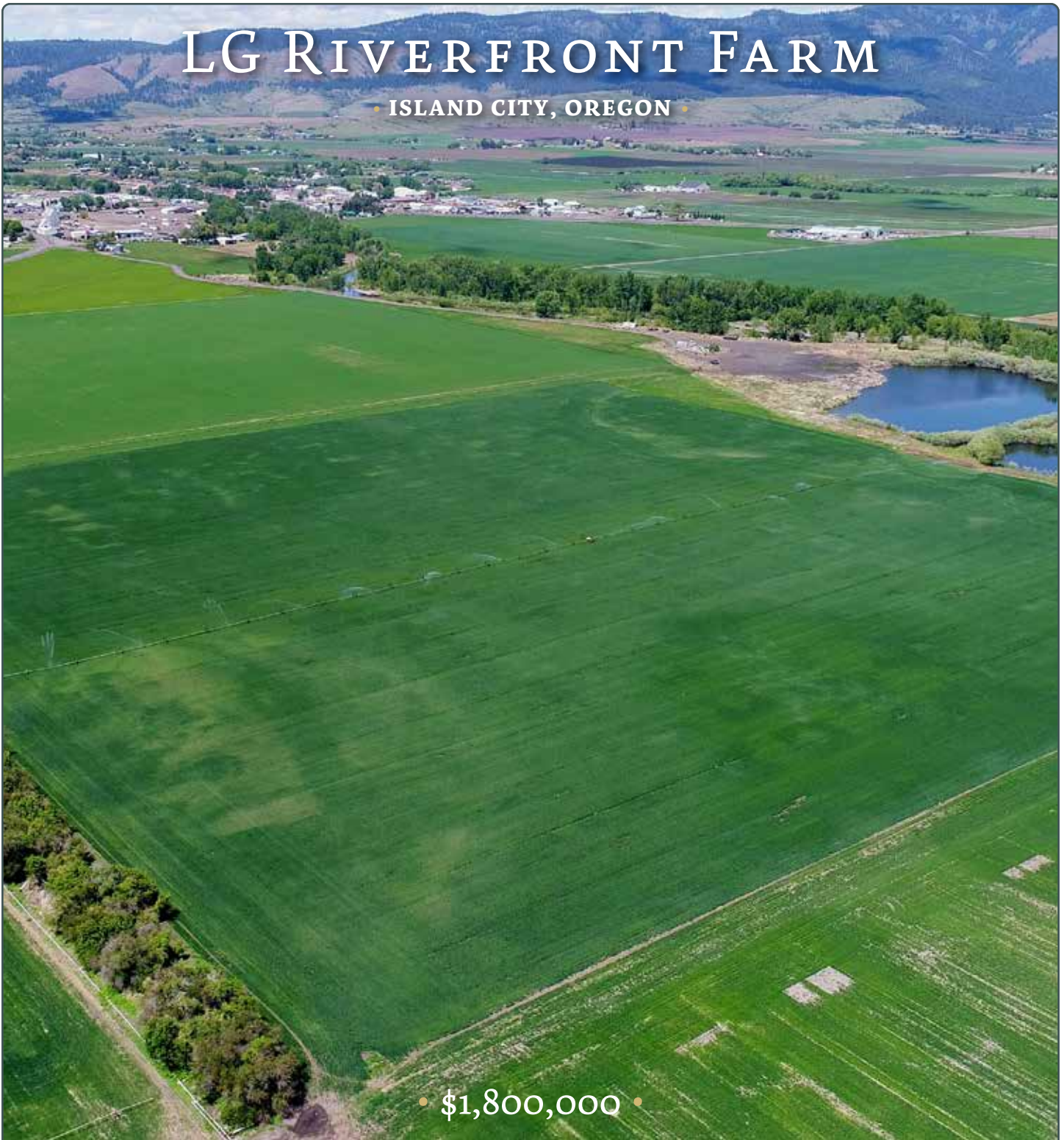


LG RIVERFRONT FARM

• ISLAND CITY, OREGON •



• \$1,800,000 •

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



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

101 SE Third, Pendleton, OR 97801 • 541-278-4444 Office • 541-276-0090 Fax
WHITNEYLANDCOMPANY.COM • CHRIS@WHITNEYLANDCOMPANY.COM



