

McKay Creek Hideaway Property
45564 McKay Creek Rd
Pilot Rock, OR 97868

\$780,000
160± Acres
Umatilla County



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Pilot Rock, OR / Umatilla County

SUMMARY

Address

45564 McKay Creek Rd

City, State Zip

Pilot Rock, OR 97868

County

Umatilla County

Type

Ranches, Residential Property, Horse Property, Single Family

Latitude / Longitude

45.498073 / -118.724008

Taxes (Annually)

2888

Dwelling Square Feet

3440

Bedrooms / Bathrooms

4 / 2.5

Acreage

160

Price

\$780,000

Property Website

<https://whitneylandcompany.com/property/mckay-creek-hideaway-property-umatilla-oregon/36829/>



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PROPERTY DESCRIPTION

PRICE REDUCED from \$875,000. Tucked away in the base of the Blue Mountain foothills and out of sight from the public eye is the McKay Creek Hideaway Property. Located just outside Pilot Rock, OR, this estate provides someone the spot to escape it all. Enjoy a beautiful 3,440+/- sq. ft. custom-built home positioned to absorb the beautiful ever-shifting light from sunrises or sunsets bouncing from the canyon walls. Enjoy the abundant wildlife frequently visiting the 160 +/- acre property. Take a ride in your side-by-side to hunt up the canyon or ride your horse and enjoy the outdoor recreational aspects the property offers. 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. There are a lot of unique features to this property that make it exciting. Still, without a doubt, the most significant part is the ability to live in a peaceful area, out of sight and out of mind, in the wild countryside.

Insko, Eric A
45564 McKay Creek Rd
Pilot Rock, OR 97868

Legal Representative of Eric A Insko's Estate: Susan Bryant
Legal: 1S33E TL1900
Account #: 106045

Acres: 160.00 +/-

Zoned: AG-1; EFU

2022 Taxes: \$2,888.50

Jurisdiction: Umatilla County, OR

(No portion is on Tribal land)

Near By Towns:

Pilot Rock, OR- 7 +/- Miles
Pendleton, OR- 17 +/- Miles
Hermiston, OR- 44 +/- Miles
Tri-Cities, WA- 85 +/- Miles
Portland, OR- 225 +/- Miles
Boise, ID- 229 +/- Miles

Access: Access to the subject property is provided by a written easement that runs over a neighboring property. Buyer to be provided a copy of said written easement agreement during their due diligence period.

House:

- Year Built: 2005
- 1 Main Bedroom w/on-suite
- 3 bedrooms
- 2.5-Bathrooms
- Split Level (Daylight basement)
- 3,440 +/- square feet
- Custom Built Home: The home is beautifully designed and built by a custom home builder.

Seller Disclosure- While the house is sound, some cosmetic items throughout areas of the house still need attention. The owner has chosen to let the new Buyer finish to their standards. The Buyer can complete the kitchen and bathroom cabinets with the fine cabinet wood in the garage, which the home's owner initially planned.



Buyer to do their due diligence to their satisfaction. Please refer to the pictures or call the listing broker for more details. All needed finishing wood for cabinets will go with the property.

- Main room on the upper level of house (1720 +/- sq. ft.)
- Custom wood flooring that came out of old mission grange hall
- Custom railing throughout
- Beautiful woodstove
- Vaulted ceilings
- Daylight basement (1752 +/-sq. ft.)
- Office room downstairs-separate outside entrance
- Custom Cemented Gunroom
- Oversized garage (784+/- sq. ft.)
- Dog access to garage with unique easy dog doors
- Newly finished deck off the back of the house
- Cement patio
- Underground Sprinklers
- Fire pit

Cooling/Heating:

The house is well-insulated and fitted with an air exchange heat pump. A wood stove provides a secondary heat option.

Outbuildings:

Approximate 8'x10'Shed- Historically used as a dog barn.
Installation and electricity installed

Dog Runs: The Seller historically raised hunting labs for profit. Dog sheds and existing runs off the house will go with the purchase.

