Rock Creek Pivot Ranch Arlington, OR 97812

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









MORE INFO ONLINE:

SUMMARY

City, State Zip Arlington, OR 97812

CountyGilliam 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/







PROPERTY DESCRIPTION

Property:

Benefit from a well-diversified property that historically was the first established ranch in Gillam 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, gain 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



MORE INFO ONLINE:







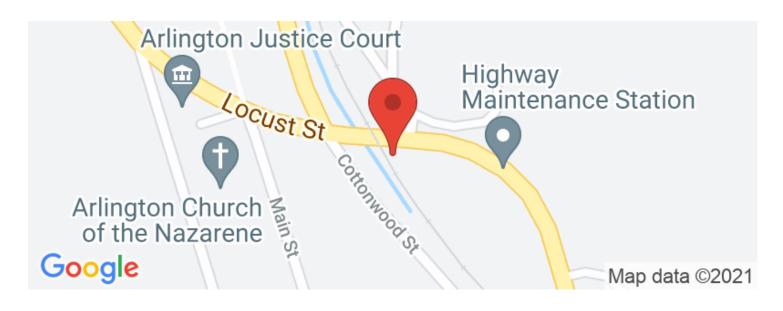








Locator Maps





Aerial Maps





LISTING REPRESENTATIVE

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<u>NOTES</u>			



<u>NOTES</u>			



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THE WHITNEY LAND COMPANY

MORE INFO ONLINE:

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