

THE ABLE PLACE

• LONG CREEK, GRANT COUNTY, OREGON •

• \$215,000 •

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

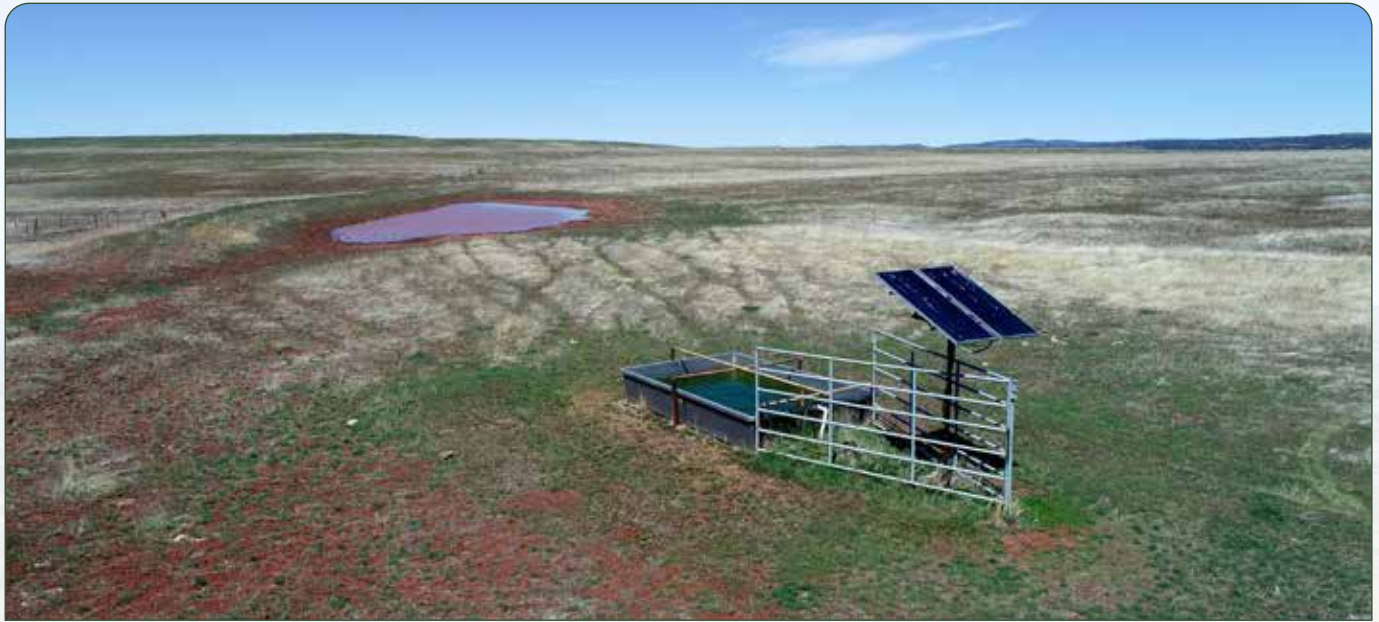
For further details, contact:

• Christopher D. Stuvland
Principal Broker



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• INTRODUCTION •

The Able Place has historically been used by the family as a spring through summer grazing system for livestock. The property is 320± deeded acres and is located about 5± miles northwest of Long Creek, OR. The ranch is primarily a bunchgrass plant community. The ranch contains a mixture of early season grasses along with higher preference grasses, like Idaho Fescue, during the duration of the grazing months. The property has good perimeter fencing, and a livestock watering system supplied by a solar pump and well. Livestock numbers vary depending on the amount of precipitation the surrounding area receives.

• LOCATION •

T9S R30E - Tax Lot 1500

• ACCESS •

The property can be accessed by traveling north from Long Creek, OR on US Highway 395 about 3± miles to the Long Creek, OR Airstrip. There is a legal easement into the property from the road

• DISTANCES TO OTHER CITIES •

John Day - 37± Miles
Pendleton - 90± Miles
Baker City - 116± Miles
Prineville - 137± Miles
Ontario, OR - 167± Miles
Boise, ID - 226± Miles

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.



