

**Battle Mtn Ukiah Land**  
Highway 395 S  
Pilot Rock, OR 97868

**\$625,000**  
330.250± Acres  
Umatilla County





**Battle Mtn Ukiah Land**  
**Pilot Rock, OR / Umatilla County**

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**SUMMARY**

**Address**

Highway 395 S

**City, State Zip**

Pilot Rock, OR 97868

**County**

Umatilla County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

45.296331 / -118.982051

**Taxes (Annually)**

647

**Acreage**

330.250

**Price**

\$625,000

**Property Website**

<https://whitneylandcompany.com/property/battle-mtn-ukiah-land-umatilla-oregon/65197/>



**MORE INFO ONLINE:**

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

## Battle Mtn Ukiah Land Pilot Rock, OR / Umatilla County

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### **PROPERTY DESCRIPTION**

-The Battle Mtn Ukiah Land-

This exceptional 330.25-acre property, located just 10 miles north of Ukiah and 37 miles south of Pendleton, OR, offers the rare blend of Eastern Oregon geography. The property provides a prime multi-species environment of dense timber draws with high volume green meadow grass below, rolling range land above that attract abundant wildlife, including elk, deer, bear, grouse, and turkey. Alexander creek and multiple springs throughout allow for cattle to graze and provide a return on investment while assisting in wildlife habitat. Additionally, the property has full perimeter fencing, a small storage outbuilding, and a road system through the property. Bordered by private landowners, BLM land, and the scenic Battle Mountain Forest State Scenic Corridor, this property's location provides easy access to expansive natural beauty, and endless opportunities for outdoor recreation. The locations stunning views and rare multi-species habitat provides the motivation to own a piece of property where generations can come learn, work, and enjoy all that the great outdoors has to offer—an investment in land and lifestyle that will be cherished for years to come.

#### **-Quick Facts-**

\*Purchase Price- \$625,000.00

\*330.25+/- Contiguous Deeded Acres

\*Buildable

\* Alexander Creek

\*Multiple Water Sources

\*Full Perimeter Fencing

\* (2) Two Land Owner Preference Tags- Ukiah Unit; Heppner Unit

\* Wildlife- Elk, Deer, Bear, Blue and Ruff Grouse, Turkey and Gray Partridge

\*Property is accessed from Hwy 395

\* 10 +/- Miles North of Ukiah, OR

\*Developed Road system throughout the property

\*Exceptional Views

#### **Identification of Subject Property:**

3S3100-00-01700— 330.25 +/- Acres    Account # 107388

#### **Location:**

The Battle Mtn Ukiah Land is located approximately 37+/- miles Southeast of Pendleton, Oregon & approximately 10 miles north of Ukiah along Hwy 395.

#### **Distances to Other Cities:**

Pilot Rock, OR—23 +/- Miles

Pendleton, OR – 37 ± Miles

Hermiston, OR – 106 ± Miles

Boise, ID – 237 ± Miles



Portland, OR- 245 +/- Miles

**Acreage:**

Total Deeded: 330.25+/- Acres

**Water:**

Alexander Creek runs through the bottom of the property providing a seasonal water source to both livestock and wildlife. Numerous natural springs are located throughout the property and provide additional water sources as well.

**Fencing:**

The property's exterior boundary is fenced. Buyer to do own due diligence as to the condition of the fencing and locations.

**Topography, Elevation, Growing Season and Rainfall:**

The property is mainly sloped to rolling topography. The elevation of the property is approximately 3,580 feet and gradually rises to 4,200 feet. The growing season or average frost-free period is about 135-170 days annually in the area. The average rainfall is approximately 10"- 20" per annum.

**Recreation:**

With Alexander Creek flowing through the property, there are plenty of leisure recreational activities to keep you busy and cool in the warm summer months of Umatilla County, Oregon. Enjoy horseback riding, hiking, trail running, hunting, and nearby fishing at the many stocked ponds outside of Ukiah, Oregon. Only a short distance from the property is National Forest Service lands that will also provide another set of opportunities to explore.

**Wildlife:**

The area is known to many as one of Eastern Oregon premier areas for wildlife and recreational hunting. The property's numerous springs, natural habitable terrain and high-volume vegetation supports a healthy population of elk, deer, and the occasional black bear that you will find on the property. Turkeys, Blue grouse, Roughed Grouse, Mourning doves and valley quail all have been harvested from the property as well.

