

**Rock Creek Pivot Ranch**  
**Arlington, OR 97812**

**\$1,550,000**  
**590 +/- acres**  
**Gilliam County**





**Rock Creek Pivot Ranch**  
**Arlington, OR / Gilliam County**

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**SUMMARY**

**City, State Zip**

Arlington, OR 97812

**County**

Gilliam County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

45.716796 / -120.2008761

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

590

**Price**

\$1,550,000

**Property Website**

<https://whitneylandcompany.com/property/rock-creek-pivot-ranch-gilliam-oregon/20229/>



# Rock Creek Pivot Ranch

## Arlington, OR / Gilliam County

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### **PROPERTY DESCRIPTION**

#### **Property:**

Benefit from a well-diversified property that historically was the first established ranch in Gilliam County Oregon. The Rock Creek Pivot Ranch consisting of 590+/- deeded acres spans across varied topography of rolling canyon hills, flat bottom meadow acres and upper flat tillable land. The property is used as a working cattle and hay operation and supports approximately 40-60 pairs annually. Primary and supplemental water rights allow for water to be pumped and distributed throughout the irrigated acres to grow a variety of forage crops from year to year. Rock Creek runs through the middle of the property and meanders approximately 2+/- miles providing seasonal water for livestock while also providing habitat for a variety of wildlife in the area. The ranch headquarters includes two homes, two large shops, livestock working facilities with semi truck access, a big barn, grain silos and various machine/storage sheds. The property overall provides a well-rounded opportunity for livestock producers alike.

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

- 590+/- Total Deeded Acres
- 81 +/- Irrigated acres
- 135 +/- Dryland Tillable Acres put into pasture
- 374 +/- Rangeland and or improvement ground
- 6 Total Pivots- 5 are solar/battery powered, 1 is 3 phase powered
- Some meadow spots still irrigated with handline
- Main House- 4 bedrooms 2 bath w/ Heat pump as well as Air Conditioning
- Small House- 3 bedrooms 2.5 bath w/ Heat pump as well as Air Conditioning
- Two Shops one of which is approximately two years old
- Two barns
- Two Equipment sheds
- One old chicken house
- 40-60 Pairs annually
- Perimeter fenced
- Approximately 3-cuttings of grass hay
- Seasonal Creek
- Power: Columbia Basin
- The grass hay is orchard grass and Max Q fescue mix.
- Upland bird Recreational opportunities abound



- Two- LOP Tags within the Biggs Unit





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# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**  
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**NOTES**

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## 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**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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