

North Elgin Valley View Ranch
72748 Christensen Road
Elgin, OR 97827

\$930,000
105.040± Acres
Union County



North Elgin Valley View Ranch
Elgin, OR / Union County

SUMMARY

Address

72748 Christensen Road

City, State Zip

Elgin, OR 97827

County

Union County

Type

Recreational Land, Horse Property, Residential Property

Latitude / Longitude

45.623137 / -117.898494

Taxes (Annually)

2075

Dwelling Square Feet

2736

Bedrooms / Bathrooms

2 / 2

Acreage

105.040

Price

\$930,000

Property Website

<https://whitneylandcompany.com/property/north-elgin-valley-view-ranch-union-oregon/80202/>



North Elgin Valley View Ranch Elgin, OR / Union County

PROPERTY DESCRIPTION

North Elgin Valley View Ranch:

Tucked into the foothills of the Blue Mountains and just six miles north of Elgin, Oregon, the North Elgin Valley View Ranch offers 105.04± acres of private, scenic, and productive ground along Palmer Junction Road. This versatile property provides the perfect blend of rural comfort, self-sufficiency, and natural beauty. At its heart sits a thoughtfully designed 2,736± Sqft custom home featuring two bedrooms, two bathrooms, two full kitchens, and split-level living—ideal for multi-generational living, rental potential, or extended guest stays.

The ranch includes approximately 60± acres of dryland tillable acres currently producing grass hay, with a history of timothy, oats, alfalfa, and clover production. A fenced garden, producing orchard, and five rows of raspberries and rhubarb—alongside domestic spring water—make homesteading here a reality. Improvements include an unfinished 48' x 50' barn/shop wired with overhead electric and 125-amp service (to be completed).

Multiple springs and seasonal ponds attract a diverse population of wildlife including elk, mule deer, whitetail, turkeys, eagles, moose, black bear, mountain lions, and even the occasional wolf. A unique natural rock monument—an old ice cave—adds historical character and charm to the property. The property lies within the Winter Range Overlay Zone and spans three tax lots, offering future potential and flexibility.

Whether you're looking to raise hay, enjoy the wildlife, live more self-sufficiently, or simply soak in the views of the Grande Ronde Valley, this ranch is ready to support your rural vision. Sale is contingent upon Sellers securing a replacement property.

Owners:

Skorupan, Danny D & Shawn T

72748 Christensen Rd

Elgin, OR 97827-8254

Acres: 105.04 +/-

2024 Taxes: \$2,075.18

House Viewpoint:

They say location with a view is everything in real estate and this viewpoint on this property is nothing short of amazing. Perched above the valley floor, the custom home at North Elgin Valley Ranch was designed to showcase the stunning natural landscape that surrounds it. The main upstairs living area features a wall of windows that draws your gaze outward, offering a picture-perfect view of the lush Grande Ronde Valley below. Step outside onto the front deck, and the scene unfolds even further—rolling hayfields stretch out beneath you, leading to a 2± acre seasonal pond tucked into the lower portion of the property. In the distance, the flowing waters of the Grande Ronde River glint under the sun, while the snow-capped Elkhorn Mountains rise beyond, forming a dramatic backdrop within the greater Blue Mountain range. From this elevated vantage point, the setting is a living canvas of seasonal beauty—peaceful, private, and unmistakably Eastern Oregon.

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 overlooking the Grande Ronde Valley, making



every day an adventure. The property owners have seen a variety of wildlife on the property, including elk, mule deer, whitetail, turkeys, eagles, moose, black bear, mountain lions, and even the occasional wolf. The owner speaks of the wildlife activity as one of the main joys of the property. "You're just far enough out of town to feel the peace and quiet, but close enough to still be connected. With the seasonal ponds, springs, and all the wildlife that pass through—elk, deer, turkeys, even the occasional moose—it feels like you're living in the middle of a nature documentary. It's beautiful, productive, and just a fun place to be."

Landowner Preference Tags:

Located in the Wenaha 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 La Grande, Oregon, at [541-963-2138](tel:541-963-2138) .

2025 Production Acres:

Primarily used as a hay operation. 60 +/- acres have been utilized to produce a variety of forage crops. Currently, 25 +/- acres are planted to grass with the remaining planted to Timothy, White Clover, red clover, and sainfoin. The seller is currently leasing out the hay ground.

The Seller estimated the historical average year for the farm is one cutting for a total of 1.5 +/- tons to the acre. The first cutting usually is after middle to the end of June. Some farm equipment may be purchased outside the sale of the property. This historically has been a good revenue source for the Sellers.

