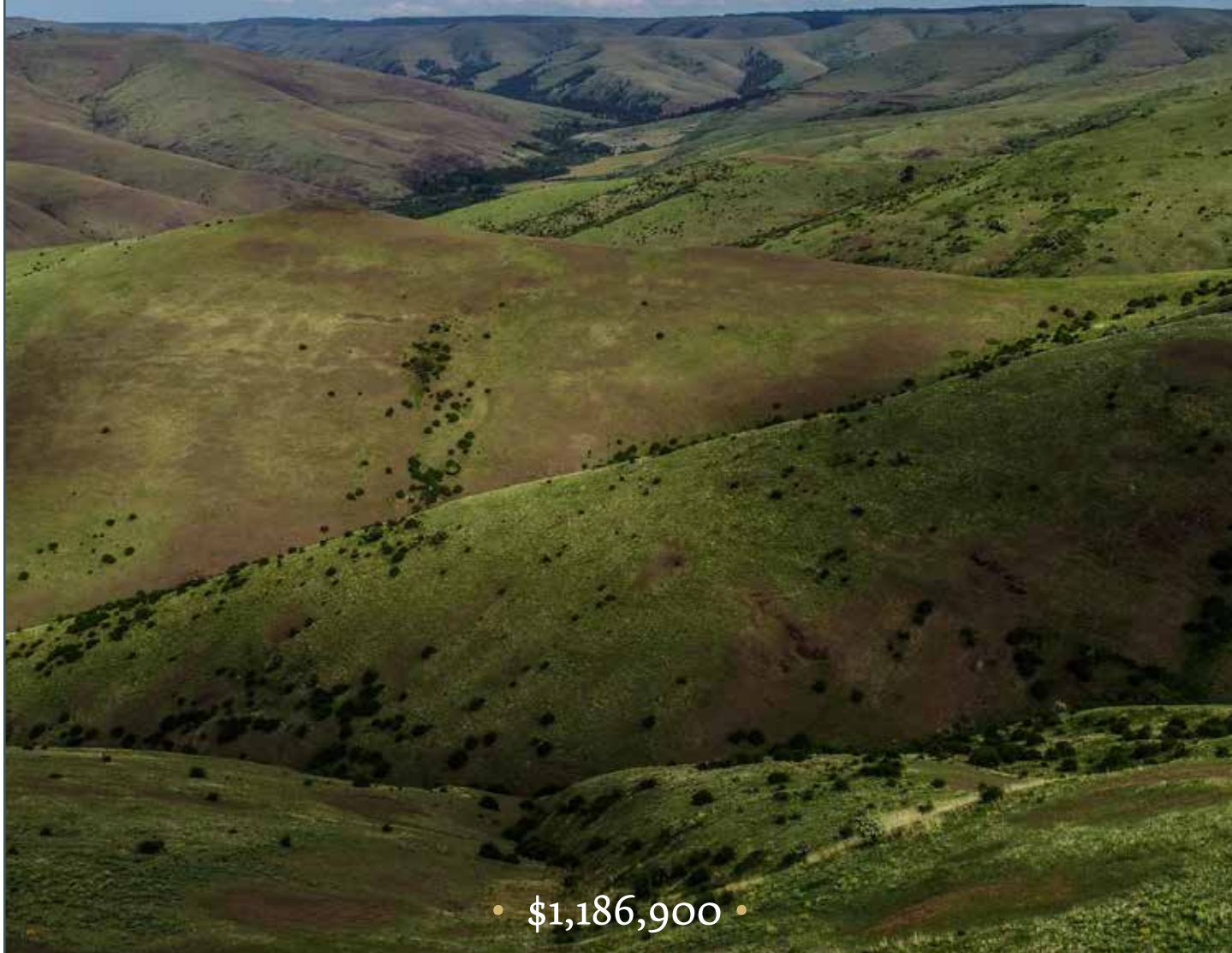


THE WELL-SPRINGS RANCH

• UMATILLA COUNTY, PILOT ROCK, OREGON •



• \$1,186,900 •

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

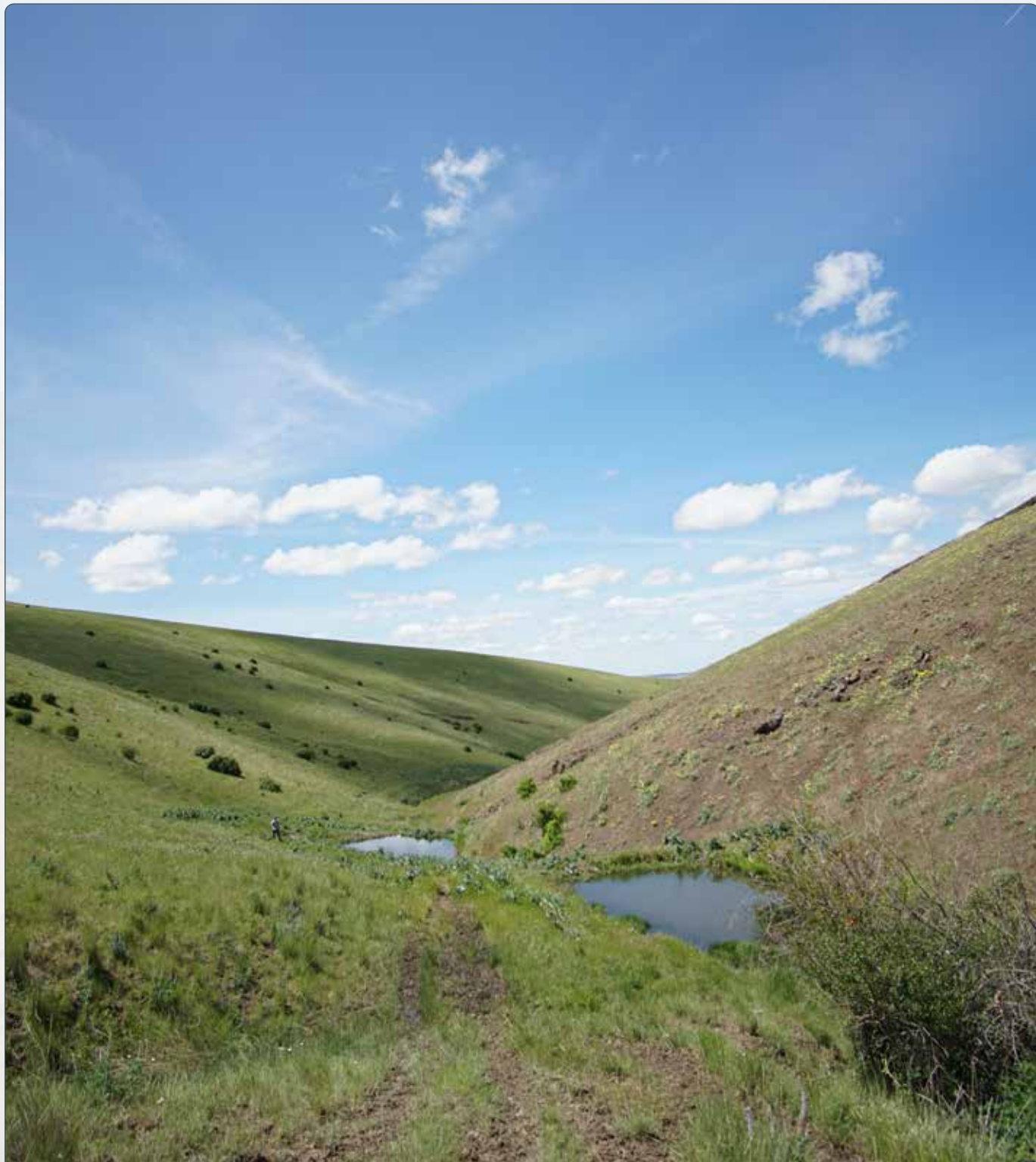
For further details, contact:

- Christopher D. Stuvland
Principal Broker



AMERICAN
AFR
FARM + RANCH

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



• PROPERTY OVERVIEW •

The Well-Springs Ranch is a beautiful testament to the diverse lands throughout Umatilla County, OR. Historically used for grazing and recreation, 2,158+/- all contiguous north-sloped acres provide high volume vegetation and great habitat for livestock and wildlife alike. The property is located a short distance East of Pilot Rock, OR overlooking McKay Creek. Located within the Ukiah Unit, the property allows for (3) three Land Owner Preference tags. Take advantage of the rare opportunities this property provides to the avid outdoorsman for generations to come.

• QUICK FACTS •

- Purchase Price- \$1,186,900 (\$550.00 Per Acre)
- 2,158± Contiguous North Sloped Deeded Acres
- Multiple Developed Water Sources (Ponds & Springs)
 - Full Perimeter Fencing
 - (3) Three Pastures
 - Feed Bunkers
- Leased Annual Grazing Providing ROI
- (3) Three Land Owner Preference Tags - Ukiah Unit
 - Buildable Home Site
- Property is accessed from McKay Creek Road.
- 16± Miles Southeast of Pendleton, OR
- Developed Road System Throughout Property
 - Exceptional Views
 - Private
 - Taxes \$4,088
- Zoned EFU, AG-1, Ag-2

• SPECIAL NOTE •

Seller will retain 160± acres and house on 1S33E Tax lot 1900 (2,240ac) and 1S33B Tax lot 1500 (78.18ac). Surveying is currently in process. Ask listing broker for further details.

Buyer to Assume current grazing lease. Grazing lease is from 4/15/2020 to 12/31/2020.

\$12,000± Annually

Copy of lease will be given upon request.





• 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 •

https://en.wikipedia.org/wiki/Oregon_Trail

<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 • 541-969-5383



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

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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.