

INDIAN ROCK RANCH

• UNION COUNTY, SUMMERVILLE, OREGON •

• \$2,100,000 •

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:

- Travis Bloomer
Broker



AMERICAN
FARM + RANCH

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• INTRODUCTION •

The quality water, timber, and diversity of food, cover and space provide a tremendous opportunity for a buyer looking to live a lifestyle connected to society yet completely tucked away in the forest. Three homes and a large shop with a separate work area and man cave are tucked away on this appealing piece of real estate. For those looking for that off the grid potential, the elevation changes and proximity to a perennial source of water make hydro power an option worth looking into. Frizzell Creek is a high mountain perennial stream running nearly the full length of the property. The sound of the turbulent flowing waters can be enjoyed across the entire stream reach. The creek, pond and hot-tub are all within a few steps from the main home. The property is contiguous to thousands of acres of public lands, and adjacent to the Mt. Emily hunting unit known for trophy bull elk.

The property was historically used to grow and produce mink. Some of the buildings used at that time are still intact. A vintage meat cooler from decades ago provides a glimpse of the historical use as it still stands today. Not currently in use, but a colorful reminder of the past.

• LOCATION •

62436 Mink Lane, Summerville, OR 97876
T01SR38E TL 2200 & 2100

• ACCESS •

From La Grande follow OR-82 E/Island Ave 2.4 miles, turn left onto OR-82 E/B St/ N McAlister Rd .3 mi, turn left onto N McAlister Rd .2 mi. Continue onto Hunter Rd 8.1 mi, turn left onto End Rd 1 mi, turn left onto Mink Ln .6 mi.

