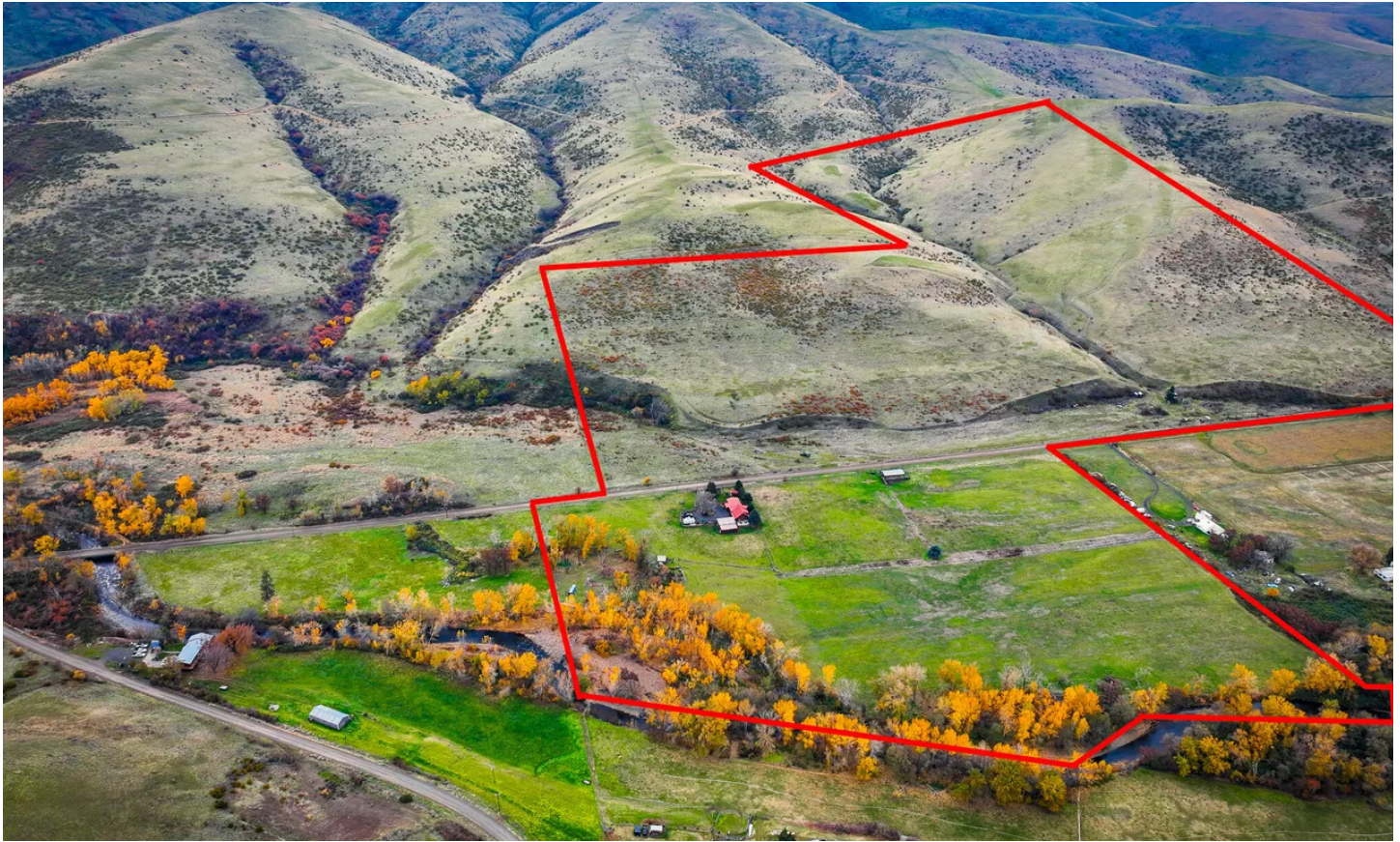


**Circle H Ranch**  
46233 McKay Creek Road  
Pilot Rock, OR 97868

**\$925,000**  
146± Acres  
Umatilla County





**Circle H Ranch**  
**Pilot Rock, OR / Umatilla County**

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**SUMMARY**

**Address**

46233 McKay Creek Road

**City, State Zip**

Pilot Rock, OR 97868

**County**

Umatilla County

**Type**

Farms, Hunting Land, Residential Property, Ranches

**Latitude / Longitude**

45.5069 / -118.7015

**Taxes (Annually)**

2020

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

146

**Price**

\$925,000

**Property Website**

<https://whitneylandcompany.com/property/circle-h-ranch-umatilla-oregon/48474/>



**MORE INFO ONLINE:**

**<https://whitneylandcompany.com/>**

## Circle H Ranch Pilot Rock, OR / Umatilla County

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### **PROPERTY DESCRIPTION**

#### **Overview:**

Welcome to Circle H Ranch located outside Pilot Rock, OR, and at the base of Blue Mountain foothills. This is a place where the genuine care and love of its devoted owners resonate in every corner. The estate offers 146 +/- acres featuring two homesites-a beautifully remodeled custom manufactured home with a rustic log cabin addition to the north, vaulted ceilings that capture the essence overlooking the beautiful McKay Creek frontage, flat and gently rolling native grasslands to the South and flat wheel line irrigation acres to the North. Additionally, to the south on vacant land there is power available and a drilled well should someone want to build an additional dwelling. Other amenities include a hay barn, a corral, an RV hookup, a wood heated shop, and an outdoor patio with a relaxing hot tub.

As you explore, you'll find that the details reflect not just meticulous design but a history of personal touches. Historically used for hay production and running cattle, this property is positioned perfectly for outdoor recreation with the unique opportunity for rural living and abundant wildlife. Not far from the property is the town of Pilot Rock, where you will find a small community atmosphere with multiple stores, a gas station, excellent schools, and local services. This is more than a property or a ranch; it's a home that has been cherished and thoughtfully improved over the years. From the cozy interiors to the practical conveniences, Circle H Ranch is a testament to a life well-lived, ready to offer comfort and warmth to its new owners. Welcome to the property that can bring your whole family onto one

