

East Birch Irrigated Property
67794 Hwy 395 S
Pendleton, OR 97801

\$1,100,000
100.250± Acres
Umatilla County



East Birch Irrigated Property
Pendleton, OR / Umatilla County

SUMMARY

Address

67794 Hwy 395 S

City, State Zip

Pendleton, OR 97801

County

Umatilla County

Type

Farms, Commercial, Single Family

Latitude / Longitude

45.518153 / -118.806827

Taxes (Annually)

3643

Dwelling Square Feet

1820

Bedrooms / Bathrooms

3 / 2

Acreage

100.250

Price

\$1,100,000

Property Website

<https://whitneylandcompany.com/property/east-birch-irrigated-property-umatilla-oregon/41633/>



East Birch Irrigated Property Pendleton, OR / Umatilla County

PROPERTY DESCRIPTION

East Birch Irrigated Property

Price: \$1,100,000

Overview:

Discover the notable East Birch Irrigated Property, a turn-key operation located on 100.25 +/- deeded acres just north of Pilot Rock, OR. Impressive water rights from East Birch Creek and an irrigation well allow for distribution of water throughout the irrigated production acres to grow a variety of forage crops from year to year. This contiguous tract has been owned, developed, and operated by the same family for the past decade. The property features two houses, irrigated acres supporting diverse forage crops, rangeland, and two waterways that meander through the middle of property. The hay ground stands as a testament to the property's exceptional attributes, providing a profitable return on investment. Enjoy the benefits of rural living and abundant wildlife, all within easy reach of Pilot Rock—a small timber town offering a close-knit community, various stores, a gas station, excellent schools, and local services.

67794 Hwy 395 S

Pendleton, OR 97801

Map & Tax Lot:

1N [32-00-014600](#) Account Numbers: 118059

Acres: 100.25 +/- Acres

Zoned: EFU

FEMA Flood zone: Yes

2022 Taxes: \$3,643.35

Jurisdiction: Umatilla County, OR

Near By Towns:

Pilot Rock, OR- 3+/- Miles

Pendleton, OR- 12 +/- Miles

Hermiston, OR- 39 +/- Miles

Tri-Cities, WA- 81 +/- Miles

Portland, OR- 220 +/- Miles

Boise, ID- 234 +/- Miles

Access:

Access to the property is from Hwy 395 South-down a long private gravel road approximately 3 miles North of Pilot Rock, OR.

Homesite:



Main House:

1999 Fuqua Triple Wide- 1,820 +/- SqFt; 3bd-2bth w/garage

The main house has been well taken care of with multiple updates throughout. Enjoy the patio decking to the north of the house that overlooks the property. The main house's front yard is landscaped in a hybrid English Garden style with various medicinal herbs, edible fruits and berries. The side and backyard were designed with the homesteader in mind with many raised beds watered by drip irrigation for vegetable gardening. A detached two car garage is also south of the main house adding additional storage and somewhere to park a car.

Newer Updates:

- Vinyl flooring
- Tile in the bathroom and kitchen
- Forced air throughout-newer AC unit
- New PEX plumbing in west side from laundry room to bathroom.
- Plumbed propane for both fire place insert and behind range in kitchen
- On demand water heater
- Drip Irrigation for flower/vegetable beds

Second Older House:

1930 Stick built 1,100 +/- SqFt; 2bd- 1bth House

The older second house on the property embodies the classic charm of a 1930's 2-bedroom 1-bathroom bungalow, characterized by its exquisite wooden floors, elegant baseboards, and large windows offering views of the estate. Equipped with electric baseboard heat, an electric hot water heater, and a propane gas heating stove, the house also features a built-in hallway cabinet and a newer metal roof. While historically utilized as an office or multi-purpose space, it requires some attention. The foundation in the southwest corner has incurred damage, and the overall interior requires some repair and modernization to restore full functionality. Adjacent to the second older house lies the shared backyard with the main house that has an irrigated orchard producing peach, cherry, plum, apple, and medlar fruit trees, further enhancing the property's appeal.

