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

## **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



**MORE INFO ONLINE:** 

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

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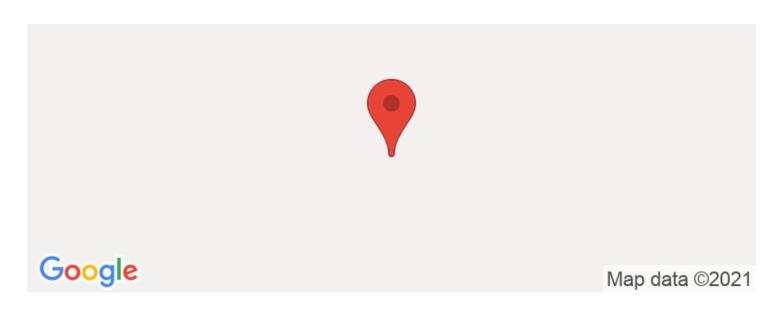








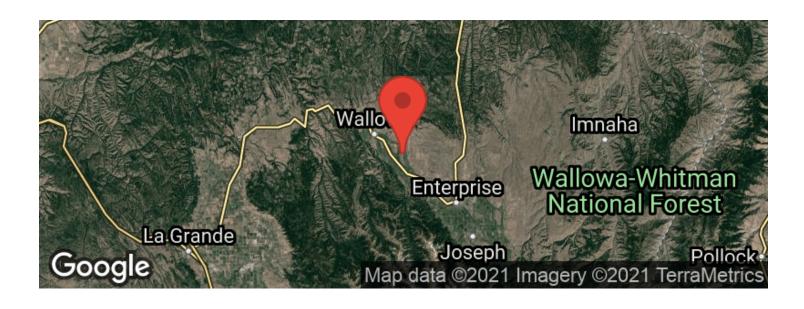
## **Locator Maps**





# **Aerial Maps**





# Davidson Lostine River Farm Lostine, OR / Wallowa County

### LISTING REPRESENTATIVE

For more information contact:



#### Representative

Christopher Stuvland

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#### City / State / Zip

Pendleton, OR 97801

<u>NOTES</u>			



<u>NOTES</u>			



## **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.

THE WHITNEY LAND COMPANY

EST. 1970

**MORE INFO ONLINE:** 

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