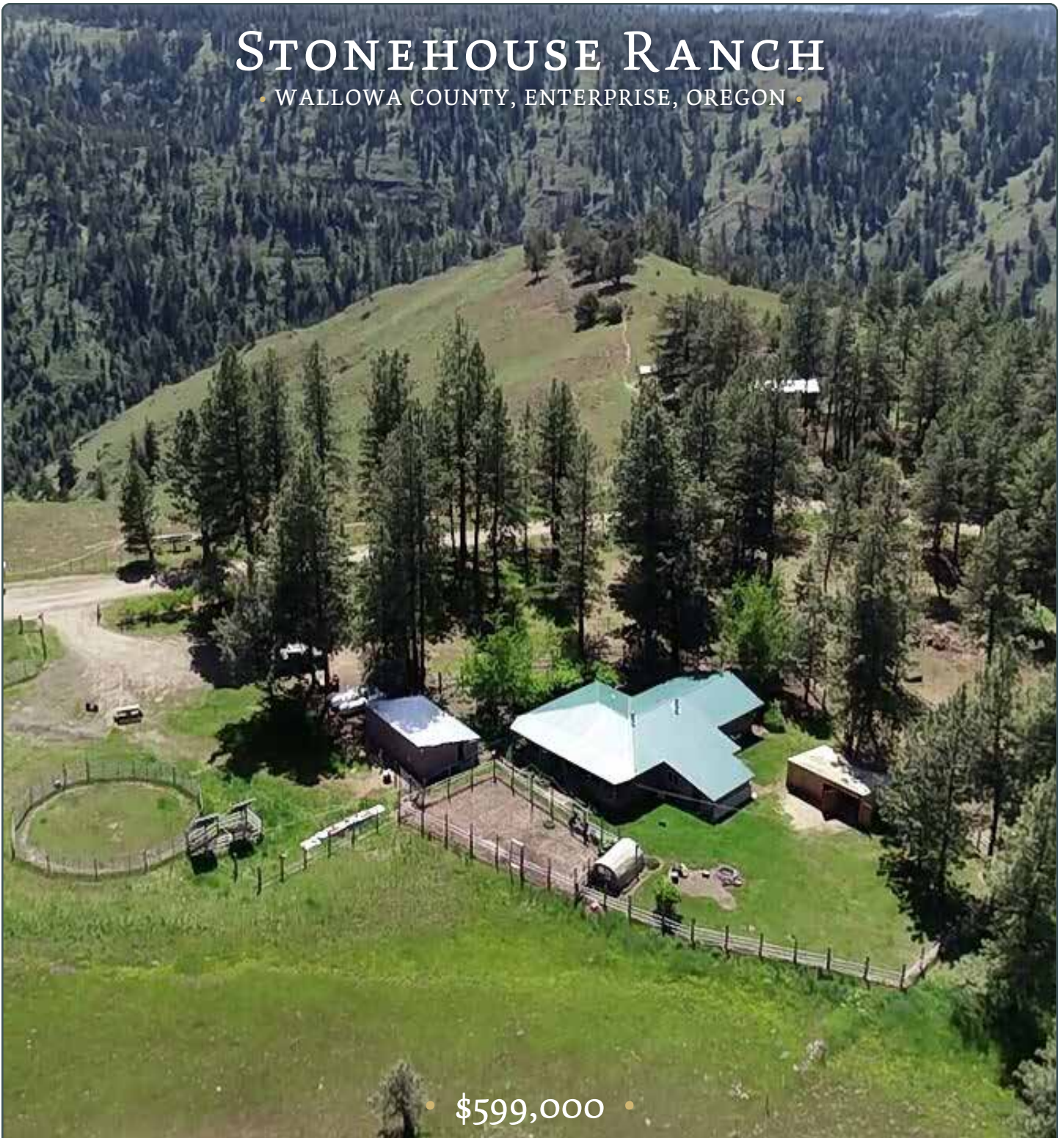


# STONEHOUSE RANCH

• WALLOWA COUNTY, ENTERPRISE, OREGON •



• \$599,000 •

*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:*

- Todd Longgood *Broker*
- Timothy "Scott" Coe *Broker*
- Christopher D. Stuvland *Principal Broker*