Local Area Utilities:

-Electrical-Pacific Power

-3-Phase power is at the property. Seller estimates power bill during the Irrigation months May-Sept. is usually 5k-8k. Remaining power costs are \$50-\$100 on the off season.

-Propane- Morrow County Grain Growers

-Two tanks are present on the property. One 500 gallon tank services the triple wide and one 250 gallon tank for the older house. The estimate each get filled once annually each year.

-Garbage- Eastern Oregon Waste Management

-Cell Service- Covered and available

-Wi-Fi: Pendleton Fiber Optic or Windwave- Buyer to do own Due Diligence as to a service charge for bringing Wi-Fi to the home site. (If any).

Water:

2- Creeks; East Birch Creek, Stewart Creek

2- Wells; 1-Domestic, 1-Irrigation

Domestic Water Source:

The domestic water is supplied from a Well drilled on the property. The depth of the well is 105'. Static water level: 29' Gallons per minute: 75' This well has been shocked by the sellers annually.

Irrigation well:

The supplemental irrigation well water is supplied from a Well drilled on the property. The depth of the well is 450'. Static water level: 28' Gallons per minute: 1,000+/- Varies on depth. The Irrigation well received a new 60hp pump in 2020 with a variable frequency drive to aid in control over flow output.

Natural Springs:

The property has three natural springs on the south west portion that produce sufficient water to help aid in riparian wildlife habitat and clean water for livestock in the summer months.

Water Rights:

The property has both primary certificated water rights with a **priority date of 1890'** and supplemental permitted water rights with **priority date of 2005**. These rights are for both surface and ground rights. Buyer to work with the Umatilla County Water Master as part of their Due Diligence check any and all water right findings associated with the property. Seller, The Whitney Land Company or Real Estate Brokers make no representation to the condition or ready and able use of any and all water rights related to the property.

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. With some exceptions, cities, irrigators, businesses, and other water users must obtain a permit or license from the Water Resources Department to use water from any source - whether it is underground, or from lakes or streams.

Oregon's water laws are based on the principle of prior appropriation. This means the first person to obtain a water right on a stream is the last to be shut off during low streamflow's. In water-short times, the water right holder with the oldest date of priority can demand the water specified in their water right without regard for the needs of junior users. If there is a surplus beyond what is necessary to fulfill the senior right, the water right holder with the next oldest priority date can take what is available to satisfy needs under their right. This continues down the line until there is no surplus or until all rights are satisfied. The date of application for a permit to use water usually becomes the priority date of the right.

United States Department of Agriculture-Farm Service Agency:

Production Acres:

Farm-5289

Tract-11390

According to the United States Department of Agriculture-Farm Service Agency, form 156EZ indicates that the property has 75.73 Tract Cropland Acres. Historically, the Seller has used the property for irrigated forage crops. Further FSA map and forms are available upon request.

2023 Operation:

Primarily used as a hay operation. 75 +/- acres have been utilized to produce a variety of forage crops. Currently the fields are planted as follows:

Pure Alfalfa- 12 +/- Acres

Pure Orchard Grass- 18 +/- Acres



Mix of both Alfalfa & Orchard Grass- 33+/- Acres

Fallow- 12 +/- Acres (West side)- usually grain hay. But not seeded for 2023.

Average year for the farm is 3-cuttings for a total of 6+/- tons to the acre. First cutting usually is after Memorial Day. Currently the Seller is responsible for all aspects of the operation including the irrigation, spraying, fertilizer etc. Then the seller has the hay custom cut and baled by a local farmer in the area. Typical fertilizer that is applied for all the acres is approximately 13 tons or about \$6,500.00 dollars annually.

Grazing:

The owners have used some pasture for two cow/calf pairs that are kept for meat purposes for the sellers.

Pasture/Topography:

The Property is primarily flat useable ground. Most all of the property is in hay with limited ground as a homesite or creek beds.

