. The property has a backyard fenced off from the adjoining pasture.

• FLOOD INSURANCE •

This property is in the FEMA flood zone. Seller indicates her annual insurance cost is approximately \$400.

• TAXES & ZONING •

2020 Property Tax - \$3,612.27±

Zone: RR-2

• MINERAL RIGHTS •

Any and all mineral rights (if any) owned by the seller will transfer with the sale of the property.



• HISTORY OF PENDLETON, OREGON •

Pendleton, Oregon - it's like no other place. Among rolling wheat fields, it's located at the baseline of the Blue Mountains, and along the Oregon Trail. Approximately 3 1/2 hours East of Portland, Oregon and 4 hours West of Boise, Idaho just off of interstate 84. We're known as a historic western town in the Pacific Northwest - a quaint family community. It's farm country, and it's beautiful here. The Pendleton Woolen Mills started here. The famous Pendleton Round-up is here. Craft makers of hats, boots, and saddles, are here. Farm to table eateries are here. We even have our very own regional symphony. We love it here. We enjoy all four seasons with hot summers and cold winters. We're surrounded by the beauty of Native American heritage, as Pendleton is nestled near the Confederated Tribes of the Umatilla Indian Reservation. The beautiful city of Pendleton, Oregon has hosted the Pendleton Round-Up since 1910.

• EDUCATION •

The Pendleton School District has an enrollment of approximately 3080 students in the early learning center, three elementary schools, one middle school and one high school. There are approximately 246 kindergartners, 1,135 elementary students (grades 1-5), 753 middle school students (grades 6-8) and 851 high school students (grades 9-12).

• RESOURCES •

<http://www.co.umatilla.or.us/at/PropertyLookup/>
https://apps.wrd.state.or.us/apps/wr/wrinfo/wr_details.aspx?snp_id=94299
<https://pendleton.k12.or.us/about-our-schools/>
<https://www.pendletonroundup.com/p/visit/lodging>



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

For further details, contact:

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