• DISTANCE TO OTHER CITIES •

La Grande, OR 12 mi
Tri Cities, WA 134.6 mi

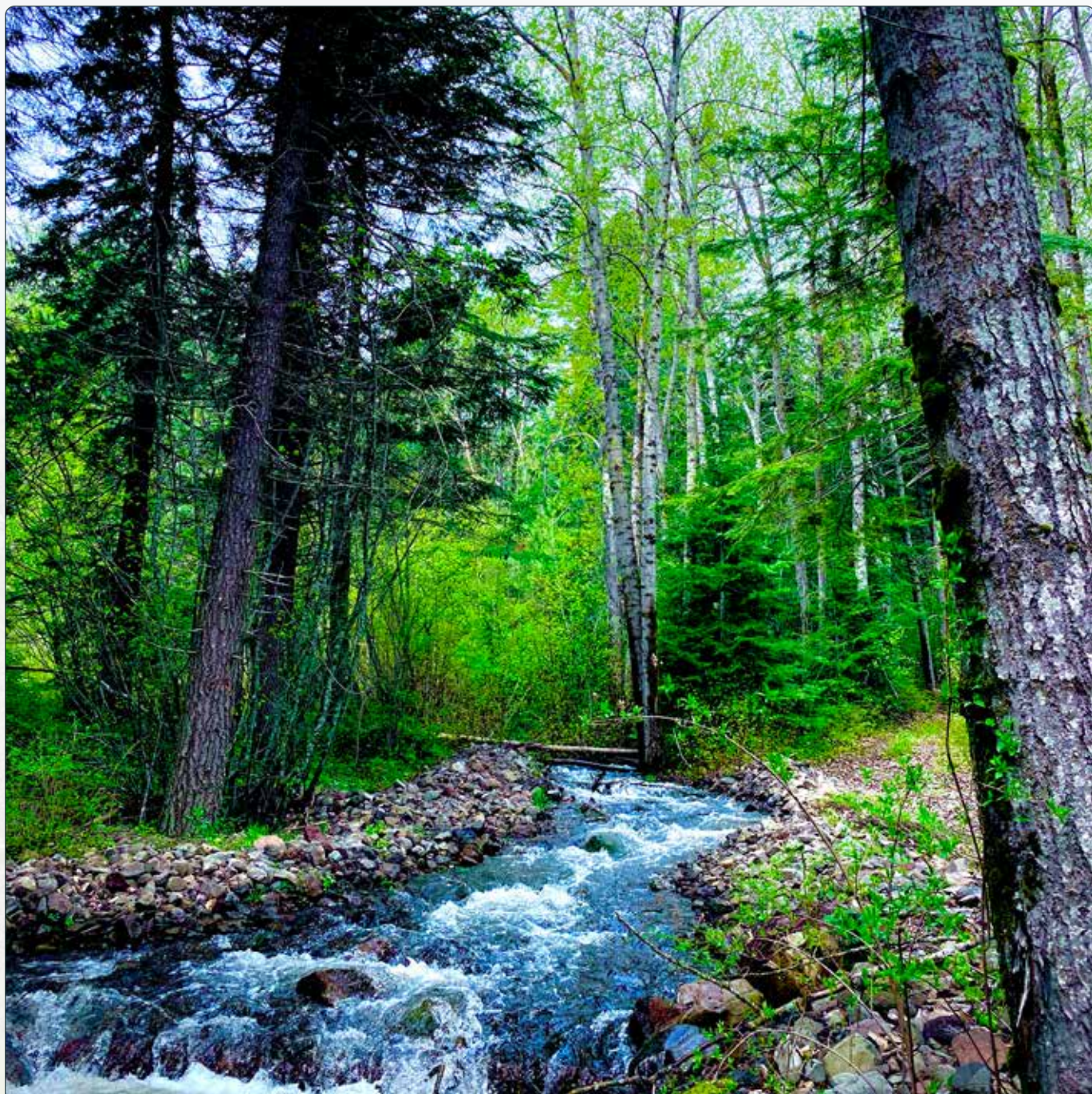


• ACREAGE •

The ranch consists of 120 acres, nestled at the base of the Mt. Emily unit and bordered by thousands of acres of public land. Timber, water, and seclusion really describe what this property has to offer. A large portion of the timber has not been harvested for many decades. A productive growing site for timber providing the ideal environment for vigorous growing Douglas Fir, Western Larch, Grand Fir, and Ponderosa Pine. A diversity of vegetation on the property also includes, Rocky Mountain Maple, Alder, Cottonwood, Yew, Dogwood, and various willows. Ninebark, Oceanspray, along with a plethora of mountain shrubs like snowberry and forbs are located throughout the ranch. The orchard is adjacent to an open meadow where wildlife is frequently observed. A variety of species enjoy this land throughout their lifecycle. Mule deer and turkeys frequent the property on a daily basis. Elk are known to cross the ranch as is evident by their tracks. The quality water, timber and diversity of food, cover and space, provide a tremendous opportunity for a Buyer looking to live a lifestyle connected to society yet completely tucked away in the forest.

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• POWER •

Single-phase electrical service provides power to all three homes, a large shop and some additional storage buildings.

• WATER •

Frizzell Creek is a high mountain perennial stream running nearly the full length of the property. The sound of the turbulent flowing waters can be enjoyed across the entire stream reach. The creek, pond, and hot-tub are all within a few steps from the main home. A gravity fed line provides water to the lawn and also serves as additional fire protection.

Potential for off-grid hydro power. Streamflow and elevation supply the unique opportunity to potentially install a Pelton wheel for off-grid living. Interested buyers would need to inquire if permits would be required from water resources to install such a system.



• IMPROVEMENTS •

MAIN HOME: Built in 1981, 2,912 sq. ft. includes 4 bedrooms and 2 bathrooms. Supplied by a well and septic system. Heated with a combination of propane stove and two mini-split heat pumps. Originally installed with ceiling heat, however it is not used at this time. Two decks attached to the house provide a good area for recreational gathering. Hot tub is a few steps from the home complete with a deck platform and covered roof overlooking the stream.

HOME #2: Built in 1941, 1,204 sq. ft. featuring 3 bedrooms and 1.5 bathrooms. Supplied by a well and septic system. Heated with a mini-split heat pump. Amenities include washer, dryer, refrigerator, and dishwasher.