#### **Address:**

46233 McKay Creek Road

Pilot Rock, OR 97868

46054 McKay Creek Road-Vacant land (can be bought separate)

Pilot Rock, OR 97868

#### **Wildlife:**

The property owners have seen a variety of wildlife on the property, including deer, elk, cougar, fox, coyotes, turkeys, and grouse. The owner speaks of the wildlife activity as one of the main joys of the property. "You are far enough out from town, and with the McKay creek below the property and natural spring ponds up the canyon, you see a bit of everything! It is beautiful and fun."

#### **Landowner Preference Tags:**

Located in the Ukiah Unit, the property qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish and 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) .

#### **Fishing:**

The Seller speaks of magical days on McKay Creek when the creek is full of active fish and the weather is perfect. Walk down to the creek side and try your luck fishing for trout open year-round.

Please note that McKay Creek is closed to angling for salmon and steelhead by permanent rule. McKay Creek falls within the Umatilla 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 Pendleton, Oregon, at [541-276-2344](tel:541-276-2344) .)

Reservation boundary regulations through the CTUIR are-catch and release fly-fishing only with a single barbless hook is allowed January 1 to April 22, and November 1 to December 31, 2024. Regular catch and keep regulations apply April 23 to October 31, 2024. CTUIR requires an applicant buy a CTUIR fishing license aside from ODFW.

**Total Acres:** 146.43 +/- Acres



Acres: 28.25 +/- Acres-North bottom ground

118.18 +/- Acres-South range ground

### **2023 Agricultural Operations:**

Primarily used as a hay operation. 25 +/- acres have been utilized to produce a variety of forage crops. Currently the fields are planted as follows:

Orchard Grass- 25 +/- Acres

Average year for the farm is 3-cuttings for a total of 6+/- tons to the acre. First cutting usually is after Memorial Day. Historically, the Seller has leased out the operation to a local farmer on an annual basis. Currently there is no lease in place for the 2024 crop year.

### **Grazing:**

The owners have used the acreage for 10 to 20- cow/calf pairs for a five-month grazing period during the spring and summer months. Additional pasture was used with this property to aid in feeding. It is recommended Buyer do their own due diligence as to the correct stocking rate for the property.