House:

The quality custom-built home is a testament to superior craftsmanship and thoughtful design.

Built in 1995

2-Bedrooms

2-Bathrooms

Split level; 1 kitchen on each floor; 1 bath bathroom on each floor

2,736 +/- square feet (County Info.)-Livable Space (Whole House-36'x48')

-New Roof-2024

-Central Air

-Propane Heat

-Upstairs loft

-Oak Cabinets (Upstairs Kitchen)

-Hickory Cabinets (Downstairs Kitchen)

- 1 Spare room/Office (Upstairs)

-Family Room (Upstairs & Downstairs)

-Garage

-Car ports-1



-Deck with Egress/Ingress

-All Appliances stay (Except Freezers)

Garden/orchard:

Just below the house you will find a big garden that is fenced with sprinkler irrigation present. Around the garden you will find 2 peach trees 2- cherry trees 1- apricot tree, apple trees, 5 rows of raspberries and rhubarb to name a few. Further below near the pump house, is an old orchard with approximately six (6) different varieties of apples.

Pole Barn/Machine Shop:

The property includes an approximate 48'x 50' Pole Barn that has power to the building but is not tied in yet. Dirt floor, work bench present. The 14' +/- foot tall hay pole barn was used as a multipurpose barn designed to store hay while the back/east portion had a lean-to built to feed livestock. Currently the sellers use the pole barn for hay storage, a shop bench work area and to keep equipment dry during the winter months.

Septic:

An approximately 1,800-gallon septic tank was installed along with a 200-foot curtain drain designed to intercept groundwater and divert it away from the leach field. This system helps prevent soil saturation, reducing the risk of failure. The drain field includes four 75-foot runs just south of the house.

Additional Personal property not included in the sale but negotiable:

-Ask listing Broker for further details

Utilities:

Electrical-Oregon Trail Electric

Propane- Ed Staub & Sons

Garbage- La Grande Waste Pro

Phone: Ziply

Cell Service: Yes

Buyer to do further due diligence as to coverage area carriers.

WiFi- Standard; EONI [\(541\) 962-7873](tel:5419627873)

Zoned: UC-A4; Winter Range Overlay

Water:

Domestic Water Source: **Natural Spring Water**

2-cisterns; a 2,500+/- gallon poly holding tank is at the spring that pumps up to a 6'x10' approximate 2,000 gallon holding tank at the house. The House tank is a heavy gauge metal culvert with a cement base and cover. The system is on a float that will communicate to pump water into each holding tank.

2-Pump houses; each have a 50 Amp service at the pump houses powering a 1 horse pump. There is a 600-watt solar panel for emergency purposes only at the main pumphouse.

2- Ponds; Seasonal



Numerous Springs throughout the property.

Pasture/Topography/Elevation:

The property is primarily gently slopped with flat spots in places. Portions next to the house include pasture ground made up of grazable native vegetation for livestock and wildlife. The small pastures have springs that aid in making sure livestock have water. Elevation of the property is approximately 3,000-3,2000 feet.

Boundary Fencing:

Whole perimeter is fenced. 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 by private landowners.

Jurisdiction: Union County, OR.

Access:

Access to the subject property is provided by a private gravel road.

County Tax lot Information:

72748 CHRISTENSEN RD, ELGIN OR 97827-8254

Legal: 02N3926-00-01100 (Main House)

Account #: 13518

Acres: 10.0

Legal: 02N3926-00-00800

Account #:13514

Acres: 25.04

Legal: 02N3926-00-01101

Account #17671

Acres: 70.00

Nearby Towns:

Elgin, OR- 6 +/- Miles

La Grande, OR- 25 +/- Miles

Enterprise, OR- 50 +/- Miles

Baker City, OR- 68 +/- Miles

Boise, ID- 195 +/- Miles

Portland, OR- 285 +/- Miles



Nearby Recreation-

In the heart of the Blue Mountains, Elgin, Oregon is a gateway to some of the most scenic and diverse outdoor recreation in northeastern Oregon. Whether you're an avid hunter, angler, hiker, or simply someone who enjoys the outdoors, the region offers endless opportunities to explore.

Elgin lies within the Wenaha and Starkey big game units, which are well-known for trophy elk, mule deer, and whitetail deer hunting. The surrounding terrain offers excellent habitat for wildlife, making it a destination for hunters and nature observers alike.

Fishing opportunities abound in nearby rivers and creeks such as the Grande Ronde River, Wallowa River, Lookingglass Creek, and Minam River, which offer healthy populations of steelhead, trout, and smallmouth bass. Many of these waterways are popular for fly fishing and known for their remote beauty.

