

McKay Creek Acreage
McKay Creek Road
Pilot Rock, OR 97868

\$250,000
118± Acres
Umatilla County



MORE INFO ONLINE:

<https://whitneylandcompany.com/>

McKay Creek Acreage
Pilot Rock, OR / Umatilla County

SUMMARY

Address

McKay Creek Road

City, State Zip

Pilot Rock, OR 97868

County

Umatilla County

Type

Hunting Land, Recreational Land, Ranches

Latitude / Longitude

45.5043 / -118.7067

Taxes (Annually)

485

Acreage

118

Price

\$250,000

Property Website

<https://whitneylandcompany.com/property/mckay-creek-acreage-umatilla-oregon/38648/>



McKay Creek Acreage

Pilot Rock, OR / Umatilla County

PROPERTY DESCRIPTION

BUMPABLE OFFER!

Located outside Pilot Rock, OR, and at the base of Blue Mountain foothills is the McKay Creek Acreage property. The estate offers 118 +/- acres of flat and gently rolling native grassland. Historically used as an old farm homestead, the property has power and a drilled well. 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. Enjoy the unique opportunity for rural living and abundant wildlife just a short distance from the small timber town.

46054 McKay Creek Road
Pilot Rock, OR 97868

Map & Tax Lot:

1S [33-00-05800](#) Account Numbers: 106017

1S [33-00-05900](#) Account Numbers: 106014

Acres: 118.18 +/- Acres

Zoned: AG-2

2022 Taxes: \$485.20

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: Currently, there is an old homesite on the property. The property does have a county site address, power, and a drilled well. The homes and outbuildings conditions are inhabitable and likely would need to be torn down and replaced.

Planning/Building:

The Tribal Planning Office will generally be your first stop if you want to build or replace the existing house on the property. The current Planning & Building staff will help ensure sure all projects on the Umatilla Indian Reservation have the necessary permits, and they review all proposed projects for adherence to the CTUIR Land Development Code and all the adopted Building Codes. Once permits are issued, Planning & Building staff also provides inspection services for ongoing work on constructed, renovated, or demolished buildings. Buyer to do own Due Diligence with the Tribal Planning Department to ensure Buyer's satisfaction of the buildable aspect of the property. [541-276-3099](tel:541-276-3099) - Tribal Planning Department

Buyer(s) should review the Sub-Chapter AG-2 zoning description of the Land Development Code for the Confederated Tribes of the Umatilla Indian Reservation and Development Permit Process as part of their Due Diligence for building on the property.

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.

None 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:

Domestic Water Source: The domestic water is supplied from a Well drilled on the property. The depth of the well is 140 ft. Static water level: 0. Gallons per minute: 350+

Seller Disclosure: While there is a well that is drilled and present on the property, the sellers have never used it since their purchase. The condition of the well and potability for drinking is unknown to the Seller and it is recommended that a professional be hired for examination during Buyers Due Diligence period.

Natural Springs: The property has two natural springs on the upper portion that produce sufficient water to help aid in riparian wildlife habitat and clean water for livestock in the summer months.

Water Rights:

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 stream flows. 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.

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 makes no representation as to the condition or ready and able use of any and all water rights related to the property.

Mineral & Oil Rights:

Seller Disclosure: Reservations of 50% of gas, oil and mineral on the property have been retained by a prior property owner and will not transfer at closing. Further information will be available upon review of the Preliminary Title Report.

United States Department of Agriculture-Farm Service Agency:

Production Acres:

Farm-1780

Tract-829

According to the United States Department of Agriculture-Farm Service Agency, form 156EZ indicates that the property has 59.55 Tract Cropland Acres. Historically, the Seller has used the property for range production for livestock grazing.

Grazing:

The owners have used the pasture for 20- cow/calf pairs for a five-month grazing period during the spring and summer months.

Pasture/Topography:

The property has approximately ten acres on the bottom that is flat useable ground. The remaining acreage is primarily sloped pasture of grazable native vegetation for livestock and wildlife.

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 and South by private landowners. The confederated tribes of the Umatilla Indian reservation own the East and 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:

Located in the Ukiah Unit, the property qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish and Wildlife guidelines. These tags are only eligible for Antlerless Deer, Antlerless Elk (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.

