

J & K Pendleton Ranch
Pendleton, OR 97801

\$1,499,000
161 +/- acres
Umatilla County



J & K Pendleton Ranch
Pendleton, OR / Umatilla County

SUMMARY

City, State Zip

Pendleton, OR 97801

County

Umatilla County

Type

Ranches, Farms, Recreational Land

Latitude / Longitude

45.6207 / -118.7952

Dwelling Square Feet

3396

Acreage

161

Price

\$1,499,000

Property Website

<https://whitneylandcompany.com/property/j-k-pendleton-ranch-umatilla-oregon/19090/>



PROPERTY DESCRIPTION

Cherish the privacy of being the only house high on a ridge that offers breathtaking panoramic views of the surrounding Umatilla County area. The J & K Pendleton Ranch is a high-class, self-sufficient farm only minutes from the city of Pendleton. This unique 161+/- deeded acre property offers both fertile productive cropland and high-volume rangeland while showcasing quality craftsmanship. Tutuilla Creek flows through the bottom of the property providing great wildlife habitat and recreational upland bird opportunities. Approximately 30 acres of permitted water rights allow for irrigation on a portion of the property. Appreciate the rural scenery off the back patio of a beautiful custom built single-level 3,400+/- sqft home. Enjoy working in a huge 6,000+/- sqft shop that is RV friendly for storage and built to accommodate any project. The property has a lot of unique features but, without a doubt, the craftsmanship with its stunning views of the area is the most extraordinary.

-Quick Facts-

-Total deeded acres: 161+/-

120+/- Acres of dryland tillable-Leased out.

30+/- Acres of rangeland

5+/- Acres pasture or hay ground

6+/- Acres of homesite purposes

30+/- Acres of permitted water rights

- Custom high efficiency single-level home

3,400+/- Sqft 4bd-3bth

900+/-Sqft 3-car garage with storage

Solid Brazilian teak hardwood flooring and tile throughout

Maple cabinets with soft closing hardware

Quartz countertops and backsplash throughout the home

Stainless steel kitchenAid appliances, double ovens

Lifetime metal roof with 48' eaves and 8' eave in front providing sheltered patio

Double wall construction on all exterior walls

Extra insulation in floors, ceilings and walls

Triple pane windows throughout

Nice landscaping with 20x40 gazebo

Fully automatic irrigation with drip system and underground sprinklers

Complete security system, with cameras

-Shop

6,000+/-Sqft stick built shop

5- 12x14 Highly insulated Wayne/Dalton overhead doors

2- man doors

Full office room with full bath, washer/Dryer

1,500 Sqft+/- Fully insulated work area

High efficiency Minisplit HVAC for heating and cooling

10,000lb two post vehicle lift

Commercial 220V air compressor with air lines plumbed throughout

RV friendly for storage, hook ups and dump

-Utilities

1,000-gal oversized septic tank

Well is rated at over 1,000gpm and is artesian September through June

Two pumps are in the well



10hp, 3hp, 180gpm for irrigation

1/2hp, 20gpm for domestic water to fill reservoir at the house

4,000-gallon water storage reservoir at the house

Residential water pressure supplied by a 3ph, 3hp VFD pump

-General-

Farm income information from tillable acres available to qualified Buyers

2+/- miles from Pendleton, OR

Farm equipment available separately

500+/- Gallon propane tank

Further information available by contacting:

Christopher D. Stuvland, Principal Broker



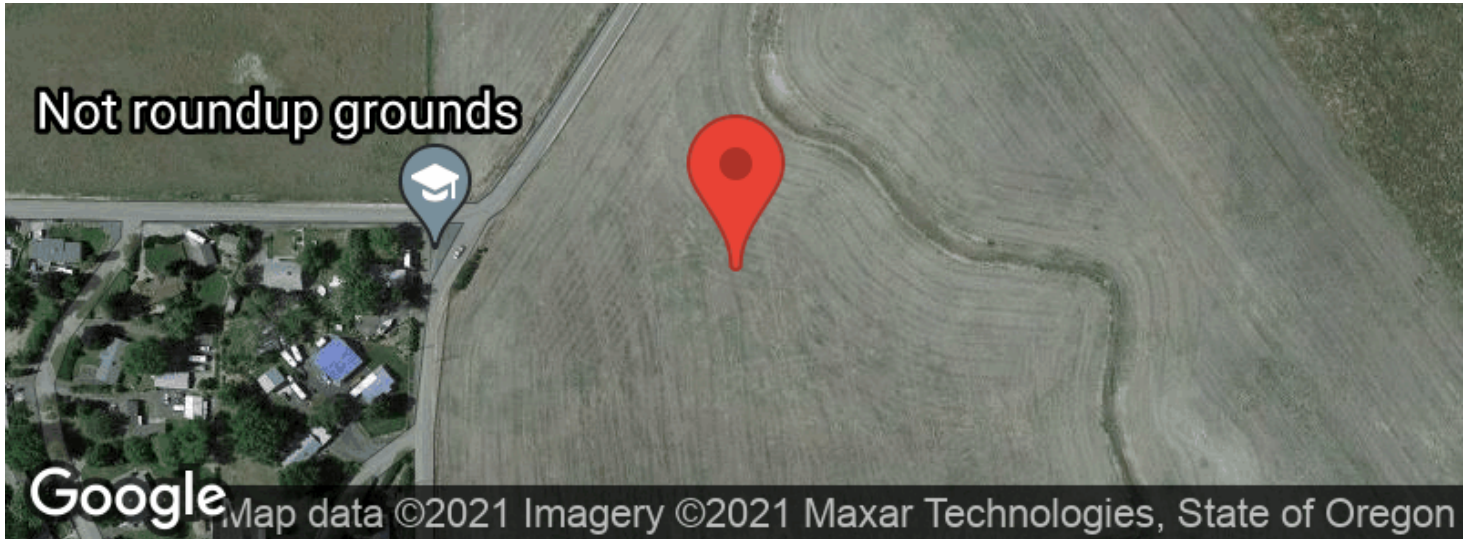
J & K Pendleton Ranch
Pendleton, OR / Umatilla County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative
Christopher Stuvland

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(541) 278-4444

Email
chris@whitneylandcompany.com

Address
101 SE 3rd

City / State / Zip
Pendleton, OR 97801

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

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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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