Just a short drive from Elgin, the Mount Emily Recreation Area (MERA) provides miles of trails for hiking, mountain biking, horseback riding, and off-road vehicle use. The nearby Minam Trailhead offers access into the Eagle Cap Wilderness, Oregon's largest wilderness area, ideal for backpacking, alpine adventure, and horseback riding.

The Grande Ronde River also draws outdoor enthusiasts for rafting and kayaking, with popular float routes beginning near Minam and winding through remote canyons toward Troy.

In the winter months, the region transforms into a snowy playground. Spout Springs Ski Area a short distance from Elgin and Anthony Lakes Mountain Resort near Baker City offers skiing, snowboarding, and snowshoeing, while snowmobilers enjoy groomed trails and open terrain near Tollgate and Mt. Fanny.

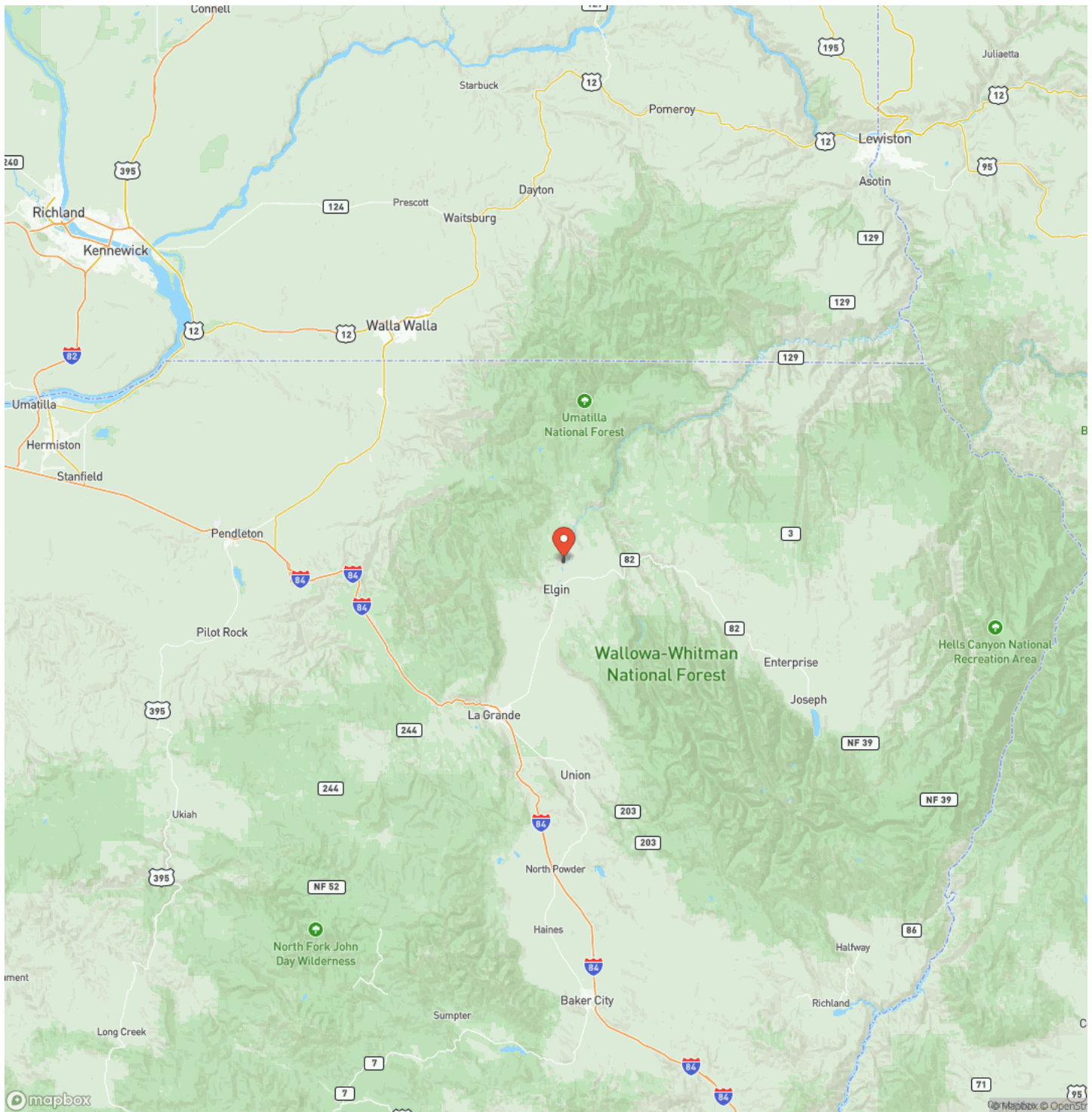
Camping, scenic drives, and exploration throughout the Umatilla National Forest round out the area's recreational appeal, with access to the Elkhorn Scenic Byway and the Blue Mountain Scenic Corridor showcasing the natural beauty of this unspoiled region.



