

# LOW EISEMAN CRP FARM

• MILTON-FREEWATER, OREGON •



• \$890,000 •

*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  
Principal Broker



AMERICAN  
**AFR**  
FARM + RANCH

101 SE Third, Pendleton, OR 97801 • 541-278-4444 Office • 541-276-0090 Fax  
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### • PROPERTY OVERVIEW •

The Low Eiseman CRP Farm, consisting of 1,026.41+/- acres is located in Eastern Oregon. The property has been owned and operated for over 80 years by four generations of the March family. The diversified topography includes productive cropland, range pasture, recreational opportunities, with views of the surrounding Walla Walla Valley from different areas of the property. Low elevations are approximately 1,100 feet with the high elevations reaching 3,200 feet. The soils are comprised mainly of productive Waha series soils within the 347.02+/- current tillable acres. Currently there are 338.73+/- acres that are enrolled in the Conservation Reserve Program (CRP) through September of 2030. High volume vegetation and natural springs at 2,500+/- elevation make up the remainder of the 679.39+/- range acres. Historically the property has been used for both farming and grazing.

### • IDENTIFICATION OF SUBJECT PROPERTY •

4N3600-00-00700 – 38.30 Acres – Low Eiseman    4N3600-00-00500 – 895.60 Acres – Low Eiseman  
4N3600-00-00501 – 90.00 Acres – Low Eiseman    4N3600-00-02400 – 2.51 Acres – Low Eiseman

### • LOCATION •

The Low Eiseman CRP Farm is located approximately 11± miles southeast of Milton-Freewater, Oregon.

### • ACCESS •

The property can be accessed from Highway 11 onto Blue Mountain Station Road and turning onto Basket Mountain Road, Basket Mountain Road will take you to the top of the property.





#### • DISTANCE TO OTHER CITIES •

Walla Walla, WA	16± Miles
Pendleton, OR	35± Miles
Spokane, WA	189± Miles
Portland, OR	243± Miles
Seattle, WA	275± Miles

#### • ACREAGE •

Total Deeded:	1,026.41± Acres
Total FSA Cropland:	347.02± Acres
Total CRP:	338.73± Acres
Total Range:	679.39± Acres

#### • PRODUCTION ACREAGE •

Currently the property has a total of 347.02± crop acres according to the Farm Service Agency 156EZ forms. Of the 347.02±crop acres, 338.73± acres are enrolled into the Conservation Reserve Program (CRP) through September of 2030. The farm historically was farmed conventionally. Seller indicates that when he farmed the property it had good production. Dry peas, green peas, lentils and garbanzo beans all have been historically used as rotation crops.

#### • CONSERVATION RESERVE PROGRAM •

Currently 338.73± acres are enrolled in the conservation Reserve Program (CRP) for an annual payment of \$17,465±. The contract has an expiration date of September 30, 2030. The annual rental rate per acre for the contract contracts is \$51.56 per acre. CRP contract details are on the following pages.

<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 41 059		2. SIGN-UP NUMBER 54	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER 11332		4. ACRES FOR ENROLLMENT 338.73	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) UMATILLA COUNTY FSA OFFICE 1 SW NYE AVENUE, SUITE 100 PENDLETON, OR97801-0000				6. TRACT NUMBER 2209		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (541) 278-8049				8. SIGNUP TYPE: General			
<p><b>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</b></p>							
9A. Rental Rate Per Acre \$ 51.56		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 17,465.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		2209		0001		CP2	
(Item 9C is applicable only when the first year payment is prorated.)		2209		0003		CP2	
		2209		0005		CP2	
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) COUSE CREEK RANCHES INC 6530 E MONTREAL PL SCOTTSDALE, AZ85254-2014		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
<b>12. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p><b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p><b>Paperwork Reduction Act (PRA) Statement:</b> The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b></p>							

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



Oregon  
Umatilla

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 8224**  
Prepared: 5/10/21 10:41 AM  
Crop Year: 2021  
Page: 1 of 2

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b> COUSE CREEK RANCHES INC	<b>Farm Identifier</b>	<b>Recon Number</b> 2019 - 2
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**Farms Associated with Operator:**  
7507

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** 11332

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
999.85	347.02	347.02	0.0	0.0	0.0	338.73	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	8.29	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CANOL	WHEAT	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.0	70	0.00
CANOLA	1.18	1265	0.00
<b>Total Base Acres:</b>	6.18		

**Tract Number:** 2209      **Description** GIS/T4N/R36/S-3,4,8,9,10/DIGGINS-EISEMAN

**FSA Physical Location :** Umatilla, OR      **ANSI Physical Location:** Umatilla, OR

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
999.85	347.02	347.02	0.0	0.0	0.0	338.73	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	8.29	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.0	70	0.00
CANOLA	1.18	1265	0.00
<b>Total Base Acres:</b>	6.18		