Other Outbuilding Remarks: The Seller also had plans to make a bunkhouse on the property. Currently, Pella windows and trusses are stored in the shed for that purpose. The bunkhouse was to be finished with electricity and have a small propane tank to run a propane stove for heat. (Windows, trusses, an extra kitchen stove and extra fridge are included in purchase for bunkhouse completion)

Additional Personal property not included in the sale but negotiable:

- Powder River heavy-duty corral
- Cattle chute/calf table
- Cattle alley

Utilities:

- Electrical-Umatilla Electric Co-op
- Propane- Morrow County Grain Growers
- Garbage- Eastern Oregon Waste Management
- The phone landline is the primary source of contact.
- The Seller does have cell phone calling through Wifi but no LTE service is located at the house.
- Wifi- Wtech link
- Power was ran West of the house up the hill to a pole that gets a radio signal to send back to house providing wireless internet connection from W-Tech link. The Wtech Link connection provides either 4 Mbps or 8 Mbps plans. Current monthly rates are \$39 +/- per month for 4 Mbps and \$63 +/- per month for 8 Mbps.-Buyer to do own due diligence and confirm monthly pricing.

Water:

Domestic Water Source: The domestic water is supplied from a Well drilled on the property. The depth of the well is 230 ft. Static water level:140 Gallons per minute:100+, Temperature of water: 58+/- degrees

Natural Springs: Numerous natural springs and catch ponds throughout the property provide additional water sources for livestock and wildlife.



Water lease Agreement:

Seller disclosure: The Sellers have a prior written water lease agreement to the neighboring property owner to provide water for livestock purposes at no cost to the neighbor- to two existing spigots on adjoining land expiring on 3/18/31. Seller to assign said lease at closing and Buyer to assume responsibility.

Water Rights:

According to the Umatilla County water master, no water rights are currently available. However, Buyers to still do their due diligence on any and all water right findings associated with the property.

Septic:

The septic tank is located off the basement sliding glass door 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.

Pasture/Topography:

The property is primarily slopped pasture ground made up of grazable native vegetation for livestock and wildlife. Currently, the property does not run any livestock and has historically leased the grazing rights to a local outfit for spring and fall transition pasture.

Boundary Fencing:

Seller disclosure: The subject property was part of a larger property that was partitioned and sold. Since the partition, the property boundary has not been re-fenced on the exact property line. In contrast, there is still fencing and cross-fencing on the property. Buyers are to do their due diligence as to their own satisfaction with existing fences and boundary lines. Please ask the listing broker for further details or refer to the partially surveyed map that will be provided upon request.

Surrounding bordering land: The property is bordered on all sides by private landowners.

Wildlife:

The property owners have seen a variety of wildlife on the property, including deer, elk, cougar, fox, coyotes, turkeys, and grouse. 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 spring ponds up the canyon, you see a bit of everything! It is beautiful and fun."

Landowner Preference Tags:

Located in the Ukiah Unit, the property qualifies for two (2) Landowner Preference (LOP) tags 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).)

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 Hiyuumptipin) 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 Hiyuumptipin (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.

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.

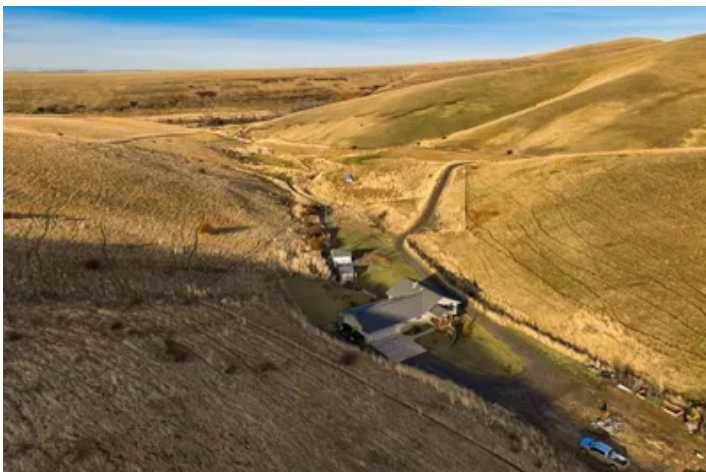
Rolling hills of grassland and grain fields depict the land at the Blue Mountains' base.