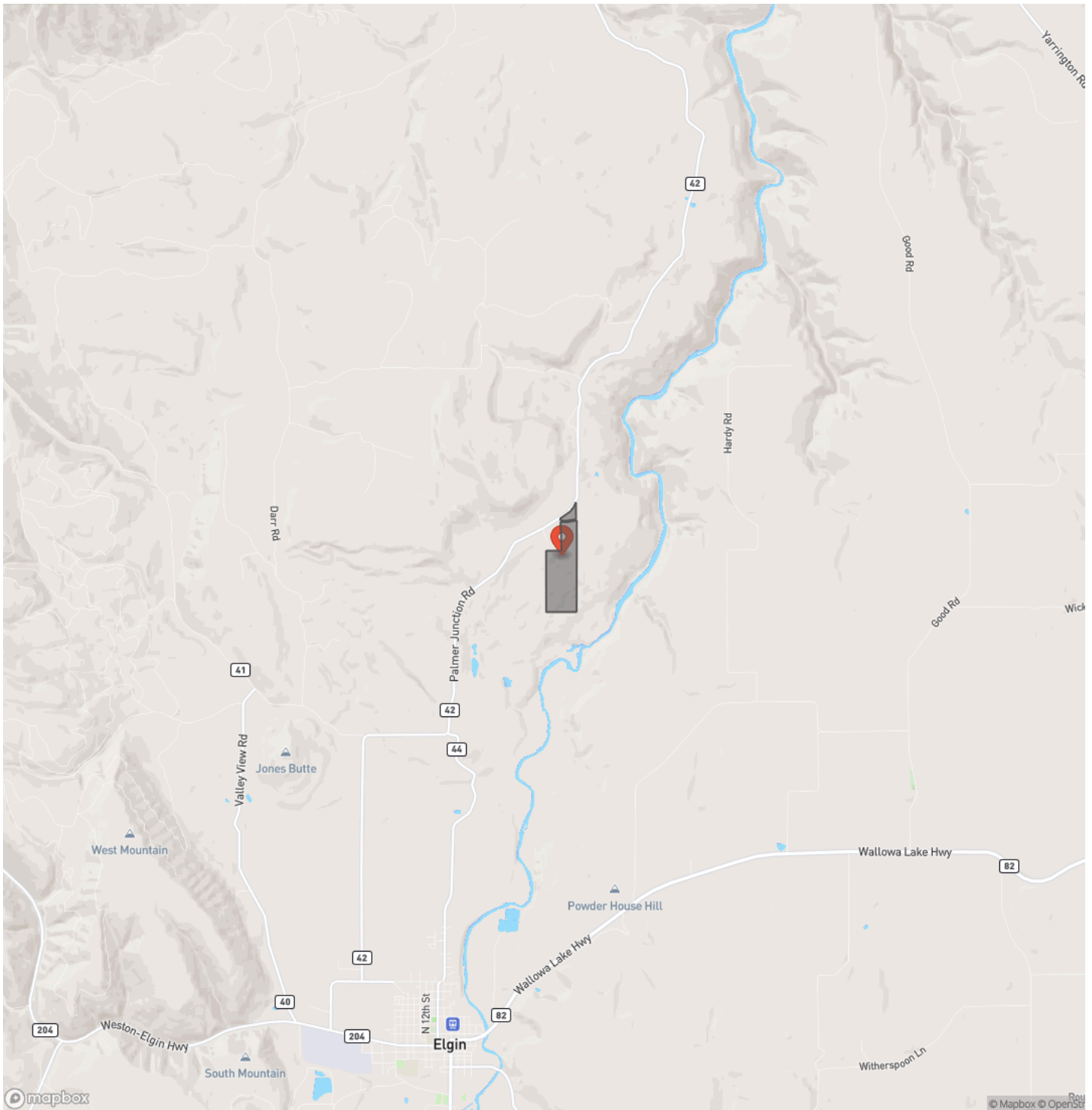
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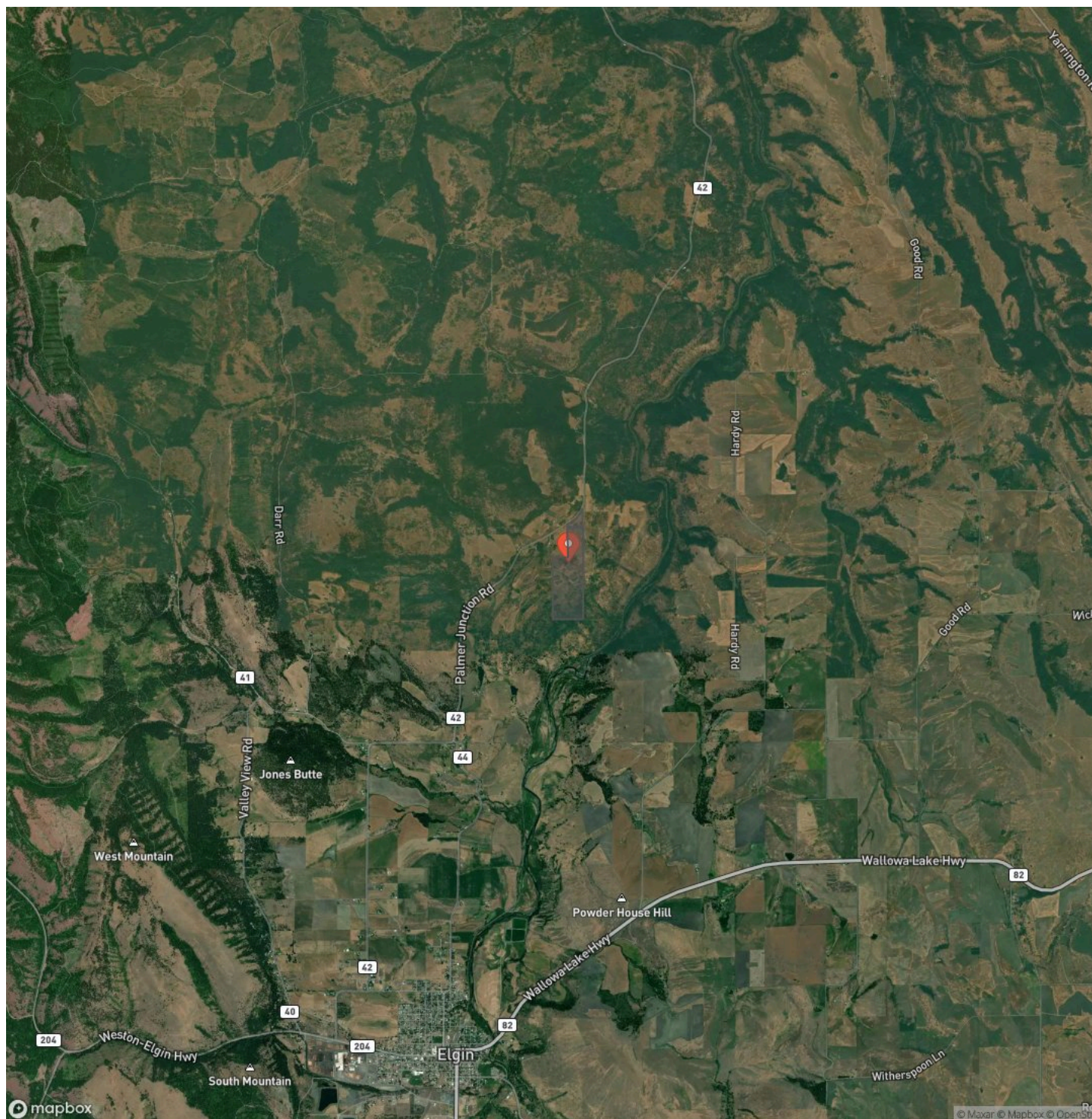
Locator Map



Locator Map



Satellite Map



North Elgin Valley View Ranch
Elgin, OR / Union County

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 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

All information provided regarding this property is believed to be accurate and reliable; however, it is not guaranteed. The buyer is solely responsible for conducting their own due diligence to verify all aspects of the property, including but not limited to zoning, land use restrictions, availability of utilities, environmental conditions, property boundaries, and any other factors affecting the intended use of the property. The seller, seller's real estate broker, and brokerage make no representations or warranties, express or implied, as to the suitability, condition, or permitted use of the property. The buyer is advised to consult with appropriate professionals, including but not limited to surveyors, land use planners, attorneys, and government agencies, to ensure the property meets their intended needs. The property is being sold "as-is, where-is," with no warranties or guarantees of any kind.



The Whitney Land Company
101 SE 3rd
Pendleton, OR 97801
(541) 278-4444
<https://whitneylandcompany.com/>

