

**Davidson Lostine River Farm**  
69384 Warnock Rd  
Lostine, OR 97857

**\$1,800,000**  
356.150 +/- acres  
Wallowa County



# Davidson Lostine River Farm

## Lostine, OR / Wallowa County

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### **SUMMARY**

**Address**

69384 Warnock Rd

**City, State Zip**

Lostine, OR 97857

**County**

Wallowa County

**Type**

Farms, Hunting Land, Recreational Land, Ranches, Residential Property, Riverfront, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

45.526499 / -117.440994

**Taxes (Annually)**

1803

**Dwelling Square Feet**

1668

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

356.150

**Price**

\$1,800,000

**Property Website**

<https://whitneylandcompany.com/property/davidson-lostine-river-farm-wallowa-oregon/18879>





## **PROPERTY DESCRIPTION**

Capitalize on the unique opportunity to own a multi-featured ranch located in an area known by many as one of Oregon's premier destinations. The Lostine River Ranch provides the extraordinary chance to own a piece of private river frontage along the rugged and beautiful Lostine River. Deep in the valley floor with beautiful panoramic views and close to the century-old town of Lostine, Oregon, this exclusive 356+/- acre hay and cattle ranch is as rich in history as it is from the revenue coming off the property. Improvements on the ranch support running approximately 40-60 head of cattle annually and produce approximately 250-300+/- tons of hay during the growing season. Roughly 10 +/- miles away is the small town of Enterprise, Oregon where you will find the small community atmosphere, wonderful schools, a great hospital and medical care, stores, and services. Wallowa County is known to many for its trophy hunting, outstanding fishing, and distinguished beauty. Outdoor recreation here is as wild and scenic as the many legendary rainbow trout, bull trout, steelhead, and chinook salmon river tributaries it has to offer. There are a lot of special unique features to this property, but without a doubt, the river and its intimate relationship to the area and the property is the most extraordinary.

### **-Quick Facts-**

- Total Deeded Acreage: 356+/-
- 192+/- Mainly flat open range acres
- 164+/- Water Rights.
- Distribution: Fitzpatrick irrigation Ditch-Flood irrigation systems
- Borders the Lostine River
- Impressive Warm Water Spring
- Water distribution system to fill trough water for livestock
- Currently, the property is leased on a cash rent for approximately \$20,000 dollars annually
- 164+/- acres of grass hay producing approximately 250-300+/- tons annually
- Old Century two-story 1,668+/-Sqft 4bd-1bth house
- Cattle Facilities to run approximately 40-60 pairs annually
- Working corrals
- 9 Bay with power and water

- Hay barn with power
- full perimeter fencing, cross fenced
- Two Landowner preference tags- Sled Springs unit



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# Locator Maps





## Aerial Maps



**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**  
Pendleton, OR 97801

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**NOTES**

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## 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.



## **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**

**101 SE 3rd**

**Pendleton, OR 97801**

**(541) 278-4444**

**[whitneylandcompany.com](http://whitneylandcompany.com)**

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