Located in the Ukiah Unit & the Heppner Unit, the ranch qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish and Wildlife guidelines.

(Additional rules may apply -see the ODFW Hunting Regulations or call the local Oregon Department of Fish and Wildlife located in Pendleton, Oregon, at [541-276-2344](tel:541-276-2344)

**2024 Taxes:** \$647.30+/-

**Area Info:**

**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.

#### **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.





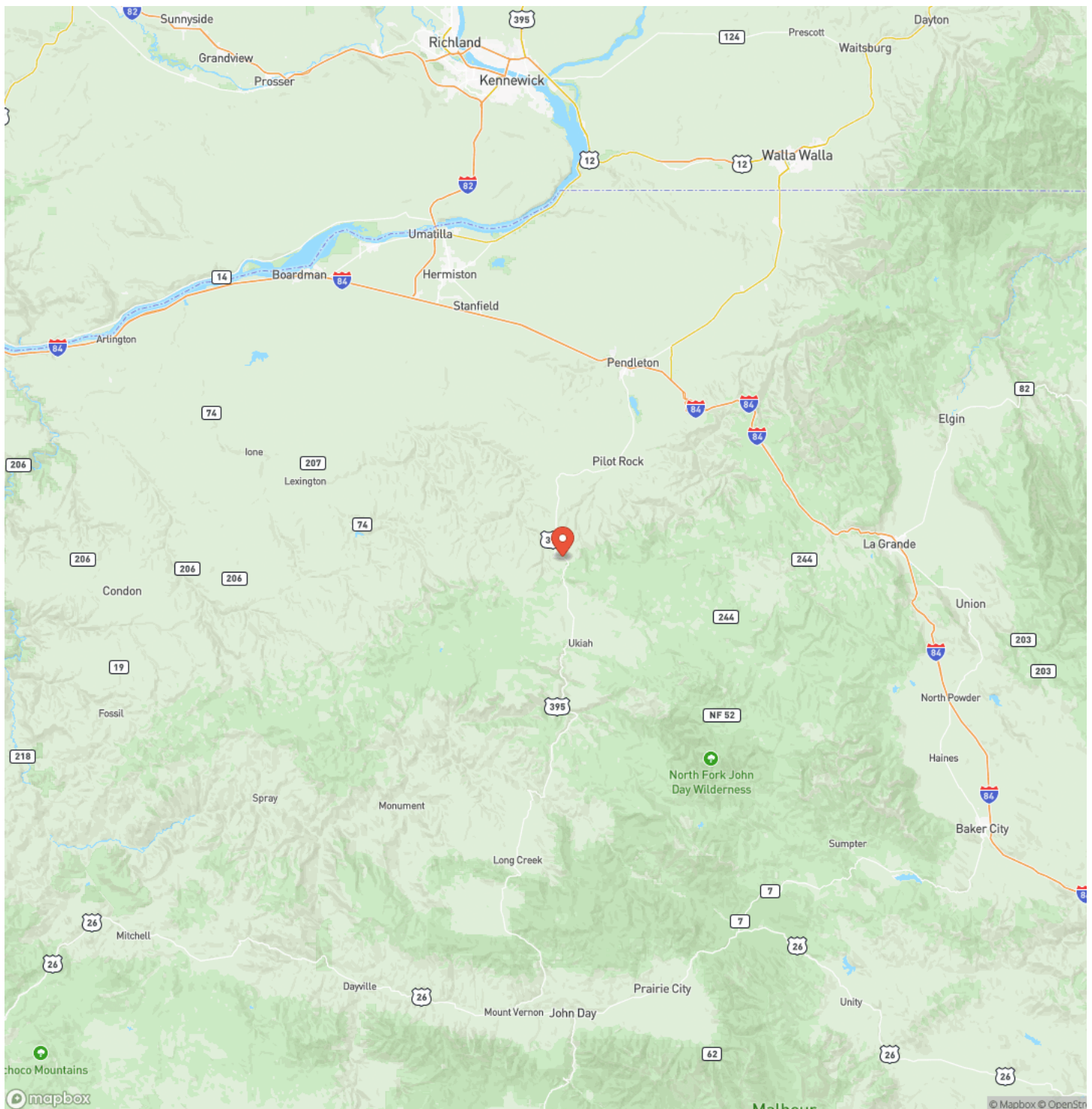