Boundary Fencing:

The property does not have a boundary fence around the property; Buyers are to do their Due Diligence to their own satisfaction with existing fences and boundary lines.

Surrounding bordering land:

The property is bordered by private landowners on all sides.

Wildlife:

The property owners have seen a variety of wildlife on the property, including deer, cougar, fox, coyotes, turkeys, pheasant and grouse. The own speaks of the wildlife activity as one of the main joys of the property.

Landowner Preference Tags:

Located in the Columbia Basin Unit, the property qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish & Wildlife guidelines. These tags are only eligible for Antlerless Deer, Antlerless Elk (Additional rules may apply-see the ODFW Big Game Hunting Regulations book or call the local Oregon Department of Fish and Wildlife located in Pendleton, Oregon, at [541-276-2344](tel:541-276-2344).

Personal Property Conveyed within the Full Purchase Price:

- Conex storage
- Garage shelving
- Stainless steel Kenmore Pro stove with convection oven
- Stainless steel Kenmore Elite Refrigerator
- Window fixtures and curtains
- Garden, orchard, and raised bed drip lines
- Irrigation
 - 15hp Pump & Trailer
 - Wheel lines & movers
 - Handlines
 - Pipe Trailer
 - Irrigation Couplers, Hoses, Openers, et al
 - Repair parts, gaskets, nozzles, sprinklers, et al

Items to convey if not sold prior to closure:

- Ford truck F350 2001
- Kubota 2005 RTV 900G
- Toro stand behind commercial mower 36 inch deck , zero turn



Nearby Recreation- (Additional Hunting and Fishing)

McKay Reservoir:

McKay Dam is located on McKay Creek, about 3+/- miles from the property in-between Pilot rock and Pendleton. It was constructed to furnish a supplementary supply of water to Stanfield and Westland Irrigation Districts. This 1,200-acre reservoir permits fishing from Mar. 1 through Sept 30. Available species include rainbow trout, crappie, largemouth bass, smallmouth bass, sunfish, and yellow perch.

Umatilla National Forest:

Not far south from Pilot Rock, OR is the Umatilla National Forest, where you will find miles of forest roads that can be used to travel up to Ukiah, OR, and or beyond. The Umatilla National Forest is known for its wildlife and endless recreation, from wild mushroom or huckleberry picking to the many hunting spots the public uses.

Indian Lake:

Indian Lake (Lake Hiyúumptipin) is operated by the Confederated Tribes of the Umatilla Indian Reservation and is located not far southeast of the property on the Umatilla Indian Reservation.

Lake Hiyúumptipin (which translates as "grizzly bear devouring") offers a relaxing atmosphere to camp, picnic, fish, and or boat in the Blue Mountains southeast of Pilot Rock, OR. At an elevation of 4,200 feet, the Indian Lake Recreation Area lies near the crest of the Blue Mountains. Buyers must do their due diligence into licenses required by the tribe to fish and camp there.

Pilot Rock:

Welcome to the City of Pilot Rock

"The Rock," as it is known to locals, can be seen from the base of the Blue Mountains on a clear day 12 miles away.

The City of Pilot Rock was named for the prominent basalt rock formation located on the west side of the town, which was visible from the old Oregon Trail and used as an aim point by wagon trains traveling Emigrant Pass and Cabbage Hill.

Pilot Rock is located in Northeastern Oregon, approximately 15 miles south of Pendleton, in the foothills of the Blue Mountains. It is a small community of 1505. The primary industries are timber and agriculture. Pilot Rock is home to one mill: Woodgrain Lumber.

Rolling hills of grassland and grain fields depict the land at the Blue Mountains' base.

Pilot Rock is located at the confluence of East and West Birch Creek, tributaries of the Umatilla River.

The population was 1502 at the 2010 census.