### **\*Two Homesites\***

Homesites:

Circle H Homestead isn't just a property; it's a testament to years of care and love from its dedicated sellers. The meticulous attention to detail shines through in every corner of this home, a reflection of the passion and craftsmanship poured into its custom work. Each feature tells a story of thoughtful care and pride, making this not just a house but a cherished home, ready to embrace its new owners with the same warmth and character that has defined it through the years.

1986- Brand-Guerdon Model-Kingswood

1,404 +/- Sqft 3-bed, 2-bath

North Log Addition- Two Stories

796+/- Sqft and loft is 624 +/- Sqft

The addition boasts a double-sided gas fireplace with beautiful hardwood floors, a distinctive brass step bar, and an entertainment space creating a cozy and stylish ambiance. Additionally, it includes a loft with a pool table and expansive views, adding a recreational and visually captivating element to the space. The vaulted ceilings in the addition add a touch of elegance, while the enclosed mudroom entrance enhances practicality.

The heart of the home, the kitchen and bathrooms, have been updated, marrying modern convenience with classic charm. A brand-new pellet stove aids in the help of heating the home throughout. Step outside onto the concrete patio to the north, ideal for entertaining or simply enjoying the beautiful surroundings. A covered porch and overhang provide the perfect spots to unwind and take in the beauty of Circle H Homestead.

### **Additional Homesite:**

Currently, there is an old homesite to the south of the county road on the range land portion of the property. The property does have a county site address, power, and a drilled well. The home's and outbuildings' conditions are inhabitable and likely would need to be torn down and replaced.

Planning/Building:

The Tribal Planning Office will generally be your first stop if you want to build or replace the existing house on the property. The current Planning & Building staff will help ensure sure all projects on the Umatilla Indian Reservation have the necessary permits, and they review all proposed projects for adherence to the CTUIR Land Development Code and all the adopted Building Codes. Once permits are issued, Planning & Building staff also provides inspection services for ongoing work on constructed, renovated, or demolished buildings. Buyer to do own Due Diligence with the Tribal Planning Department to ensure Buyer's satisfaction of the buildable aspect of the property. [541-276-3099](https://www.tribalplanning.org/) -Tribal Planning Department

Buyer(s) should review the Sub-Chapter AG-2 zoning description of the Land Development Code for the Confederated Tribes of the Umatilla Indian Reservation and Development Permit Process as part of their Due Diligence for building on the property.



**Local Area Utilities:**

Electrical-Umatilla Electric Co-op

Propane- Morrow County Grain Growers

Garbage- Eastern Oregon Waste Management

A phone landline would be the primary source of contact.

No to limited LTE service is located at the home site.

Wi-Fi: W-Tech link provides 4 Mbps or 8 Mbps plans in that area. Current monthly rates are \$39 +/- per month for 4 Mbps and \$63 +/- for 8 Mbps. Buyer to do own Due Diligence as to a service charge for bringing Wi-Fi to the home site. (If any).

**Water:**

1- Creek; McKay Creek

3- Wells; 2-Domestic, 1-Irrigation

2-Natural Springs

**Domestic Water Source:**

The domestic water is supplied from a Well drilled on the property that supplies the current residence. The depth of the well is Unknown. Static water level: Unknown. Gallons per minute: Unknown. There is currently no well log found for the Domestic water source.

The domestic water is supplied from a Well drilled on the range land south of the county road on the additional homesite is: The depth of the well is 140ft. Static water level:0 Gallons per minute: 350+

**Seller Disclosure:** While there is a well that is drilled and present at the homesite, the sellers have never used it since their purchase. The condition of the well and potability for drinking is unknown to the Seller and it is recommended that a professional be hired for examination during Buyers Due Diligence period.

**Irrigation well:**

The supplemental irrigation well water is supplied from a Well drilled on the property. The depth of the well is 175'. Static water level: 13' Gallons per minute: 500+/- Varies on depth. The Irrigation well is serviced by a 20 hp variable Frequency Drive pump. The pump was installed in 2017.

