

**Well Springs Homestead**  
44743 McKay Creek Rd  
Pilot Rock, OR 97868

**\$1,100,000**  
144.460± Acres  
Umatilla County





**Well Springs Homestead**  
**Pilot Rock, OR / Umatilla County**

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**SUMMARY**

**Address**

44743 McKay Creek Rd

**City, State Zip**

Pilot Rock, OR 97868

**County**

Umatilla County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

45.500563 / -118.757128

**Taxes (Annually)**

429740

**Dwelling Square Feet**

3200

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

144.460

**Price**

\$1,100,000

**Property Website**

<https://whitneylandcompany.com/property/well-springs-homestead-umatilla-oregon/54781/>



## **PROPERTY DESCRIPTION**

### **Well Springs Homestead:**

Tucked away in the base of the Blue Mountain foothills and out of sight from the public eye is the Well Springs Homestead. Located just outside Pilot Rock, OR, this 144 +/- acre estate provides someone the spot to escape it all. Enjoy a beautiful 3,200+/- sqft custom-built home positioned to absorb the striking ever-shifting light from sunrises or sunsets bouncing from the red rock walls overlooking the beautiful McKay Creek. Embark on your journey towards self-sufficiency, where the rhythms of nature set the pace for a life lived close to the land. Overlooking McKay Creek, you'll find a property where wildlife flourishes and the land offers boundless possibilities. Water rights from McKay Creek and an irrigation well allow water to be distributed throughout the irrigated production acres to grow various forage crops annually. 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. Ready to support your endeavors, this is more than just a simple hobby farm—it's a canvas for your dreams to unfold. Embrace the call of the adventure and carve out your own path towards a life lived in the country with harmony and nature.

Insko, Alan M & Ruth G

44743 McKay Creek Rd

Pilot Rock, OR 97868

**Acres:** 144.46 +/-

**2023 Taxes:** \$4,297.40

### **Wildlife:**

Every day on the property brings a new experience. Situated at the edge of diverse habitats, this property showcases the beauty of seasonal transitions. Weather patterns shift, wildlife behavior changes, and the landscape transforms in color from one season to the next. Morning and evening light paints a stunning backdrop, making every day an adventure. The property owners have seen a variety of wildlife on the property, including deer, elk, cougar, fox, coyotes, an abundance of pheasants, geese, doves, and turkeys. 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 springs running through the property, you see a bit of everything! It is beautiful and fun."

### **Fishing:**

No two days are alike on the creek. Living at the bottom of a canyon accentuates seasonal changes. There is a twist or turn in the weather most days, plus the changing flow and character of the creek, and rapid changes in vegetation from one season to the next. The patterns of light on the canyon walls in the morning and as the sunsets are always changing. The colors of the canyon shift with changes in the weather, challenging every fisherman day by day. 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).)

As you move up the creek and across the reservation boundary regulations change and another license is needed—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.

### **Landowner Preference Tags:**



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

This property offers excellent upland bird hunting opportunities, suitable for both families and individual hunters. The diverse habitat and seasonal changes create a dynamic environment, making each hunting outing unique. The landscape provides ideal conditions for a variety of upland game birds, and the picturesque surroundings enhance the overall experience. Its reputation for offering quality upland bird hunting experiences is supported by its diverse habitats, making it an ideal location for hunters seeking outdoor adventures.

#### **2024 Production Acres:**

Primarily used as an irrigated hay operation. 42 +/- acres have been utilized to produce a variety of forage crops. Currently, the bottom fields are planted to roundup ready alfalfa while the benches on the West and East are planted to Barley. Water is distributed by both wheel lines and handline application.

The historical average year for the farm is three cuttings for a total of 6+/- tons to the acre. The first cutting usually is after Memorial Day. Currently, the Seller is responsible for all aspects of the operation, including irrigation, spraying, fertilizer and has not leased out any part of the farm. This historically has been a great revenue source for the Sellers.

#### **House:**

4-Bedrooms

3-Bathrooms

3-Level with a daylight basement

3,240 +/- square feet

The quality custom-built home is a testament to superior craftsmanship and thoughtful design. Featuring new James Hardie siding and Coeur d'Alene windows and doors, and a newer designer composite roof, this residence exudes both durability and aesthetic appeal.