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:

<http://www.co.umatilla.or.us/history.html>

http://www.critfc.org/member_tribes_overview/the-confederated-tribes-of-the-umatilla-indian-reservation/



<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/>

<http://www.dfw.state.or.us/>

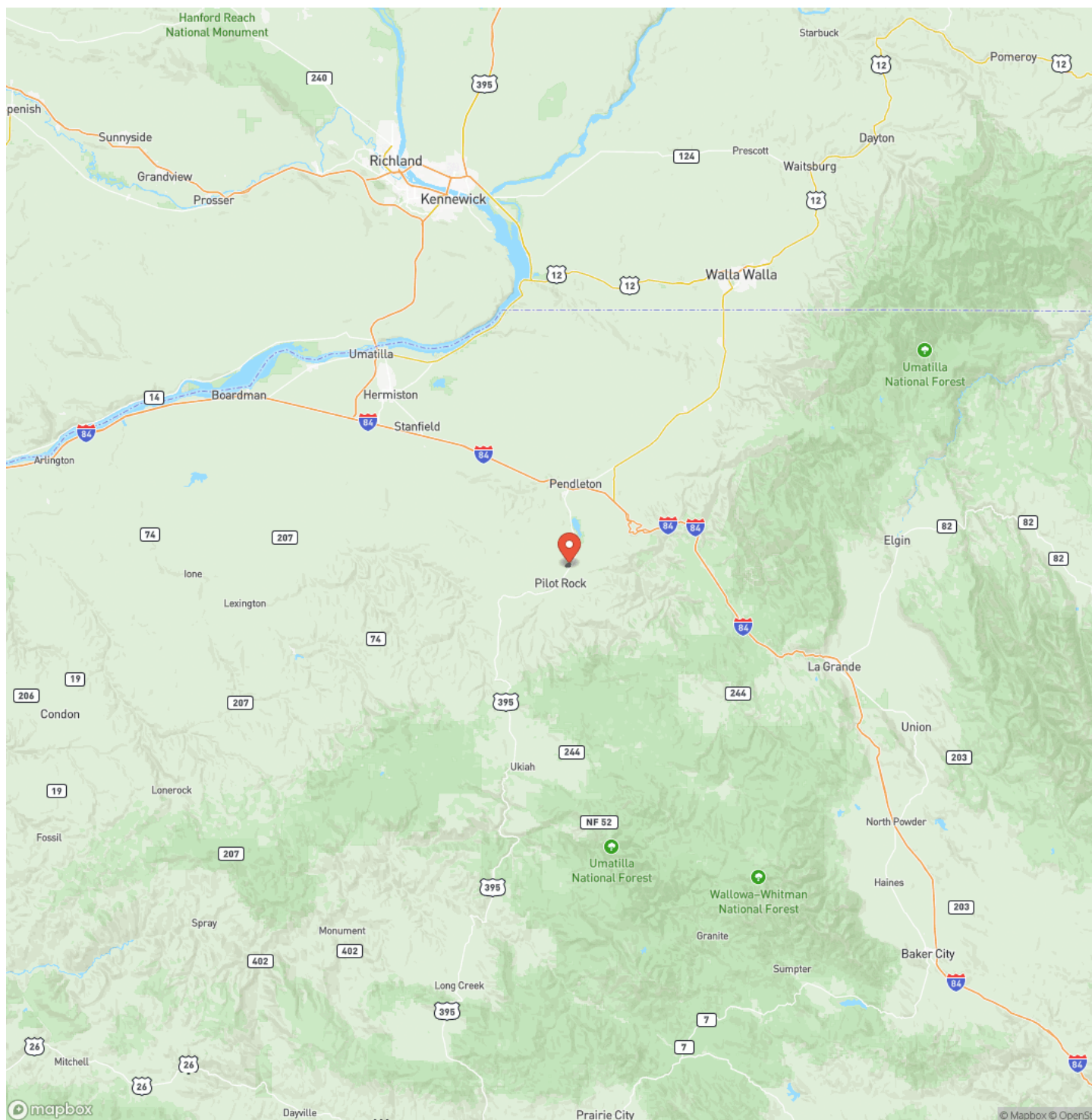
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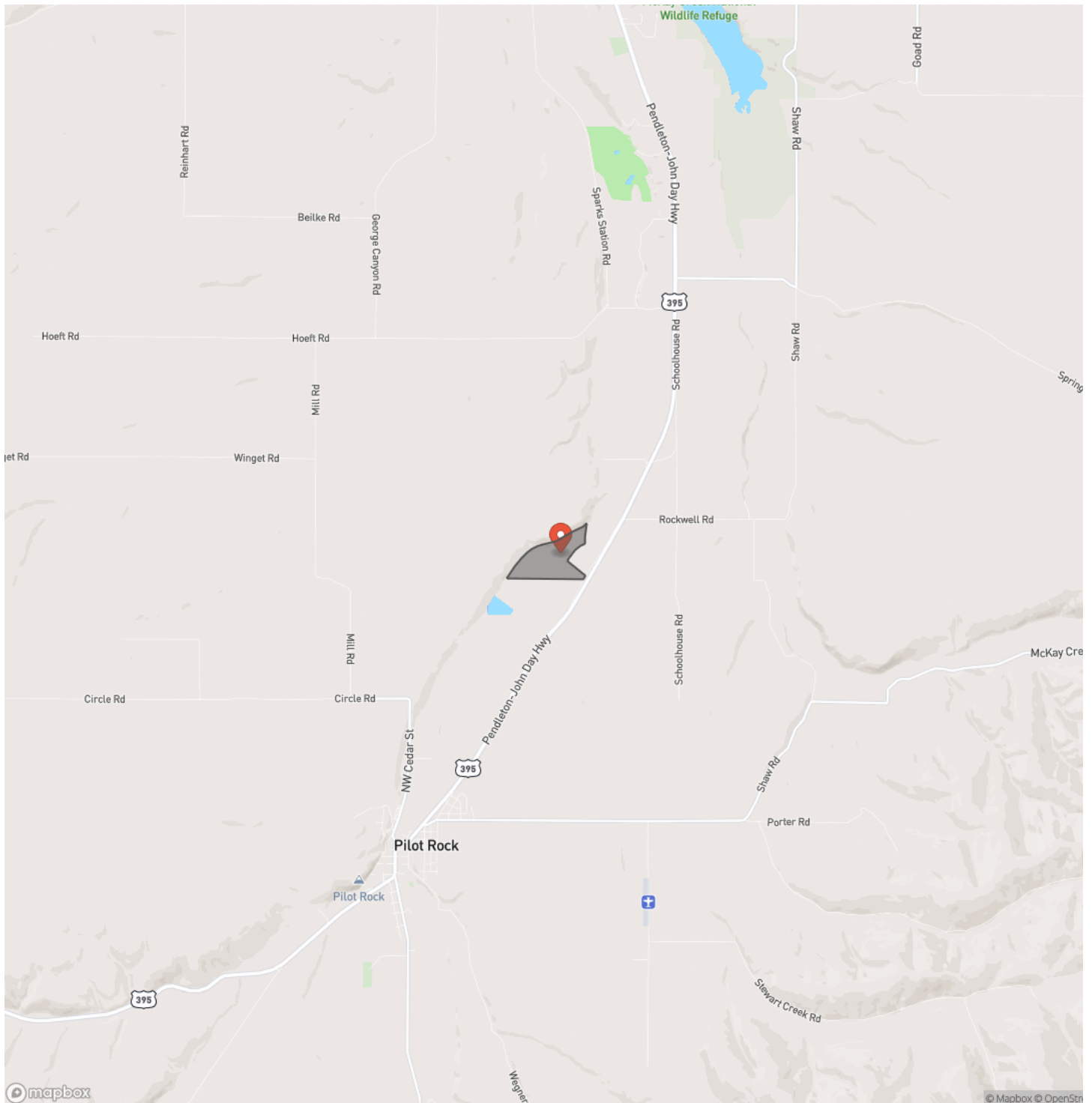
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Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
whitneylandcompany.com

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