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

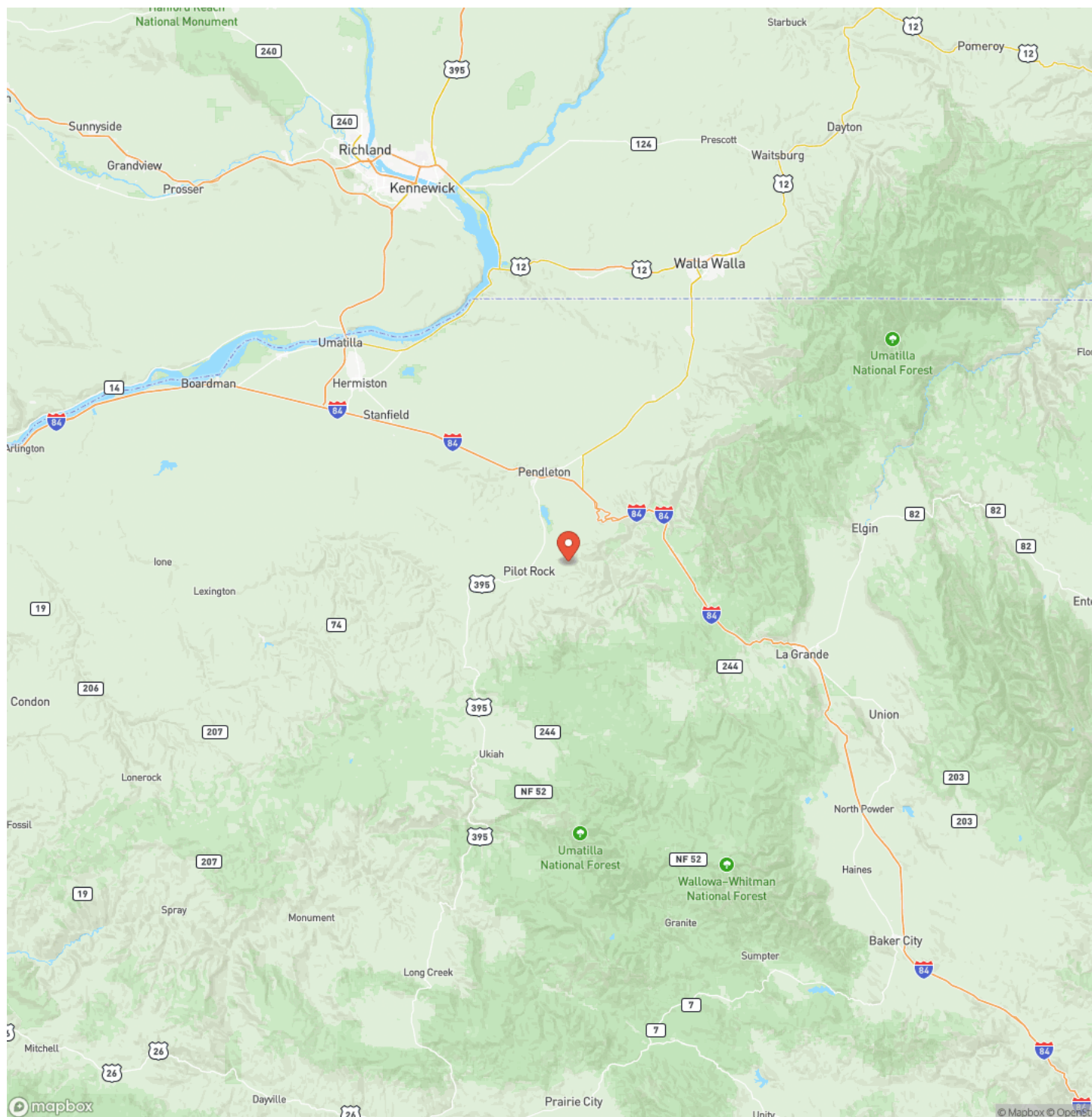
The population was 1502 at the 2010 census.