Upon entering, you are welcomed by a gracious foyer/sunroom that seamlessly transitions into an open-concept kitchen and family room. Bathed in natural light from large windows, the living space is warmed by a Lopi fireplace. The butler's pantry doubles as a laundry room and offers an impressive wall of floor-to-ceiling oak storage cabinets. Conveniently located across the hall, is a full bathroom. The main floor is directly connected to the two-car garage.

The upper level boasts four spacious bedrooms, each featuring large windowed dormers that flood the rooms with light and provide stunning views of the surrounding landscape. A sizable bathroom and a generous linen closet complete this floor.

The lower level is designed for both comfort and functionality. It includes a second family room adorned with a Sun Valley rock mantel surrounding a Blaze King wood stove, a picture window, and a sliding patio door that opens to another patio. Additionally, this level features an office with a closet and two mechanical rooms – one housing a water exchange heat pump for efficient heating and cooling, and the other equipped with food storage shelves.

Outdoor living is a delight with a raised deck and a paver patio perfect for enjoying breathtaking sunrises and tranquil full moons while listening to the soothing sounds of the creek.

- Custom railing throughout
- Beautiful woodstove
- Daylight basement
- Office room downstairs
- Oversized garage



- Newly finished deck off the back of the house
- Cement patio
- Underground Sprinklers
- Twenty tall Norwegian spruce trees provide privacy and wind protection.

#### **Garden/orchard:**

Just below the house you will find a big garden with raised beds and irrigation present. An orchard with five apple trees, an apricot tree, two pear trees, and a cherry tree, as well as a grape arbor, raspberry and strawberry raised beds, and fresh asparagus in the spring are just a few of the items that are present.

#### **Shop:**

The property includes a 24x36 two-level shop with new siding and metal roof, complete with a bathroom, shower, and washer/dryer hookups. Concrete floor, piped air supply and an additional two bay lean-to off the side make the shop very nice for most projects.

#### **Hay Barn:**

A 50x90x14-foot tall hay pole barn was built near the creek. The sellers have used this as a multipurpose barn that was designed to store hay while the outer perimeter was used to work and feed cattle. Currently the sellers use the pole barn for hay storage and to keep equipment dry during the winter months.

#### **Machine Shed:**

24x64 machine shed. The shed is used as storage for equipment and materials for the farm. The machine shed does have electricity with a dirt floor.

#### **Cooling/Heating:**

The house is well-insulated and fitted with an water exchange heat pump. Two wood stoves provide a secondary heat option.

#### **Septic:**

There are two 1,000 +/- gallon cement septic tanks that are connected together on the property. The system starts at the main house and flows to the shop where a secondary tank is located 10 feet west of the shop. Both tanks are connected to the same drain field that is west of the shop as well. The first tank is located off the basement sliding glass door from the main house and is approximately 15 feet from the house. The septic system has had very light use by two people since it was installed. There have been no known septic issues, and it has not been pumped since being installed the seller stated. The system was designed with a larger family in mind.

#### **Additional Personal property not included in the sale but negotiable:**

- Two 12 x16' Storage Buildings

#### **Utilities:**

Electrical-Pacific Power

Propane- Morrow County Grain Growers

Garbage- Eastern Oregon Waste Management

The phone landline is the primary source of contact.

Cell Service:



T-Mobile has the best service for the property. The Seller does have cell phone calling through both Wifi & LTE service with T-Mobile. Buyer to do further due diligence as to coverage area carriers.

WiFi- W-Tech link

**Zoned:** EFU; AG-2

**Water:**

1- Creek; McKay Creek- 1-mile +/- through the middle of the property.

2- Wells; 1-Domestic & Irrigation, 1-Irrigation

2-Natural Springs flow through the property

**Wells:**

Domestic/Irrigation (Jacobs Well-Below the House) Water Source: UMAT-43

The domestic water is supplied from a Well drilled on the property. The depth of the well is 262ft. Static water level: 0 Artesian pressure: 37gpm, tested gallons per minute: 125 +/- variable frequency driven: No, Single phase, 5hp submersible pump is used with a backup 2hp booster pump which runs when the pressures are high from being an artesian well. This well is also used for irrigation under certificate- 65491 which is responsible for 23.9 primary acres and 8.3 supplemental irrigation acres. Priority date: November 18, 1974.

