

Circle H Homestead
Pilot Rock, OR 97868

\$735,000
28± Acres
Umatilla County



MORE INFO ONLINE:

<https://whitneylandcompany.com/>

Circle H Homestead
Pilot Rock, OR / Umatilla County

SUMMARY

City, State Zip

Pilot Rock, OR 97868

County

Umatilla County

Type

Farms, Hunting Land, Residential Property

Latitude / Longitude

45.5069 / -118.7015

Taxes (Annually)

1534

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 2

Acreage

28

Price

\$735,000

Property Website

<https://whitneylandcompany.com/property/circle-h-homestead-umatilla-oregon/48360/>



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PROPERTY DESCRIPTION

BACK ON THE MARKET! Welcome to Circle H Homestead, a place where the genuine care and love of its devoted owners resonate in every corner. A sprawling 28 +/- acre property featuring a beautifully remodeled custom manufactured home with a rustic log cabin addition to the north, vaulted ceilings that capture the essence overlooking the beautiful McKay Creek frontage. The property includes wheel line irrigation acres, a hay barn, corral, RV hookup, wood heated shop, and an outdoor patio with a relaxing hot tub.

As you explore, you'll find that the details reflect not just meticulous design but a history of personal touches. 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. This is more than a property; it's a home that has been cherished and thoughtfully improved over the years. From the cozy interiors to the practical conveniences, Circle H Homestead is a testament to a life well-lived, ready to offer comfort and warmth to its new owners. Welcome to a home that truly feels like home.

****** An additional 118 +/- acres of vacant land featuring a homesite, adjoins this property to the south. For more details on this adjacent acreage, you can visit the Whitney Land Company website under "McKay Creek Buildable Acreage," or contact the Whitney Land Company office for additional information.******

46233 McKay Creek Road
Pilot Rock, OR 97868

Map & Tax Lot:
1533-00-05300 Account Numbers: 106010
1533-00-05300 Account Numbers: 146264

Acres: 28.25 +/- Acres

Zoned: AG-2

2023 Taxes: \$1,534.90

Jurisdiction: CTUIR-Confederated Tribes of the Umatilla Indian Reservation

Near By Towns:
Pilot Rock, OR- 8 +/- Miles
Pendleton, OR- 18 +/- Miles
Hermiston, OR- 45 +/- Miles
Tri-Cities, WA- 86 +/- Miles
Portland, OR- 226 +/- Miles
Boise, ID- 230 +/- Miles

Access:
Access to the property is from McKay Creek Road, a County maintained gravel road approximately 8 miles East of Pilot Rock, OR.

Homesite:

Circle H Homestead isn't just a property; it's a testament to years of care and love from its dedicated sellers. The meticulous attention to detail shines through in every corner of this home, a reflection of the passion and craftsmanship poured into its custom work. Each feature tells a story of thoughtful care and pride, making this not just a house but a cherished home, ready to embrace its new owners with the same warmth and character that has defined it through the years.

1986- Brand-Guerdon Model-Kingswood
1,404 +/- Sq. ft. 3-bed, 2-bath



North Log Addition- Two Stories
796+/- Sq. ft. and loft has 624 +/- Sq. ft.

The addition boasts a double-sided gas fireplace with beautiful hardwood floors, a distinctive brass step bar, and an entertainment space creating a cozy and stylish ambiance. Additionally, it includes a loft with a pool table and expansive views, adding a recreational and visually captivating element to the space. The vaulted ceilings in the addition add a touch of elegance, while the enclosed mudroom entrance enhances practicality.

The heart of the home, the kitchen and bathrooms, have been updated, marrying modern convenience with classic charm. A brand-new pellet stove aids in the help of heating the home throughout. Step outside onto the concrete patio to the north, ideal for entertaining or simply enjoying the beautiful surroundings. A covered porch and overhang provide the perfect spots to unwind and take in the beauty of Circle H Homestead.

Local Area Utilities:

Electrical-Umatilla Electric Co-op

Propane- Morrow County Grain Growers

Garbage- Eastern Oregon Waste Management

A phone landline would be the primary source of contact.

No to limited LTE service is located at the home site.

Wi-Fi: W-Tech link provides 4 Mbps or 8 Mbps plans in that area. Current monthly rates are \$39 +/- per month for 4 Mbps and \$63 +/- for 8 Mbps. Buyer to do own Due Diligence as to a service charge for bringing Wi-Fi to the home site. (If any).