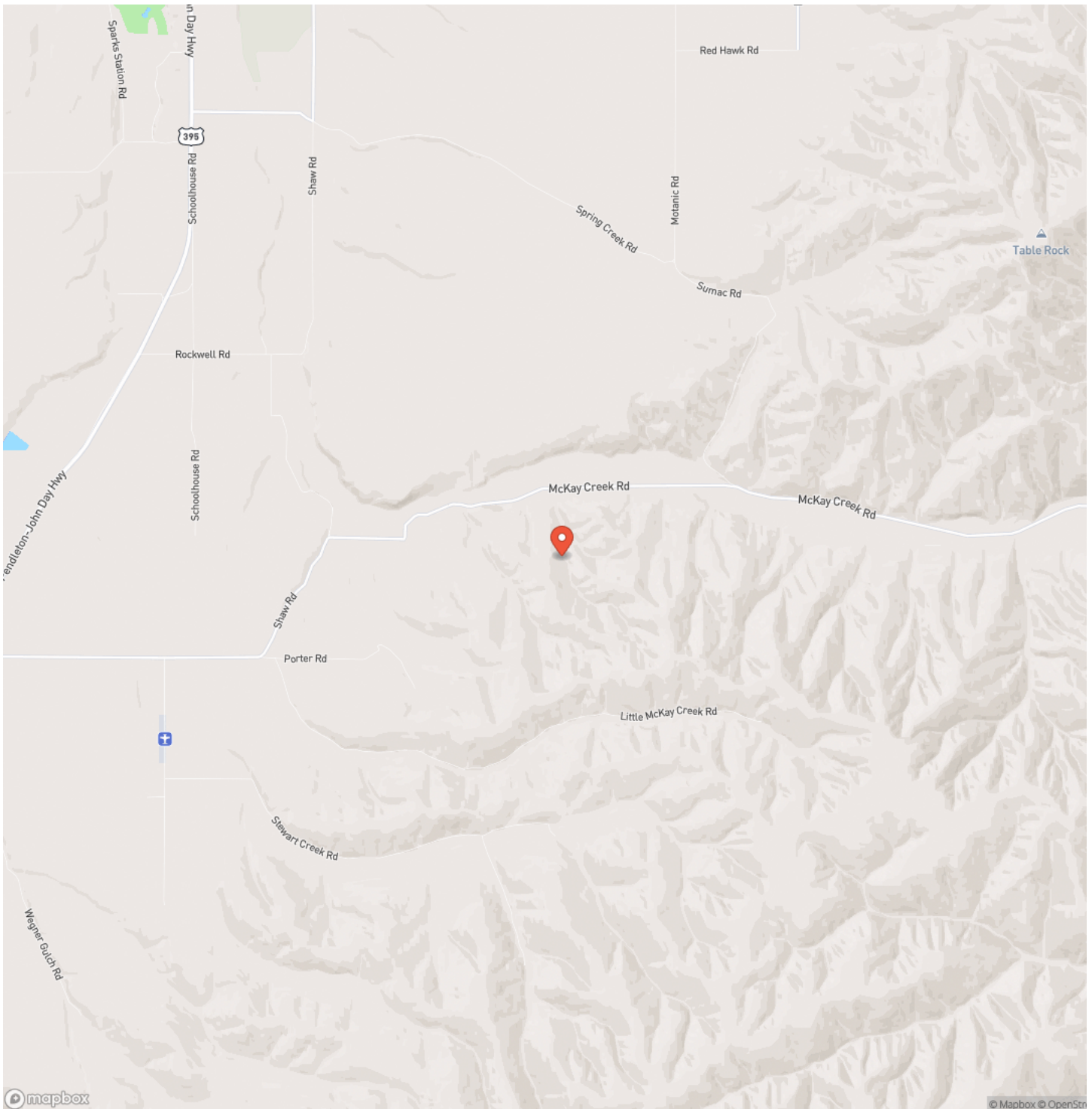
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Locator Map



Locator Map



Satellite Map



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.



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