**Owners:** COUSE CREEK RANCHES INC

Oregon  
Umatilla

Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 8224**

Prepared: 5/10/21 10:41 AM

Crop Year: 2021

Page: 2 of 2

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Other Producers: None





United States  
Department of  
Agriculture

## Umatilla County, Oregon



### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 347.02 acres

2021 Program Year

Map Created February 08, 2021

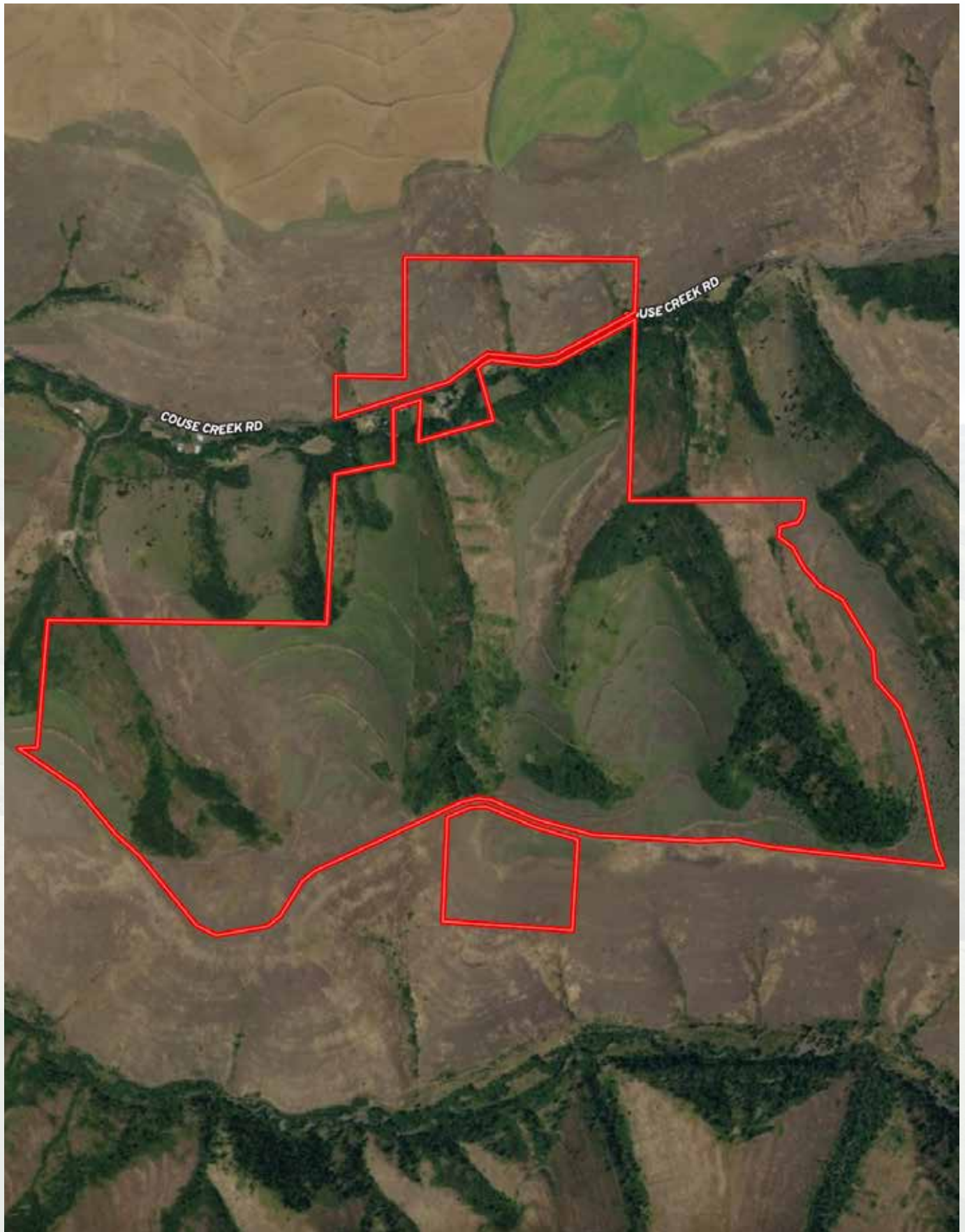
Farm **8224**

Tract **2209**

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For more information, visit: <https://mapright.com/ranching/maps/736844>





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#### • LIVESTOCK •

Historically, the March family would run approximately 120-head of heifers and first calf heifers on the Low Eiseman, from about May 1st through September for about a 5-month grazing period.

#### • WATER •

Numerous natural springs are located throughout the Low Eiseman parcel at 2,500-feet of elevation. This provides excellent water spots for livestock and wildlife throughout the parcel.