Water:

1- Creek; McKay Creek

2- Wells; 1-Domestic, 1-Irrigation

Domestic Water Source:

The domestic water is supplied from a well drilled on the property. The depth of the well is unknown. Static water level: Unknown.

Gallons per minute: Unknown. There is currently no well log found for the domestic water source.

Irrigation well:

The supplemental irrigation well water is supplied from a well drilled on the property. The depth of the well is 175'. Static water level: 13'

Gallons per minute: 500+/- Varies on depth. The irrigation well is serviced by a 20 hp variable Frequency Drive pump. The pump was installed in 2017.

Water Rights:

The property has both primary certificated water rights with a priority date of 1979 and supplemental permitted water rights with priority date of 2015. These rights are for both surface and ground rights. Buyer to work with the Umatilla County Water Master as part of their Due Diligence on any and all water right findings associated with the property. Seller, The Whitney Land Company, or Real Estate Brokers make no representation as to the condition or ready and able use of any and all water rights related to the property.

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water right from the Water Resources Department to use water from any source— whether it is underground, or from lakes or streams. Landowners with water flowing past, through, or under their property do not automatically have the right to use that water without a permit from the Department. With some exceptions, cities, irrigators, businesses, and other water users must obtain a permit or license from the Water Resources Department to use water from any source - whether it is underground, or from lakes or streams.

Oregon's water laws are based on the principle of prior appropriation. This means the first person to obtain a water right on a stream is the last to be shut off during low streamflows. In water-short times, the water right holder with the oldest date of priority can demand the water specified in their water right without regard for the needs of junior users. If there is a surplus beyond what is necessary to fulfill the senior right, the water right holder with the next oldest priority date can take what is available to satisfy needs under their right. This continues down the line until there is no surplus or until all rights are satisfied. The date of application for a permit to use water usually becomes the priority date of the right.

2023 Operation:



Primarily used as a hay operation. 25 +/- acres have been utilized to produce a variety of forage crops. Currently the fields are planted as follows:

Orchard Grass- 25 +/- Acres

Average year for the farm is 3-cuttings for a total of 6+/- tons to the acre. First cutting usually is after Memorial Day. Historically, the Seller has leased out the operation to a local farmer on an annual basis. Currently there is no lease in place for the 2024 crop year.

Grazing:

The owners have used the acreage for 10 to 20- cow/calf pairs for a five-month grazing period during the spring and summer months. Additional pasture was used with this property to aid in feeding. It is recommended Buyer do their own due diligence as to the correct stocking rate for the property.

Pasture/Topography:

The Property is primarily flat usable bottom ground as you would see next to a creek.

Boundary Fencing:

The property boundary is fenced with cross-fencing in spots on the property; Buyers are to do their Due Diligence to their own satisfaction with existing fences and boundary lines.

Surrounding bordering land:

The property is bordered to the North, South, and East by private landowners. The Confederated Tribes of the Umatilla Indian Reservation own to the West border.

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:

The property does not qualify for LOP tags as it does not meet the minimum acreage requirements provided from Oregon Fish and Wildlife.

Nearby Recreation- (Additional Public 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.

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.

Confederated Tribes of the Umatilla Indian Reservation

The Umatilla reservation, Nicht-Yow-Way Country, is the home of the Cayuse, Umatilla and Walla Walla Bands of Native American Indians. When the leaders of the three tribes signed a treaty with the United States in 1855, they ceded 6.4 million acres of homeland in what is now northeastern Oregon and southeastern Washington. The 172,000-acre Umatilla Indian Reservation, almost half of which is owned by non-Indians, includes significant portions of the Umatilla River watershed.

Today the confederation, united under a single tribal government adopted in 1949, numbers over 2,800 members (2011). The Umatilla are governed by a Board of Trustees composed of nine members elected by the General Council. Tribal headquarters are located in Mission, just outside Pendleton, Oregon.

The Umatilla River and Grande Ronde rivers have been the focus of the tribe's fish restoration activities for more than a decade. Under the tribe's leadership, salmon were reintroduced in the Umatilla River in the early 1980s. The tribe, along with the state of Oregon, operates egg-taking, spawning, and other propagation facilities that are helping restore salmon runs. The tribe successfully reintroduced chinook salmon to the Umatilla River after 70 years of extinction.

Other river basins in which the tribe has co-management responsibilities are the Columbia, Snake, Walla Walla, Tucannon, Grande Ronde, John Day, and Imnaha. In recent times, tribal fisheries have occurred only on the Umatilla and Columbia rivers.