• ACREAGE •

The Parcel consists of 320± acres of rangeland. The rangeland is predominantly a mix of productive bunchgrasses, along with some annuals. Idaho Fescue, Bluebunch Wheatgrass, Thurbers Needlegrass, and other perennial and annual grasses provide forage for livestock. At the northwestern portion of the property, a well and runoff catch-pond provide the primary water sources on the property. The well is powered with a solar system and supplies water to a water trough on the property. The property is perimeter fenced with no interior cross fences. The topography is a mixture of gently sloped terrain.

• LIVESTOCK •

Actual use numbers vary depending on the amount of precipitation.

The family typically has run about 40 – 45 cows with a couple of bulls. Period of use is typically mid-April/May – early July.

• FENCING •

Perimeter fences are comprised of barbed wire, which is typical of the area. Fences are in average to great condition.

Buyer to do own assessment on fencing condition.

• RANGELAND •

The rangeland is a mix of Bluebunch Wheatgrass, Idaho Fescue, Sandberg Bluegrass, and a variety of forbs, shrubs and annual grass species. The property contains seasonal drainages. A pond collecting this seasonal water is located in the northwest part of the property.





• WATER •

Seasonally, a runoff catch-pond typically provides water in the early Spring and late Fall months. The primary source of water is from the well. The well was drilled in the last 10± years. The pumping source is submersible, which is operated by solar panels.

• CLIMATE, ELEVATION, & RAINFALL •

This property will typically receive cooler weather beginning in mid-September. During the months of December, January, and February it is typical to have some snow on the ground. Snow accumulation varies drastically from year to year. Some years the snow will stay, while other years there will be very little. Spring typically begins in March and goes until mid-June. The summer months of late June, July and August can see temperatures ranging from the mid 70's all the way up to the low 100's. Elevation ranges from 3,600'± to 3,800'±. Precipitation averages between 12"-18" annually.

• LONG CREEK •

Long Creek is a city in Grant County, Oregon, United States. The population was 197 at the 2010 census. The city is named after John Long, a prominent miner who came to Grant County in 1862 during the Canyon City rush of that same year. Located in a high valley of the Blue Mountains, ranching has been the principal enterprise for the area. Log harvesting was slowly curtailed in the nearby Malheur National Forest until the local mill was closed in 1998.



• GRANT COUNTY •



Grant County was established on October 14, 1864, from parts of old Wasco and old Umatilla counties. Prior to its creation, cases brought to court were tried in The Dalles, county seat of the vast Wasco County. The great distance to The Dalles made law enforcement a difficult problem, and imposed a heavy burden on citizens who had a need to transact business at the courthouse. In 1889, more than half of the southern part of the original Grant County was taken to form Harney County. Also, in 1899, a small part of northwestern Grant County was taken (along with parts of Crook and Gilliam counties) to form Wheeler County.

After gold was discovered in 1862 on Whiskey Flat, it has been estimated that within ten days 1,000 miners were camped along Canyon Creek. This increased population created a need for county government. Grant County's government operates in accordance with the Oregon Constitution which was ratified by the People of Oregon in November 1857, and the revised Statutes of Oregon. It employs the old-western county government system: the County Court, with a County Judge and two Commissioners. While the County Court no longer exercises much judicial authority, it serves as the executive branch of county government. There are no parishes or villages in Grant County, and while the term "town" is often used locally to describe one of the incorporated cities, surveyed townships have nothing to do with political divisions or organization in Oregon.

The third man to serve as County Judge of Grant County was Cincinnatus Hiner "Joaquin" Miller (1837–1913), the noted poet, playwright, and western naturalist, called the "Poet of the Sierras" and the "Byron of the Rockies."

The county seat is Canyon City, which served as the chief community of the county for many years. In 1864, when the county was organized, Canyon City is said to have boasted the largest population of any community in Oregon. Mining and ranching, along with timber and then the service and public works that followed, brought people into the area and communities grew around the natural centers of industry and agriculture. Canyon City hosts an annual summer festival called "62 Days" (referencing the local gold discovery in 1862) to celebrate its history and residents. Since the 1930s, the city of John Day has served as the main economic center of the county, and boasts the largest population.

• RESOURCES •

<http://www.cityoflongcreek.com/>

<https://grantcountyoregon.net/>





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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