HOME #3: Built in 1945, 680 sq. ft. featuring 2 bedrooms and 1 bathroom. Heat is supplied by electric wall heat and woodstove. Washer and dryer.

SHOP: 3 bay shop 40x80, 3200 sq. ft., metal roof and fully insulated. Shop area is separate from the main bays. The man cave provides the ideal spot for a mixture of both work and play.

DETACHED GARAGE: Built in 1940, 624 sq. ft., metal roof with sliding barn doors.

MULTI-PURPOSE SHED: Built in 1941, currently used for storage.

HAY SHED: Used for equipment storage and hay storage.





• TIMBER •

The soil survey indicates a mixture of silt loam to cobbly silt loam soils. Timber stand types range from Ponderosa Pine Dominant to Douglas Fir/ Western Larch. Both an over-story of commercial trees and pre-commercial trees exist on the property. Landowner has done minimal tree harvesting. Specifically focusing on the interface between the timber and main structures.

• GRAZING/FENCING •

Portions of the ranch are fenced. The upper end of the ranch is not fenced and allows for wildlife to travel without obstruction from private lands to the abundance of public land.

• CLIMATE/ELEVATION/RAINFALL •

The property ranges in elevation from 3,000' to 3,500'. Average annual precipitation based on vegetative observation ranges from 18" at the lower elevation of the ranch to 24" at the upper end.

• TAXES •

\$4,131 for the 2021 year.

• ZONING •

Tax lot 2200 is designated 600 Forest/Vacant, UC-A4 40 Acres
Tax lot 2100 is designated 551 Farm Use/EFU/IMP, UC-A4 120 Acres

• RECREATION & WILDLIFE •

The property qualifies for 2 Landowner Preference Tags. Additional rules may apply. Check with ODFW. In 2021 the Mt. Emily Unit offered spike only hunts for archery, and two separate rifle seasons. Drawing odds were very favorable. The unit is managed for trophy bull elk. Both archery and rifle tags are eligible to apply for "one bull elk". The tags are limited and typically take additional preference points to successfully draw.

• AREA INFO •

Summerville lies in the northern Grande Ronde Valley about 4 miles (6 km) northwest of Imbler along Summerville Road. Oregon Route 82 passes through Imbler, between La Grande to the southwest and Elgin to the northeast. Mill Creek, a tributary of Willow Creek, which itself is a tributary of the Grande Ronde River, flows through Summerville.



• HISTORY OF COUNTY/CITY •

Summerville was platted on September 20, 1873, along Ruckle Road by William H. Patten. Patten had a freight depot along Ruckles Road, only the second road over the Blue Mountains, which was a popular route over the Blue Mountains until it washed out in 1884. Speculators and investors then moved to Elgin, Oregon. An 1888 Sanborn map, the first of four of the city, shows an opera hall, bank, livery, drugstore, as well as other stores. In 1888, half of the main street buildings were destroyed in a fire, but were rebuilt soon after. As the town was already in a sharp commercial decline by 1910, buildings that were destroyed after then were not replaced. In 1890, the population was 280 people.

As of the 2010 census, there were 135 people, 45 households, and 38 families residing in the town.

La Grande is a city in Union County, Oregon, United States. Originally named "Brownsville," it was forced to change its name because that name was being used for a city in Linn County. Located in the Grande Ronde Valley, the city's name comes from an early French settler, Charles Dause, who often used the phrase "La Grande" to describe the area's beauty. The population was 13,082 at the 2010 census. It is the county seat of Union County. La Grande lies east of the Blue Mountains and southeast of Pendleton.

• EDUCATION •

Eastern Oregon University (EOU) is a public university in La Grande, Oregon. The university offers bachelor's and master's degrees. Most students obtain a B.S. degree, which requires one quarter of science, whereas a B.A. degree requires two years of a foreign language. In 2016, the university also began work to introduce a Bachelor of Applied Science (B.A.S.) degree with a vocational bent.



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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