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/>

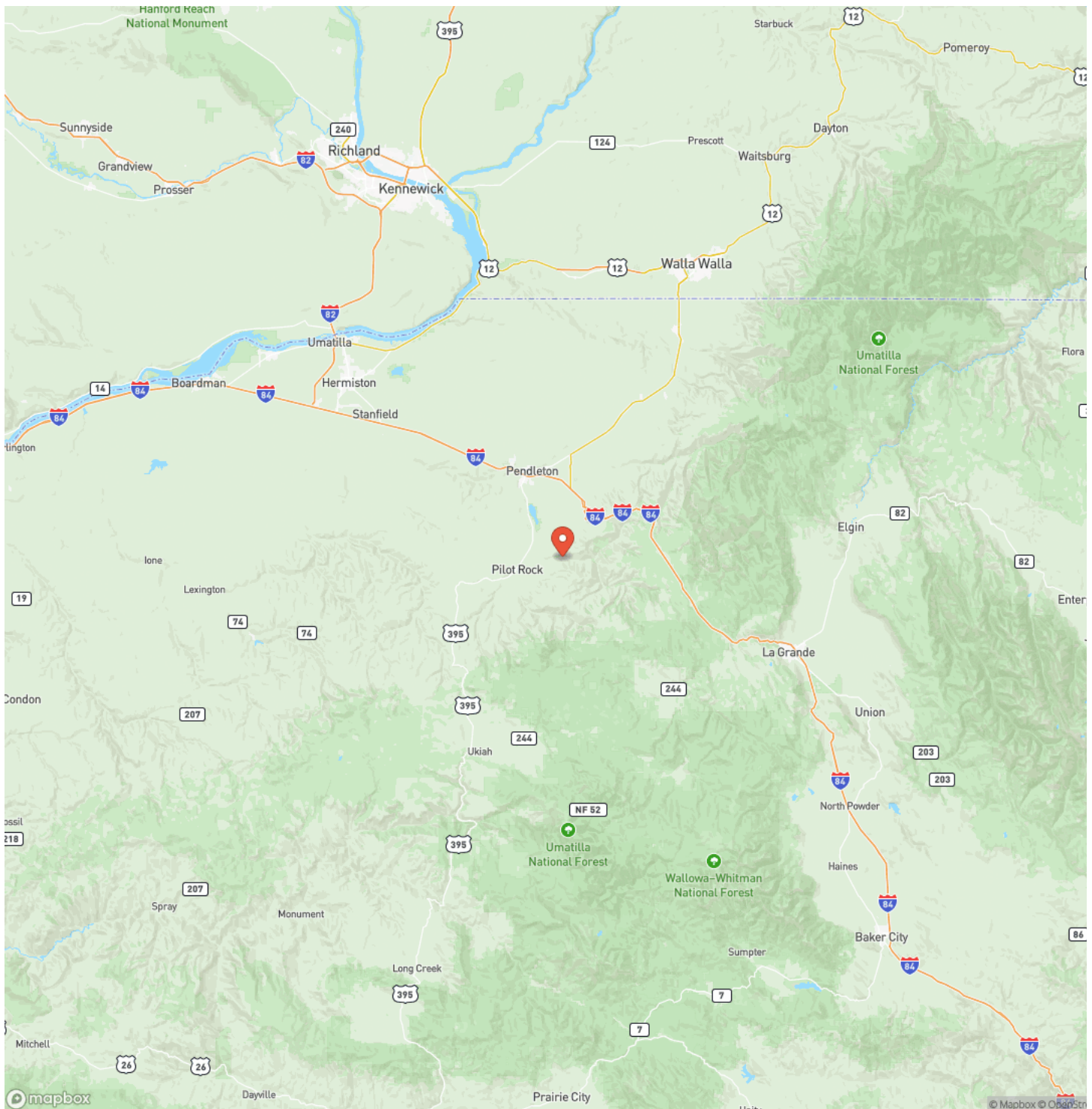
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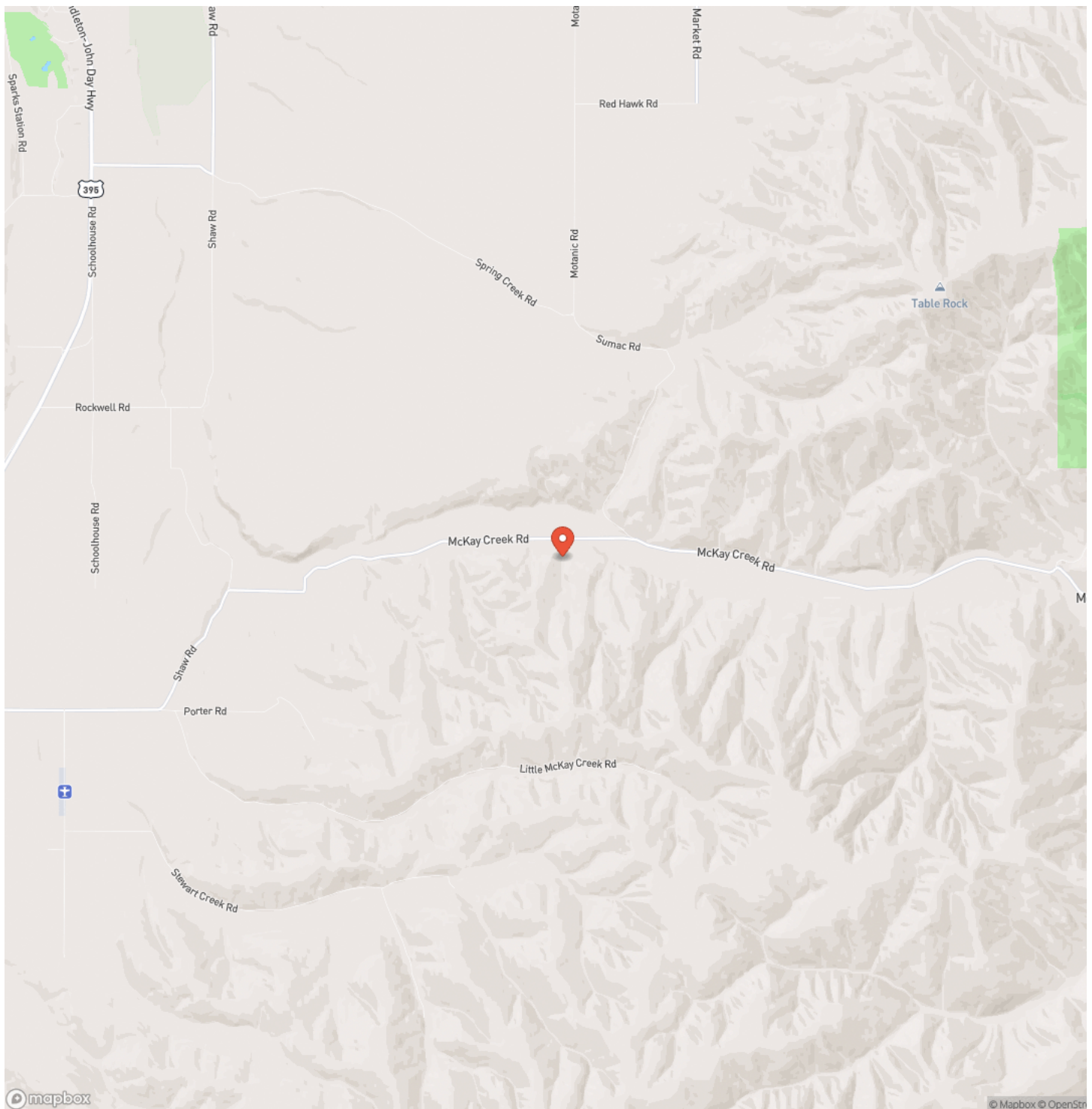
McKay Creek Acreage
Pilot Rock, OR / Umatilla County



Locator Map



Locator Map



Satellite Map





City / State / Zip
Pendleton, OR 97801

NOTES



This image shows a single sheet of white paper with horizontal blue 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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The Whitney Land Company
101 SE 3rd
Pendleton, OR 97801
(541) 278-4444
<https://whitneylandcompany.com/>