Irrigation well (Hove Well-E. Field Well) UMAT-51591

The irrigation well water is supplied from a Well drilled on the east property. The depth of the well is 289'+/-. Static water level: 27' Gallons per minute: 130+/- . There is a 20hp 3 phase 240V submersible pump in this well. This well is used for irrigation under certificate- 68051 which is responsible for 10.5 primary acres and 3.1 supplemental irrigation acres. Priority date: November 18th, 1974.

Surface pump:

The surface creek pump is a 20hp 3 phase 240V that is used to pump directly out of the creek. This pump is used for surface rights for irrigation on 8.3 acres under certificate 65492 and 3.1 acres under certificate 68052. Both certificates have a priority date of April, 1902.

**Water Rights:**

Certificates					
		Primary	Supplemental		
Source	Source Number	Irrigated Acres	Irrigated Acres	Dated	Notes
Surface water Certificate	65492	8.3		April 1902	Cert-Shared with Neighbor
Surface Water Certificate	68052	3.1		April 1902	
Well Right	65491	23.9	8.3	November 1974	Jacobs Well
Well Right	68051	10.5	3.1	November 1974	Hove E. Field Well

The property has both primary surface certificated water rights and certificated primary and supplemental 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 streamflows. 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-2612; 2613

Tract-9973; 9974

According to the United States Department of Agriculture-Farm Service Agency Mapping, the property indicates it has 42.05 +/- Tract Cropland Acres. Historically, the Seller has farmed a variety of crops including winter wheat and alfalfa.

**Pasture/Topography:**

The property is primarily gently slopped with flat creek bottom ground as well. Portions next to the house include pasture ground made up of grazable native vegetation for livestock and wildlife. The small pasture has an annual spring that goes through the middle of it that supply's water to livestock annually.

**Boundary Fencing:**

Buyers are to do their due diligence as to their own satisfaction with existing fences and boundary lines.

**Surrounding bordering land:**

The property is bordered North, South, and West by private landowners. To the East the property is bordered by both private and the Confederated Tribes of the Umatilla Indian Reservation.

**Jurisdiction:**

The main house and larger tax lot of 98 +/- acres is; Umatilla County, OR.

Two parcels, account #106040; 151995 are within the CTUIR reservation boundary.

**Access:**

Access to the subject property is provided by McKay Creek Road.

**County Tax lot Information:**

1) Legal: 1S3201-00-01100 (Main House)



Account #: 10821

Acres: 9.67

2) Legal: 1S320100-01300

Account #:143185

Acres: 98.90

3) Legal:1S3300-00-06800

Account #151995

Acres: 8.08

\*Authority having jurisdiction: Confederated Tribes Umatilla Indian Reservation

4) Legal:1S3300-00-06900

Account #106040

Acres: 27.81

\*Authority having jurisdiction: Confederated Tribes Umatilla Indian Reservation

#### **Nearby Towns:**

Pilot Rock, OR- 4.5 +/- Miles

Pendleton, OR- 15 +/- Miles

Hermiston, OR- 41 +/- Miles

Tri-Cities, WA- 82 +/- Miles

Portland, OR- 225 +/- Miles

Boise, ID- 229 +/- Miles

#### **Nearby Recreation- (Additional 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.

**Golf:**

The Golf Course at Birch Creek is owned and operated by the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). Located seven miles south of Pendleton on Highway 395, the facility features 18-holes of golf, practice facilities, a full bar & restaurant, and newly remodeled banquet room. This is about a 5 to 10 minute drive from the property.

**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.

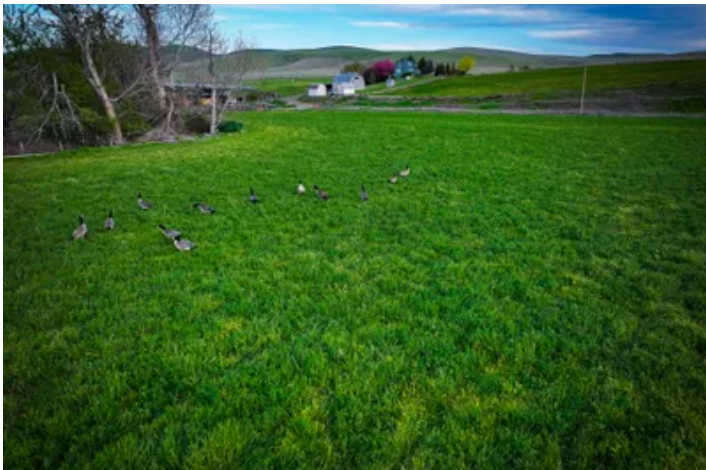
Pilot Rock is located at the confluence of East and West Birch Creek, tributaries of the Umatilla River.