**Natural Springs:**

The property has two natural springs on the upper 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 1979' and supplemental permitted water rights with priority date of 2015. These rights are for both surface and ground rights. Buyer to work with the Umatilla County Water Master as part of their Due Diligence on any and all water right findings associated with the property. Seller. The Whitney Land Company or Real Estate Brokers make no representation as 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.

Buyer to work with the Umatilla County Water Master as part of their Due Diligence on any and all water right findings associated with the property. Seller makes no representation as to the condition or ready and able use of any and all water rights related to the property.

**Mineral & Oil Rights:**

Seller Disclosure: Reservations of 50% of gas, oil and mineral on the southside 118+/- acres of the property have been retained by a prior property owner and will not transfer at closing. Further information will be available upon review of the Preliminary Title Report.

**United States Department of Agriculture-Farm Service Agency:**

Production Acres:

Farm-1780

Tract-829

According to the United States Department of Agriculture-Farm Service Agency, form 156EZ indicates that the property has 59.55 Tract Cropland Acres on the south side. Historically, the Seller has used the south side property for range production for livestock grazing.

**Pasture/Topography:**

The Property has approximately 38+/- acres of primarily flat usable bottom ground as you would see next to a creek. The remaining acreage is primarily slopped pasture of grazable native vegetation for livestock and wildlife.

**Boundary Fencing:**

The property boundary is fenced with cross-fencing in spots on 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 to the North, South and East by private landowners. The confederated tribes of the Umatilla Indian reservation own to the West border.

**Map & Tax Lot:**

1S33-00-05300 Account Numbers: 106010

1S33-00-05300 Account Numbers: 146264

1S33-00-05800 Account Numbers: 106017

1S33-00-05900 Account Numbers: 106014

**Zoned:** AG-2

**2023 Taxes:** \$2,020.10

**Jurisdiction:** CTUIR-Confederated Tribes of the Umatilla Indian Reservation

**Near By Towns:**



Pilot Rock, OR- 8 +/- Miles

Pendleton, OR- 18 +/- Miles

Hermiston, OR- 45 +/- Miles

Tri-Cities, WA- 86 +/- Miles

Portland, OR- 226 +/- Miles

Boise, ID- 230 +/- Miles

**Access:**

Access to the property is from McKay Creek Road, a County maintained gravel road approximately 8 miles East of Pilot Rock, OR.

Nearby Recreation- (Additional Public Hunting and Fishing)

McKay Reservoir:

McKay Dam is located on McKay Creek, about 12 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 Hiyúumtipin) 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 Hiyúumtipin (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.

Confederated Tribes of the Umatilla Indian Reservation





The Umatilla reservation, Nicht-Yow-Way Country, is the home of the Cayuse, Umatilla and Walla Walla Bands of Native American Indians. When the leaders of the three tribes signed a treaty with the United States in 1855, they ceded 6.4 million acres of homeland in what is now northeastern Oregon and southeastern Washington. The 172,000-acre Umatilla Indian Reservation, almost half of which is owned by non-Indians, includes significant portions of the Umatilla River watershed.

Today the confederation, united under a single tribal government adopted in 1949, numbers over 2,800 members (2011). The Umatilla are governed by a Board of Trustees composed of nine members elected by the General Council. Tribal headquarters are located in Mission, just outside Pendleton, Oregon.

The Umatilla River and Grande Ronde rivers have been the focus of the tribe's fish restoration activities for more than a decade. Under the tribe's leadership, salmon were reintroduced in the Umatilla River in the early 1980s. The tribe, along with the state of Oregon, operates egg-taking, spawning, and other propagation facilities that are helping restore salmon runs. The tribe successfully reintroduced chinook salmon to the Umatilla River after 70 years of extinction.

Other river basins in which the tribe has co-management responsibilities are the Columbia, Snake, Walla Walla, Tucannon, Grande Ronde, John Day, and Imnaha. In recent times, tribal fisheries have occurred only on the Umatilla and Columbia rivers.