• PROPERTY OVERVIEW •

The LG Riverfront Farm offers an opportunity to own 174± deeded acres on the city line of Island City, OR. Currently the farm is being leased out, providing the owner with an ROI. The current tenants have implemented top farming practices and rotations with a vision for superior soil health to maximizing crop production. The farm has produced a variety of specialty irrigated crops as well as dryland crops and has 3 ponds allowing endless recreation. Improvements on the property include a single-family home, being rented out, and grain storage silos.

• IDENTIFICATION OF SUBJECT PROPERTY •

UNION COUNTY

- 02S3834-00-02000 - 14.97 Ac
- 02S3835-00-00600 - 47.28 Ac
- 03S38-00-00700 - 89.80 Ac
- 03S3803-00-00100 - 22.03 Ac

• TAXES •

2020: \$2,763.60±

• ACREAGE •

Total Deeded: 174.08± Acres
Total FSA Cropland: 137.81± Acres
Total Range/Scab: 36.27± Acres



• LOCATION •

The LG Riverfront Farm is located East of Island City, Oregon at city limits.
The address for the property is 61993 Quail Road, La Grande, OR 97850.

• ACCESS •

The property can be accessed from Highway 237-Heading East and then turning North onto Quail Road.
Other access is provided from turning South off of Highway 237 onto S East Street.

• DISTANCE TO OTHER CITIES •

Island City, OR - .01± Miles
La Grande, OR - 5± Miles
Pendleton, OR - 42± Miles
Boise, Idaho - 172± Miles
Portland, OR - 262± Miles





• ZONING & PLANNING •

Currently the property is zoned A-1 Exclusive Farm Use. Under current county regulations the minimum parcel size for cropland in the County's A-1 zoning is 160 acres. Buyer to confirm any further interest as to the commercial aspect with the farm.

2.01 PURPOSE

The purpose of the A-1 Zone is to protect and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products. The A-1 Zone is also intended to allow other uses that are compatible with agricultural activities, to protect forests, scenic resources and fish and wildlife habitat. It is also the purpose of the A-1 Zone to qualify farms for farm use valuation under the provisions of ORS Chapter 308.

The A-1 Zone has been applied to lands designated as Exclusive Agriculture in the Land Use Plan. The provisions of the A-1 Zone reflect the agricultural policies of the Land Use Plan as well as the requirements of ORS Chapter 215 and OAR 660-033. The minimum parcel size and other standards established by this zone are intended to promote commercial agricultural operations.

2.02 PERMITTED USES

In the A-1 Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this ordinance:

1. Farm use.
2. Propagation or harvesting of a forest product.
3. Other buildings customarily provided in conjunction with farm use.

<https://union-county.org/wp-content/uploads/2013/08/ARTICLE-2.00-A-1-Exclusive-Farm-Use-Zone.pdf>

COUNTY
Stacy Warren
Associate Planner
Union County Planning Department
1001 4th Street, Suite C
La Grande, OR 97850
541-963-1014

CITY
Karen Howton
Administration
Island City, OR
10605 Island Avenue
Island City, OR 97850
541-963-5017



• PRODUCTION ACREAGE •

Currently the property has a total of 137.81± crop acres according to the Farm Service Agency 156EZ forms. The farm is being leased out to a local farmer who has utilized best farming practices for the property. Historical crops include both irrigated and dryland crops as rotation crops.