The population was 1502 at the 2010 census.



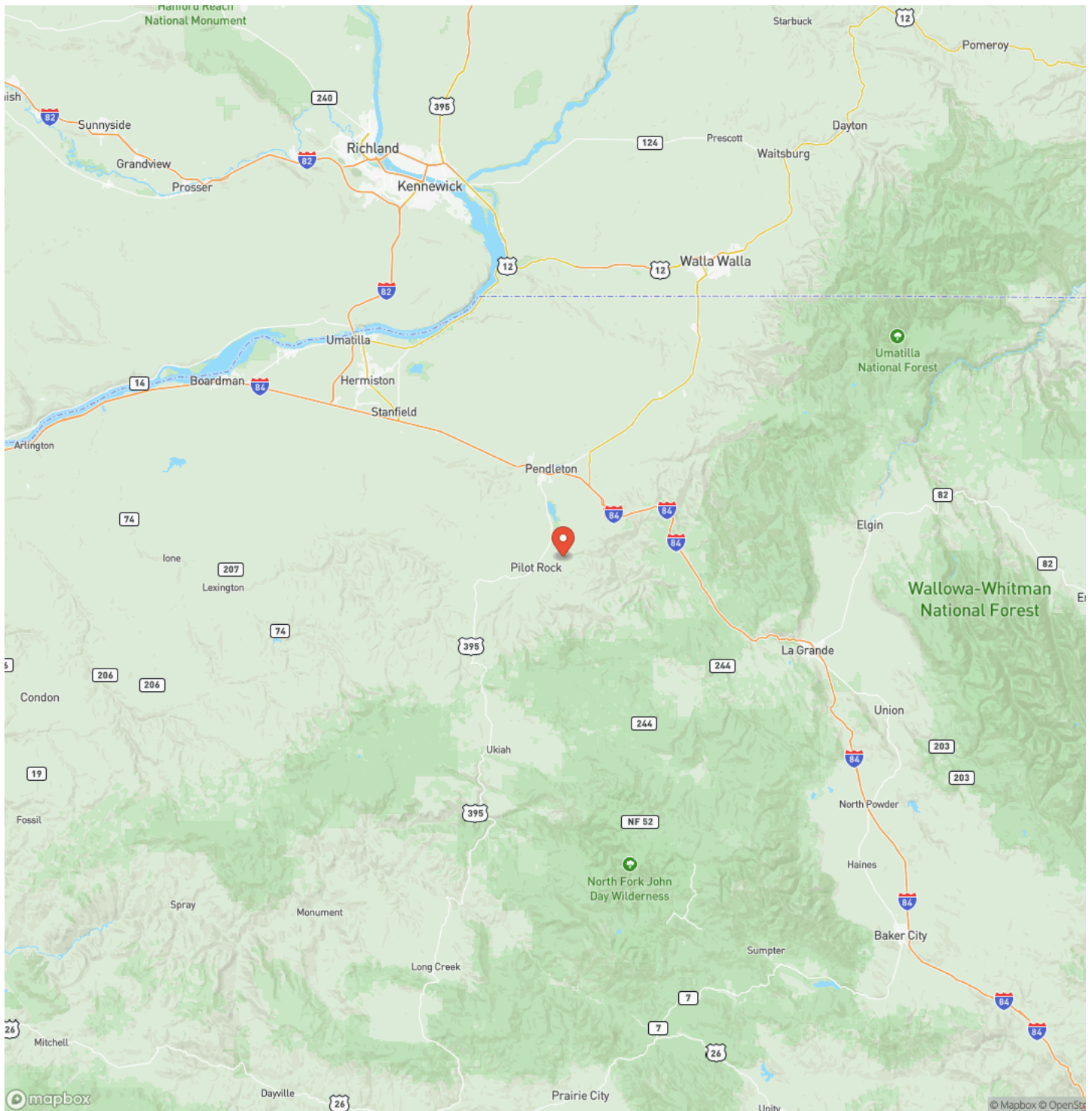
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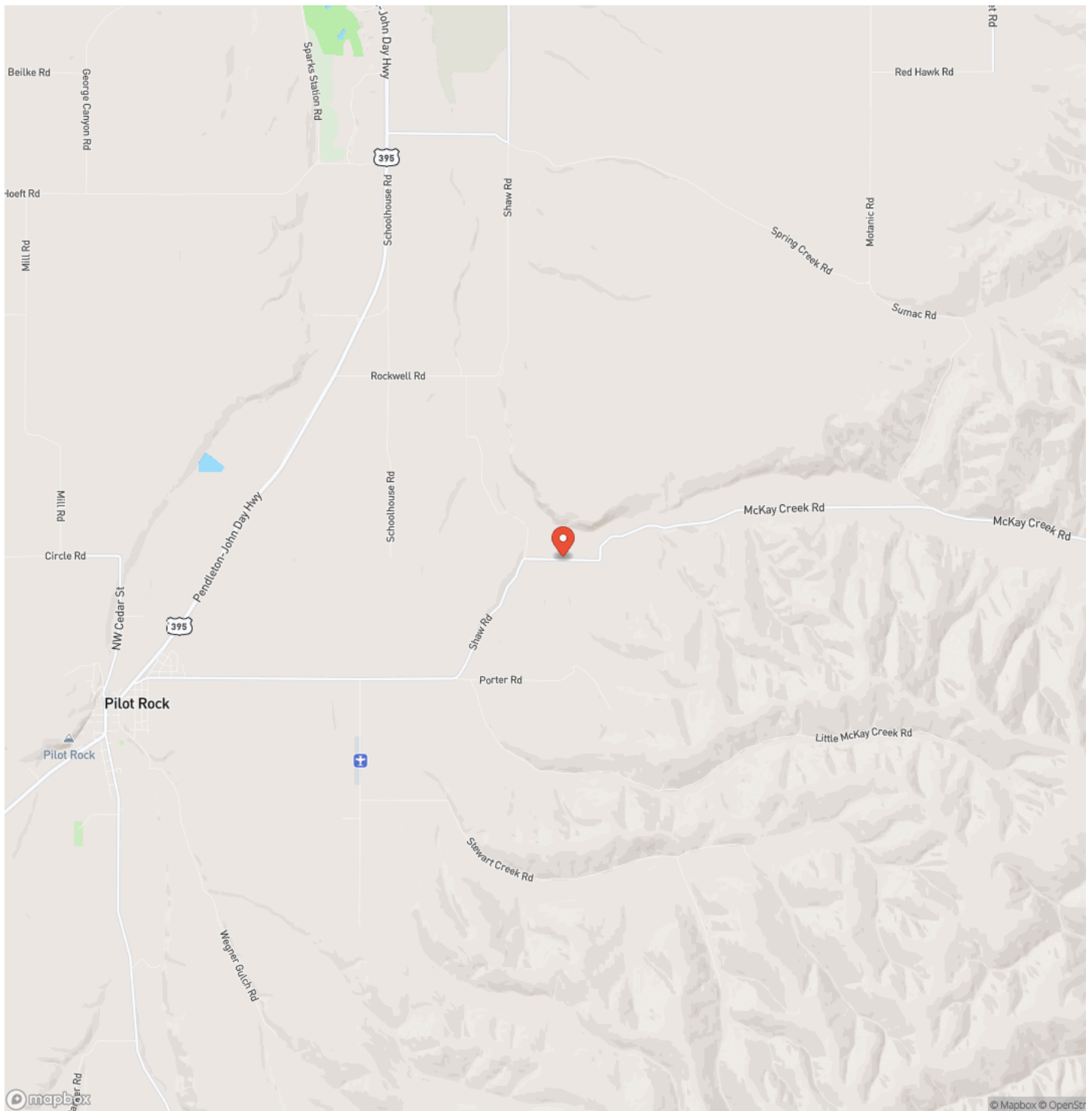




## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Christopher Stuvland

## Mobile

(541) 969-5383

## Office

(541) 278-4444

## Email

chris@whitneylandcompany.com

### Address

101 SE 3rd

## City / State / Zip

## NOTES

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.

## This image shows a blank 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.





## **DISCLAIMERS**

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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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Pendleton, OR 97801  
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