#### 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/](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/>

<http://ctuir.org/tribal-services/planning/planning-and-permitting>



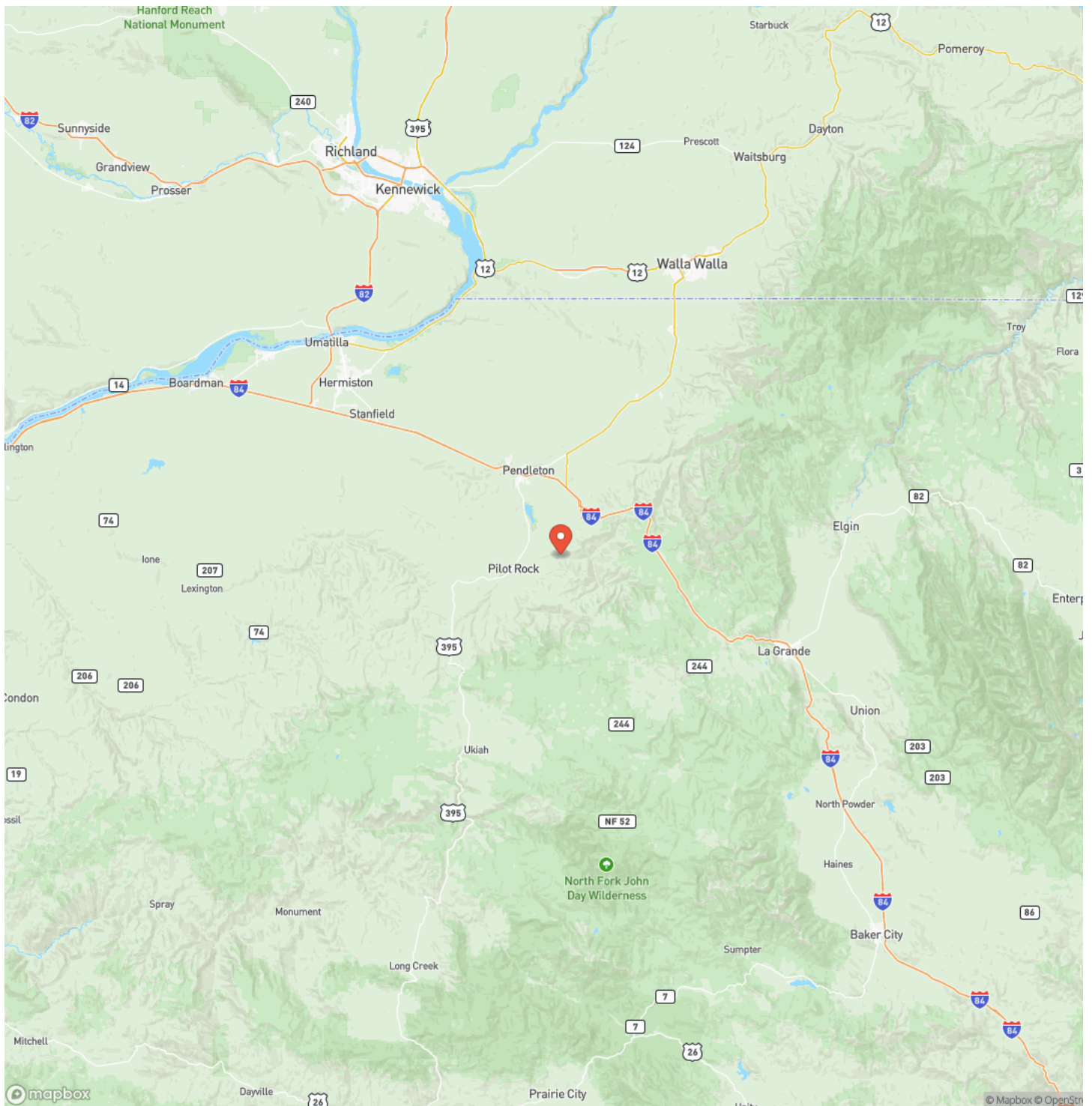


Circle H Ranch  
Pilot Rock, OR / Umatilla County

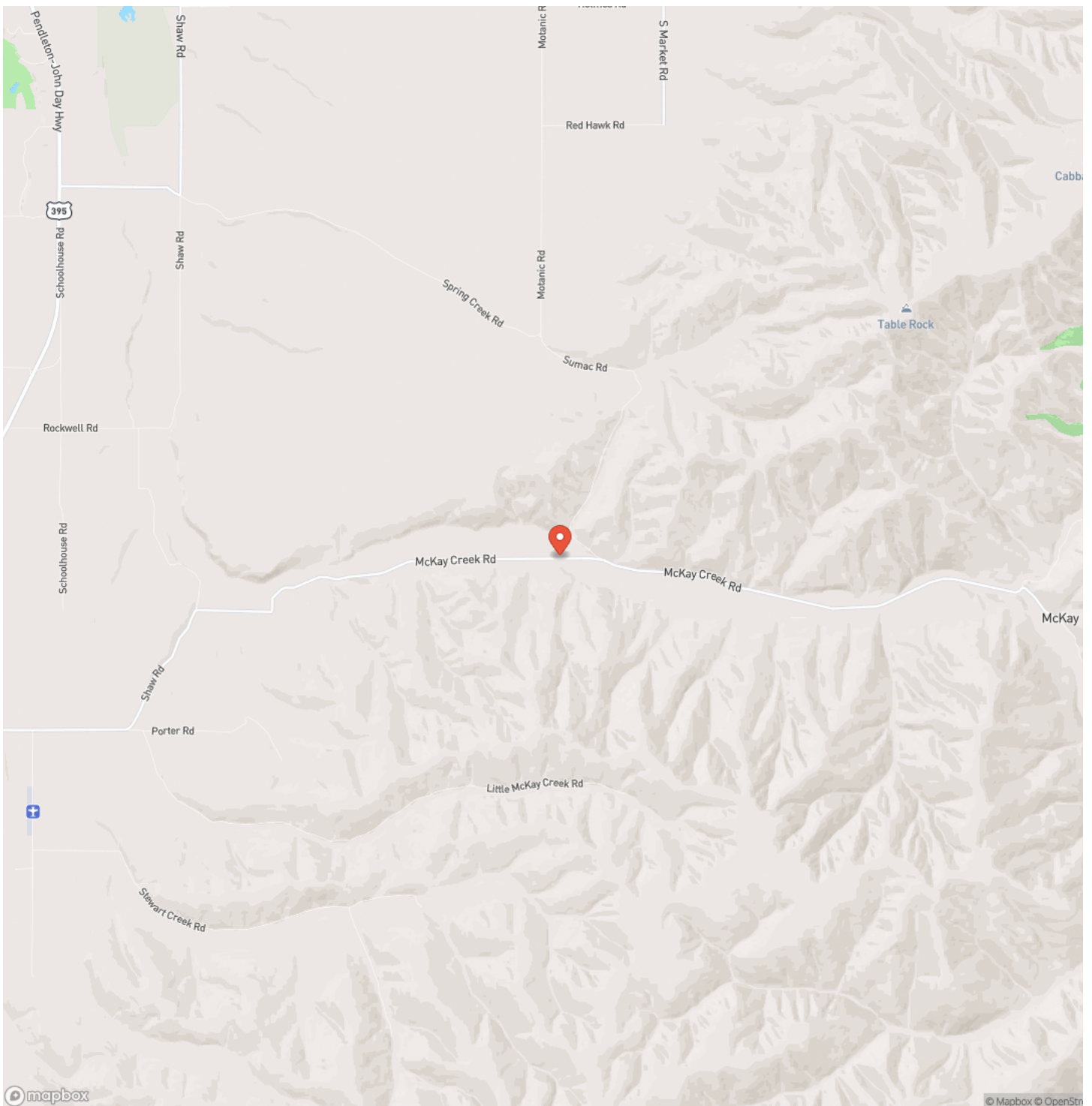




## Locator Map



## Locator Map





## Satellite Map





**Circle H Ranch**  
**Pilot Rock, OR / Umatilla County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Christopher D. Stuvland

## Mobile

(541) 969-5383

## Office

(541) 278-4444

## Email

chris@whitneylandcompany.com

**Address**

101 SE 3rd

## City / State / Zip

Pendleton, OR 97801

## NOTES



**MORE INFO ONLINE:**

**<https://whitneylandcompany.com/>**

## This image shows a single sheet of white paper with horizontal 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.



**<https://whitneylandcompany.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**The Whitney Land Company**  
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