**Battle Mtn Ukiah Land**  
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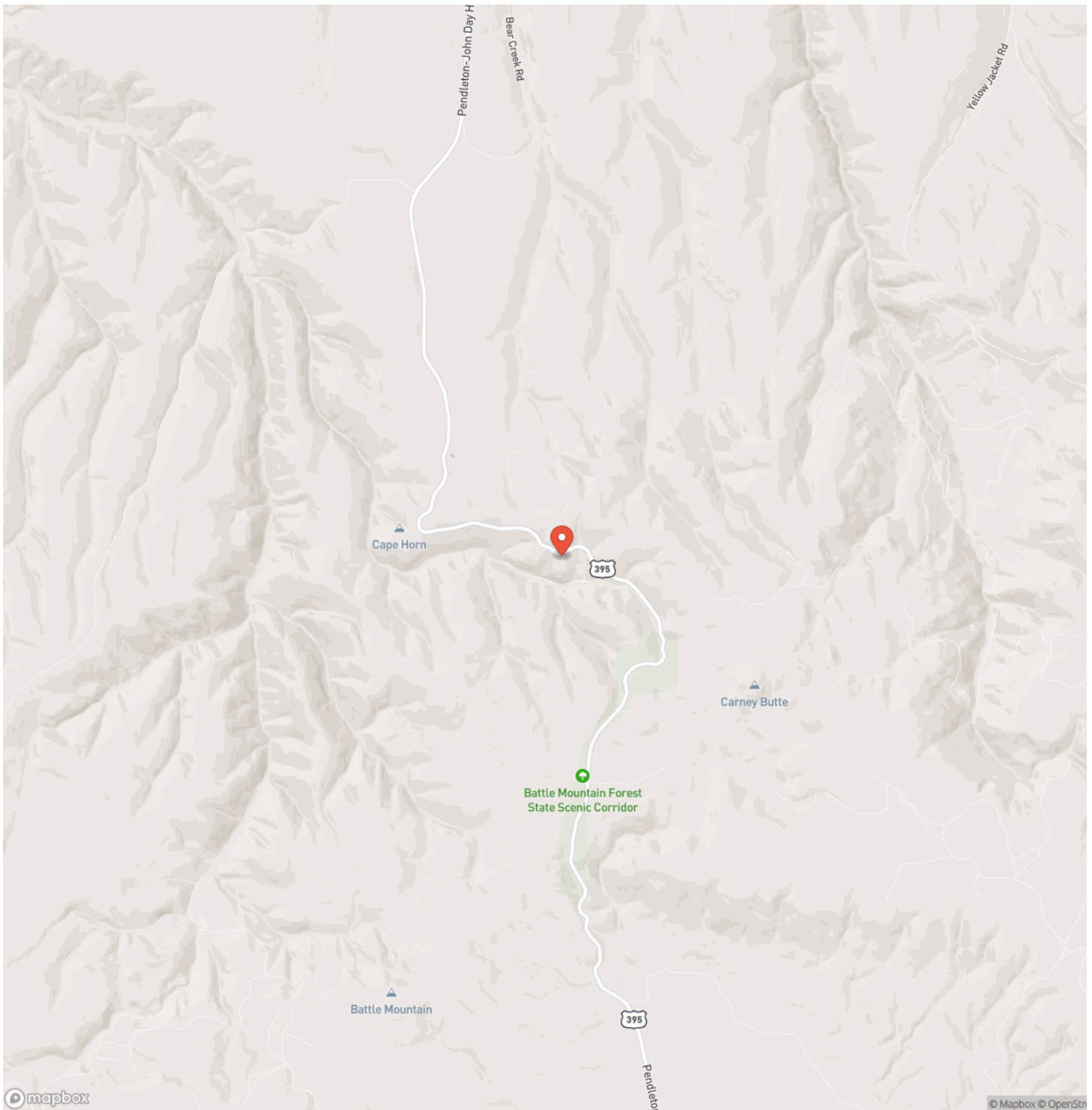




## Locator Map



## Locator Map





## Satellite Map



**Battle Mtn Ukiah Land**  
**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 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.



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

## **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**  
101 SE 3rd  
Pendleton, OR 97801  
(541) 278-4444  
<https://whitneylandcompany.com/>

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