• PROPERTY HISTORIC USE •

Historically this property has been utilized in a variety of ways including aggregate mining. In later years the said gravel pit on the property has been decommissioned and is no longer in use but some of the remnants of the operation still remain. Three large ponds approximately 30 feet deep still exist on the property. Today they are used for recreational purposes including bass fishing and or waterfowl hunting.

• 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.





• WATER RIGHTS •

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water right from the Water Resources Department to use water from any source— whether it is underground, or from lakes or streams. Landowners with water flowing past, through, or under their property do not automatically have the right to use that water without a permit from the Department. “Prior-appropriation” doctrine or first in time, first in right, is what the State goes by when administering water.

Approximately 100± acres of certified water rights with a priority date of 1966 water rights allow for irrigation out of the Grande Ronde River. Buyer to do their own due diligence as to the satisfaction regarding the water rights for the property. More information may also be found online at the Oregon Water Resource Department website or by calling the Union County Water Master:

UNION COUNTY WATER MASTER:

Shad Hattan

Watermaster District 6

Oregon Water Resources Dept.

10507 N. McAlister Rd. Ste 6

La Grande, OR 97850

Phone: 541-963-1031





• FARM LEASE •

Currently the property is being leased out to a local farmer on a cash rent with an annual payment of \$17,400.

• GRAND RONDE RIVER RECREATION •

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.

The property spans a little over half a mile along south side of this beautiful river. 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 into early spring, fish for hatchery steelhead starting September 1st and running through April 30th. Year-round fishing is available for trout and bass. During the summer, the river holds Bizerk Bass up to 5 pounds that fight as hard as any Steelhead, plus good Rainbow and Bull Trout fishing.

The Grande Ronde River falls 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.

• HUNTING RECREATION •

Located in the Catherine Creek Unit, controlled deer hunts occurring on landowner's registered property are eligible for the landowner preference program. Since the property is 174± acres, the owner is eligible to apply for 2 LOP tags. (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.)

UPLAND BIRD & WATERFOWL HUNTING:

For hunters, fall and winter offer many opportunities. Enjoy the excitement of hunting geese, snow geese, turkeys, pheasants, quail, doves and ducks which all have been harvested from the property.



• IMPROVEMENTS •

Improvements on the property consists of an older 1949 house that is currently being rented out month-to-month for \$745±. The house is approximately 2,400 sq. ft. with 1,200± sq. ft. upstairs and 1,200± sq. ft. downstairs.

• UTILITIES •

Island City utilities are at the border of the property.

However, the house is connected to a private well and a private on-site sewage system.

• TOPOGRAPHY, ELEVATION, GROWING SEASON, & RAINFALL •

The property is considered to be flat. The elevation of the property is approximately 2,727 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 La Grande, Oregon, is available from the National Weather Service website back to 2011.



• ISLAND CITY, OREGON •

Island City is a city in Union County, Oregon, United States. Its name originated from the city's location on an island between the Grande Ronde River and a nearby slough. However, the slough was later diverted, removing the city's island status. Island City is a small community in Northeast Oregon. They are very proud of their 1,125 residents, and welcome all who visit or wish to make Island City home. Within their city borders, they have many different businesses, churches, as well as an Island City Elementary School, La Grande Country Club, and Island City Cemetery.

• UNION COUNTY, OREGON •

Union County was created in 1864 and named for the town of Union, which had been established two years before and named by its founders for patriotic reasons during the Civil War. The county comprised a part of the northern portion of Baker County. In 1899, Union County gave up its eastern portion to Wallowa County.

The Grande Ronde Valley in Union County is nearly table flat and is covered with the rich silt of an old lake bed. Highly diversified, with a 160-day growing season and an annual rainfall of 20 inches, the valley boasts of never having had a general crop failure. The county's 1,092 farms average 473 acres a unit.

Union County's front door opens to the rugged Wallowa Mountains. Its back door faces the Blue Mountains, which attract hikers, skiers and hunters.



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 • 541-969-5383



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

WHITNEYLANDCOMPANY.COM

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.