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#### • PROPERTY OVERVIEW •

The Stonehouse Ranch is a rare find for someone looking to be a self-sustaining modern homesteader wanting a complete off-grid property. Enjoy living in the Pines of Northeast Oregon with easy year-round access to and from the property. Backed by the beautiful Wallowa-Whitman National Forest, this 149± acre property will be “Turn Key” with all personal property staying with the off-grid ranch. Wallowa County is known to many as “The Oregon Alps” and is home to a thriving arts community in addition to ranching and timber. The property has breath taking 360-degree views of the Eagle Caps and Blue Mountains. Approximately 30± miles away is the small town of Enterprise, Oregon, where you will find the small community atmosphere, schools, hospital and medical care, stores, and services. The Hells Canyon National Recreation Area forms the eastern boundary of the county, while Wallowa Lake and the Eagle Cap Wilderness are at the southern boundary. Enjoy riding your horses, ATVs and snowmobiles over thousands of acres to explore out your back door. Seldom does a property become available that has everything that’s needed to be comfortable, no matter the weather or circumstances.





An aerial photograph of a large, multi-winged house with a light-colored roof, situated in a lush, green, wooded area. The house has several gables and a complex roofline. In the foreground, there's a fenced-in area with some smaller structures and a pond. The background is filled with dense evergreen trees.

## • QUICK FACTS •

- “Turn Key” - personal property to stay with the off-grid ranch.
- 2 Bed, 1 bath, single story, native stone and wood, 1,728 sq. ft. home.
- Shop
- Barn (with electric and running water)
- Fenced Corrals
- New wood and ATV storage building
- Garden
- Greenhouse
- Solar, propane, and wood operation systems
- Antlerless elk LOP tag
- Bordering Wallowa-Whitman National Forest
- Fabulous horse property
- Numerous elk and deer visit the wet weather pond on the property and graze by the house.
- Only home on a year-round County maintained gravel road, 6± miles from the state highway.
- No utility bills, completely self-sustaining with good well, updated electrical and solar panels, propane generator
- High speed internet to allow work from home, streaming and excellent cell service.
- Beautiful 360 degree views of Eagle Caps and Blue Mountains.

**ENERGY:** The entirely self-sufficient home is run by a combination of solar and propane energy. The solar system is newly updated and can run 3000 watts of solar energy to charge the battery bank. The batteries were replaced in 2015 to hold 17+KW of power. The propane system is operational from a newly installed 7.5KW Kubota Industrial diesel generator that was factory converted to propane. An Onan air cooled Genset provides the home with backup power. The home is provided with 120v from the generators, while the well system is supplied with 220v. Two, 1,000-gallon leased propane tanks have the ability to sustain the home for up to 3 years, securing this home with a truly off-grid capable lifestyle.





#### • IMPROVEMENTS •

- Single story, 2 bed, 1 bath, 1,728 sq. ft. native stone and wood-built home.
- Propane stove and oven
- Propane fridge with freezer and an additional full-sized propane upright freezer
- Propane water heater, washer, and propane dryer.
- Wood cookstove that heats the domestic hot water, wet bar, dining area
- Large south facing windows
- Entertainment center in living room provides additional wood stove and propane heat.

The barn has electric and running water. It is also equipped with a built-in chicken coop and a run-in shed for livestock, hay storage, tractor storage, as well as general storage. Other structures on the property include a wood/ATV shed and a greenhouse.