Umatilla County:

Umatilla County was created on September 27, 1862, out of a portion of Wasco County. Umatilla is an Indian term meaning "rippling water" or "water rippling over sand" and has provided the name both for the county and its major river. Lewis and Clark and pioneers traveling the Oregon Trail passed through the area. The gold rush of 1862 brought miners and stock raisers to the mountains and grasslands of Umatilla County. The county expanded after the coming of the railroad in 1881 and the area was open to the development of dry land wheat farming. The fertile land of Umatilla County gives a strongly agricultural base to the county's economy. Fruit, grain, timber, cattle, and sheep are important agricultural products. Recreation, primarily in the Blue Mountains, and tourism, most notably for the annual Pendleton Round-Up rodeo, are also important to the local economy.

Resources:

<http://www.co.umatilla.or.us/history.html>

http://www.critfc.org/member_tribes_overview/the-confederated-tribes-of-the-umatilla-indian-reservation/

<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/>

<http://www.dfw.state.or.us/>

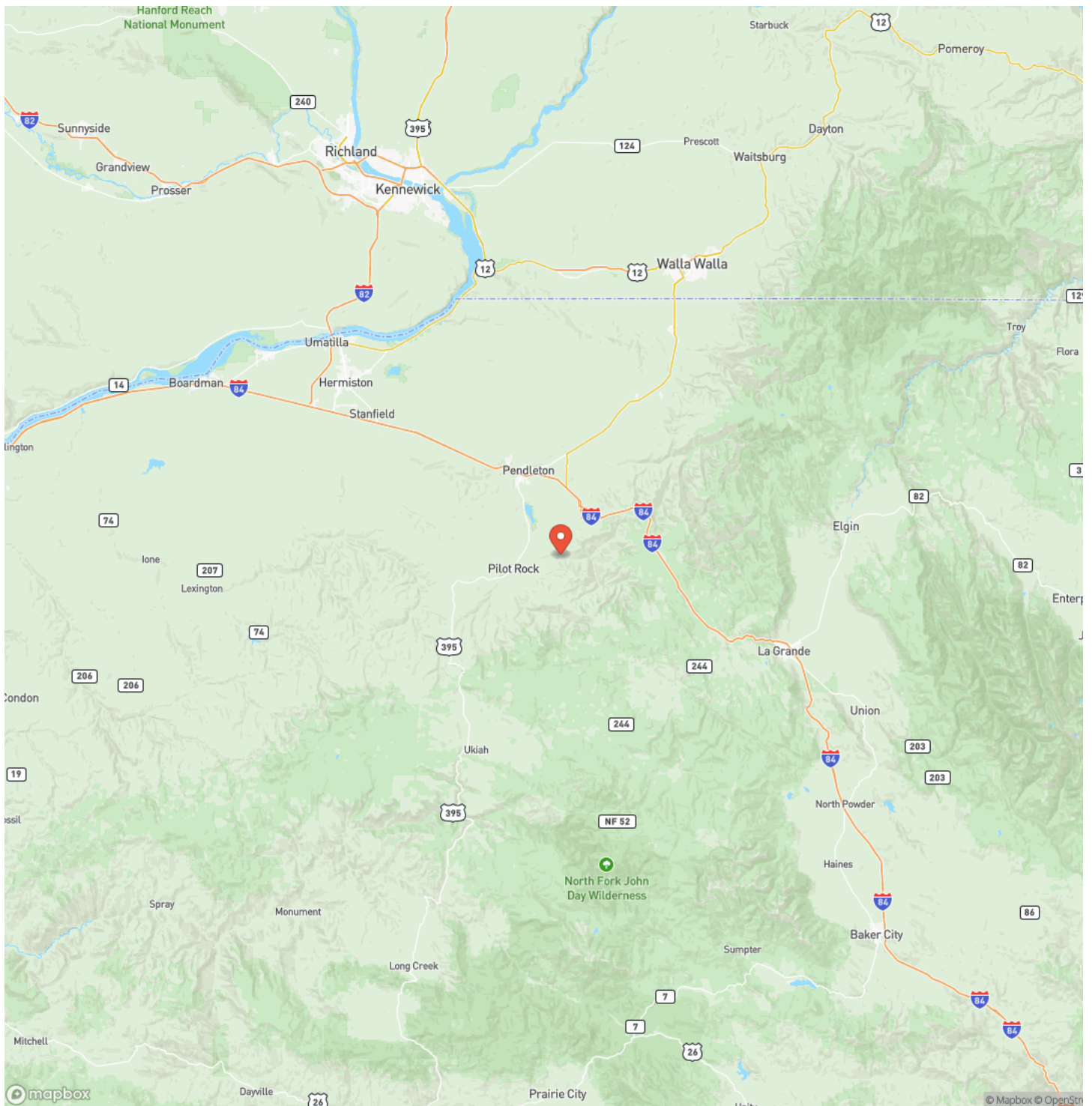
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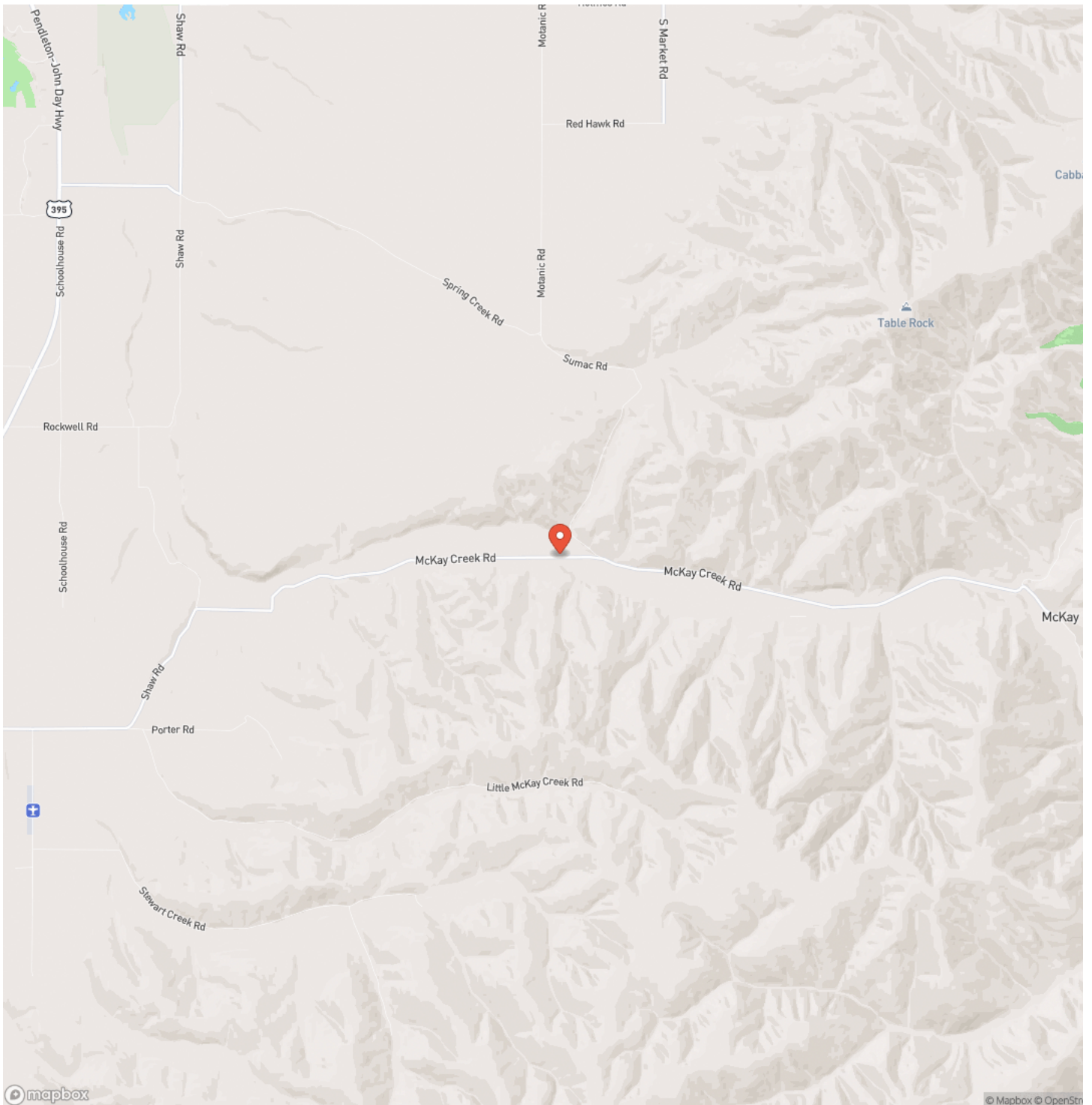
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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DISCLAIMERS

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