#### • FENCING •

The property's exterior boundary has some fencing. Buyer to do own due diligence as to the condition of the fencing.

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

The property is mainly sloped rolling topography. The elevation of the property is approximately 1,400 feet and gradually rises to 3,200 feet. The growing season or average frost-free period is about 135-170 days annually. The average rainfall is approximately 15"- 26" per annum. Further detailed weather information for Milton-Freewater, Oregon, is available from the National Weather Service website back to 2011.

#### • RECREATION & WILDLIFE •

Located in the Walla Walla Unit, the ranch qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish and Wildlife guidelines. The property sees elk, deer, and upland game birds occasionally utilizing the Low Eiseman for feed and to bed down. This provides great hunting opportunities. (Additional rules may apply, as the property is within a limited LOP hunting unit-see the ODFW Big Game Hunting Regulations book or call the local Oregon Department of Fish and Wildlife located in Pendleton, Oregon, at 541-276-2344.





### • ZONING •

The ranch is zoned Exclusive Farm Use (EFU)

§ 152.055 DESCRIPTION AND PURPOSE.

The purposes of the EFU, Exclusive Farm Use Zone, are to preserve and maintain agricultural lands for farm use, including range and grazing uses, consistent with existing and future needs for agricultural products, forest and open spaces; to conserve and protect scenic resources; to maintain and improve the quality of air, water and land resources of the county and to establish criteria and standards for farm uses and related and supportive uses which are deemed appropriate. It is also the purpose of this use zone to provide the automatic farm use valuation for farms, which qualify under the provisions of ORS Chapter 308. The provisions in this use zone are subject to automatic legislative amendments as described in §152.004. (Ord. 2005=02, passed 1-5-2005)

### • TAXES •

2020 - \$624.20

### • TOWN OF MILTON-FREEWATER •

Milton and Freewater began as two separate cities. The area is rich in history, and a short account of the beginning of the two towns and development is described below.

In 1872, W. S. Frazier laid off a town site on part of the Frazier property, gave a man by the name of Woodward 1½ acres on the west side of Main Street as a site for a hotel, and sold John Miller 15 acres and a water right for \$125 to build a grist mill. The mill machinery contained three runs of stone burrs. In 1873 M.V. Wormington built the first residence in the platted area. By general community consent, the town name of Milton was selected in an application for a post office. Milton was on its way to a rather enviable reputation of conservative social life, especially regarding spiritual affairs, sobriety and a high standard of education.

Horticulture was one of the profitable enterprises of the first settlers. From the beginning, the product found a ready and profitable market. A long growing season, combined with ample water and fertile soil made a production of a wide variety of fruits and vegetables easy. William S. Frazier planted a large part of his acreage to tree fruits and berries.

By 1882 Milton had a population of 400 and boasted two general stores, two drug stores, one variety store, one millinery store, a hotel, a restaurant, three saloons, three livery and feed stables, one undertaker's shop, and many more shops. It also had a flour mill, a planer, chop, and shingle mill, a hall, a flume, a railroad station, school house, two churches, post office and express office. In 1886 the town Board of Trustees established a city government and incorporated under the name of Milton City.



The establishment of Freewater is credited to a group of men who in 1889, dissatisfied with the way things were going in Milton--one main reason being the prohibition of sales of alcoholic beverages--decided to start a sister town. The late H. H. Hanson, a Touchet farmer, was one of the "dozen-odd" people who met shortly before the turn of the century to name Freewater. "I went to Milton in 1889", said Hanson in an interview shortly before his death, "... as the depot agent for the Northern Pacific railroad, and by that time 'Freewater' had had its start." A man named Mahana - "a visionary sort of man who wanted to do big things" - had laid out a town site north of the depot when Hanson arrived.

After operating separate cities for so many years, and growing closer together over the course of those years, servicemen returning from World War II resolved to do something about a possible merger, which had been a topic of conversation for a long time. J.T. Monahan was elected chairman of the newly formed Consolidation Club. Achieving consolidation was no easy matter as feelings still ran high with many persons, and the committee worked very hard to encourage the merger. Under state law, the majority of voters in each of the two communities had to favor consolidation. In November 1950 the election was held and a new city was born. The votes cast were: Freewater - 240 for consolidation, 204 against; Milton - 464 for consolidation, 167 against. The communities became the City of Milton-Freewater, ending a duplication of governmental services in the two adjoining communities extending over a period of 61 years. J.L. Yantis was elected the first Mayor of Milton-Freewater.

### • 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.mfcity.com/community/page/city-history>

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





*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:*

CHRISTOPHER D. STUVLAND, Principal Broker • [CHRIS@WHITNEYLANDCOMPANY.COM](mailto:CHRIS@WHITNEYLANDCOMPANY.COM) • 541-969-5383



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