RECENT UPDATES INCLUDE:

- (5/2015) batteries replaced, 3000 watts of solar provide power to charge the 17+KW battery bank.
- (8/2016) installed, 7.5KW Kubota industrial diesel generator that was factory converted to propane and 7.5KW Onan air cooled Genset provides redundant backup power.
- (2017) New metal roof on the home
- (2018) Barn was re-roofed
- Newly built Wood/ATV Shed







• ACREAGE •

149.73± Acres

• DISTANCES TO OTHER CITIES •

Enterprise, OR - 30± miles

Lewiston, ID - 68± miles

La Grande, OR - 96± miles

Walla Walla, WA - 134± miles

Spokane, WA - 173± miles

Boise, ID - 263± miles

• TAXES •

\$1,617±

• INTERNET •

The house has High Speed Satellite Internet Service and a Wilson Cell Signal Booster that provides 3G or better cell service for all your communication needs.

• DOMESTIC WATER •

Operating at 5 GMP, a 680' well and 2, 85 gallon pressure tanks supply all of the water for the property. The solar/generator charging system and water systems are completely automatic and self-regulated, meaning no daily input required. Also, the system is wired and set up for a third, portable gas generator to be easily plugged in to run the entire system for triple redundancy.





### • ENERGY •

Newly updated 3000 watts of solar provide power to charge the 17+KW battery bank. All 8 of the batteries were replaced on 5/2015. A newly (installed 08/2016) 7.5KW Kubota Industrial diesel generator that was factory converted to propane and 7.5KW Onan air cooled genset provide redundant backup power. Generators supply 120v to house & 220v to the well system. There are 2 – 1,000 gallon propane tanks (leased) that provide fuel for up to 3 years.







### • HUNTING & FISHING •

Along with this property comes one LOP tag for antlerless elk. Outside of elk, the property supports a wide array of wildlife including deer, chukars, grouse, and turkeys. Hunting for edible mushroom species, such as morels, is also an opportunity in this area. Fishing for world class Kokanee in Wallowa Lake or Steelhead, trout and bass in the Grande Ronde River is just 45 minutes away.

### • OTHER RECREATION NEARBY •

Wallowa County and Lewis Clark Valley have some opportunities to explore, shop, eat, drink and truly enjoy some of the world's best-hidden gems. The Eagle Cap Wilderness which has over 50 glacial lakes, a mountain range, and wildflower-filled meadows, this area is nicknamed the "Little Alps." You can hike the

Chief Joseph Trail from Wallowa Lake to experience a waterfall a little more than a mile in. At Wallowa Lake State Park, enjoy fishing the stocked lake with Kokanee and Rainbow trout or rent a kayak, paddleboard, or motorboat throughout the day to enjoy endless family fun. Other fun things to do at the lake are miniature putting golf courses, bumper boats, go-karts, horseback riding, hiking trails, and visiting the historic lodge. The route of the Hells Canyon Scenic Byway is a loop that encircles the Wallowa Mountains, intersecting with Interstate 84 at La Grande and Baker City. Small towns, scattered along the drive, offer visitor services. The entire route is on a paved highway. Plan ahead—you'll find stretches of more than 80 miles without gas and with few services. A segment of the Byway between Joseph and Halfway closes with snow in the winter. See [Hellscanyonbyway.com](http://Hellscanyonbyway.com) for full article. Zumwalt Prairie is a grassland area located in Wallowa County in Northeast Oregon, United States. Measuring 330,000 acres, much of the land is used for agriculture, with some portions protected as the Zumwalt Prairie Preserve owned by The Nature Conservancy. Part of that portion is designated as a National Landmark. The high-altitude prairie is along the west edge of Hells Canyon on the Oregon-Idaho border. See full article at [Wikipedia.org/wiki/Zumwalt\\_Prairie](http://Wikipedia.org/wiki/Zumwalt_Prairie). Wallowa Lake Tramway is located at the Matterhorn Village near Wallowa Lake. The gondola opened in 1970 providing vertical ascent to the summit of Mt. Howard. See [Wallowalaketrampway.com](http://Wallowalaketrampway.com) for more information.







*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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**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.