

**Stage Gulch Wagner Ranch**  
Echo, OR 97826

**\$1,600,000**  
184± Acres  
Umatilla County



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**Echo, OR / Umatilla County**

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**SUMMARY**

**City, State Zip**  
Echo, OR 97826

**County**  
Umatilla County

**Type**  
Ranches, Hunting Land

**Latitude / Longitude**  
45.7779 / -119.0938

**Dwelling Square Feet**  
3016

**Bedrooms / Bathrooms**  
4 / 2

**Acreage**  
184

**Price**  
\$1,600,000

**Property Website**  
<https://whitneylandcompany.com/property/stage-gulch-wagner-ranch-umatilla-oregon/30502/>





## **PROPERTY DESCRIPTION**

Two homes on approximately 184 acres close enough to the town but positioned in the middle of farm and ranch land is exactly what the Stage Gulch Wagner Ranch has to offer. Take advantage of the hard-to-find property that features winter pasture for livestock, working corrals, multiple outbuildings, perimeter fencing and recreational hunting. The property also currently has a permitted gravel pit that is being leased to the county. Conveniently located a short distance North of Interstate 84 and only about 12 miles Southeast from the growing town of Hermiston, OR, this property has a variety of different amenities that are attractive to accommodate many types of users. Historically the current sellers have used the property as a homeplace for their family while leasing out the ground and some of the remodeled outbuildings annually to provide a return on their investment. -Quick Facts - [-184.93 +/- Acres](#) - 12 +/- Miles from Hermiston, OR - Two Homes - Recently remodeled 3,016 sq. ft. 3bed 2bath two-story home (w/ large conference/party room) - Recently remodeled 2,950 sq. ft. 3bed 2bath two-story home (w/ vaulted ceiling trophy room) - Over \$80k worth of new roofs throughout the property - New domestic well drilled within the last two years - Underground sprinklers - Multiple large garages for recreational equipment - Covered and paved courtyard - Multiple outbuildings - Working corral system and adjoining livestock pens - Chicken house - Concrete pig pens - 75'x 100' remodeled equipment barn currently leased for wedding venue events - 3 Grain silo's - Hitching post for horses - Pasture grass for grazing & livestock use - Perimeter fencing - Trailer parking - Dog run - Sport concrete court - Two-Columbia Basin LOP Tags - Seasonal bird hunting 79507 Stage Gulch Rd, Echo, OR [97826 79509](#) Stage Gulch Rd, Echo, OR 97826 Identification: Umatilla County, OR 3N [300-00-2900 \(168.14\)](#) Account # 107911 4N [300-00-3105 \(16.79\)](#) Account # 167437 Access: Head north from I-84 exit 193 on Wells Station Road for two miles. Take a right on Stage Gulch Road to the east. The property is to the north at the intersection of Wells Station Road and Stage Gulch Road heading east. Distances to other Cities: Echo, OR - 7.4 +/- Miles Stanfield, OR - 9.1 +/- Miles Hermiston, OR- 12 +/- Miles TriCities, WA- 56 +/- Miles Portland, OR- 195 +/- Miles Acreage: Total Deeded Acres: 184.93 +/- Homes: In 1949 a custom two-story home was constructed on the property as a homestead for a local farmer. Since then, several remodels over the years, along with additions, have upgraded the house. 2,950 total square feet make up the three-bedroom, two-bath, two-story home. The house has an attached addition that is large conference style party room that the family uses for a variety of ways including holiday dinners and or Sunday get togethers. Added on to the addition are four garage bays with two more oversized garage bays all with electric doors that store a variety of equipment and or recreational vehicles. In 1949 an additional custom two-story three-bedroom two-bathroom house was built next to the existing residence as a place for more family. Since then, several remodels over the years along with additions have upgraded this house. Currently the most recent remodel gave an uplift to the kitchen with beautiful embark hickory cabinets with a movable kitchen island. Further in the house you'll find a new addition with tall vaulted ceilings that showcase a beautiful trophy family room. The house has a big covered concrete patio out the front with its own separate two bay garage as well. The yards surrounding both houses are completely fenced with underground sprinklers and a variety of trees, shrubs and flowers. Domestic Well Water: Currently the owner does not have a well log or further information regarding the well. Both houses and all water on the property is supported from the one currently drilled well. Estimations of neighboring property well logs indicate 305+/- feet drill depth with neighboring static levels being approximately 280 feet down. The well was drilled two summers ago. Outbuildings: Multiple outbuildings provide ample storage space throughout the property. Currently the Sellers are using each in a variety of different ways. Most of the outbuildings have power and water that have been added to them. The Seller is currently leasing out the 75'x100' equipment barn as a venue spot for weddings and or large get togethers. Other outbuildings include a small shop with a concrete floor, hay storage, and loft area. Pasture: The property has historically grown grass pasture for livestock grazing. Livestock stocking rates depend on several variables including number, timing, size and duration of livestock. Currently the pasture is being leased out to a local cattle rancher for late fall, winter, and early spring on an annual basis. Leased Gravel Pit: Currently the owners are working with the county to re-write the existing lease agreement with the county. Further information may be supplied as it is known by talking with the listing brokers. Recreation: Located in the Columbia Basin Unit, the property qualifies for two (2) Landowner Preference (LOP) tags under the Oregon Department of Fish and Wildlife guidelines. The property sees mainly deer, and upland game birds such as doves and/or pheasants that occasionally utilize the property. This provides great hunting opportunities. (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](#). Power: Power is supplied by Umatilla Electric Co-Op. Fencing: The property is perimeter fenced. Buyer to do own due diligence as to the satisfaction of the fencing. Taxes: 2021 Property Tax- \$5,188.86+/- Zoning: EFU Mineral Rights: Any and all mineral rights (if any) owned by the seller will transfer with the sale of the property. Introduction to Hermiston, Oregon: Hermiston, Oregon, in Umatilla county, is 26 miles S of Kennewick, Washington and 165 miles E of Portland, Oregon. Hermiston History Hermiston was originally known as Six Mile House. In the late 1800s, it served as an overnight stop for the travelers. The city was incorporated as Hermiston on July 10, 1907. It was named after the novel written by Robert Louis Stevenson, "The Weir of Hermiston." It is located in Umatilla County, which was founded on September 27, 1862. Hermiston and nearby Attractions - Hat Rock State Park - East Benton County Historical Museum -

Umatilla National Wildlife Refuge - Franklin County Historical Museum - Crow Butte State Park Things To Do In Hermiston Hermiston offers easy access to the Benton County Historical Museum, the Franklin County Historical Museum and the Umatilla County Historical Society. One can also plan a day trip to the Umatilla National Wildlife Refuge, the Sacajawea State Park, the Hat Rock State Park and the Crow Butte State Park. Some of the local parks include Newport Park, McKenzie Park, Victory Square Park and Hodge Park. It hosts the Hohe Wuste October Festival every October and the Umatilla County Fair every August. Hermiston Transportation Flights are available from Eastern Oregon Regional Airport at Pendleton. Hermiston Higher Education Columbia Basin College, Eastern Oregon University and Walla Walla Community College provide facilities for higher education. Demographics Total population-17,346 Hermiston Hospitals Good Shepherd Medical Center 610 NW 11th Street Sources: <https://www.citytowninfo.com/places/oregon/hermiston>

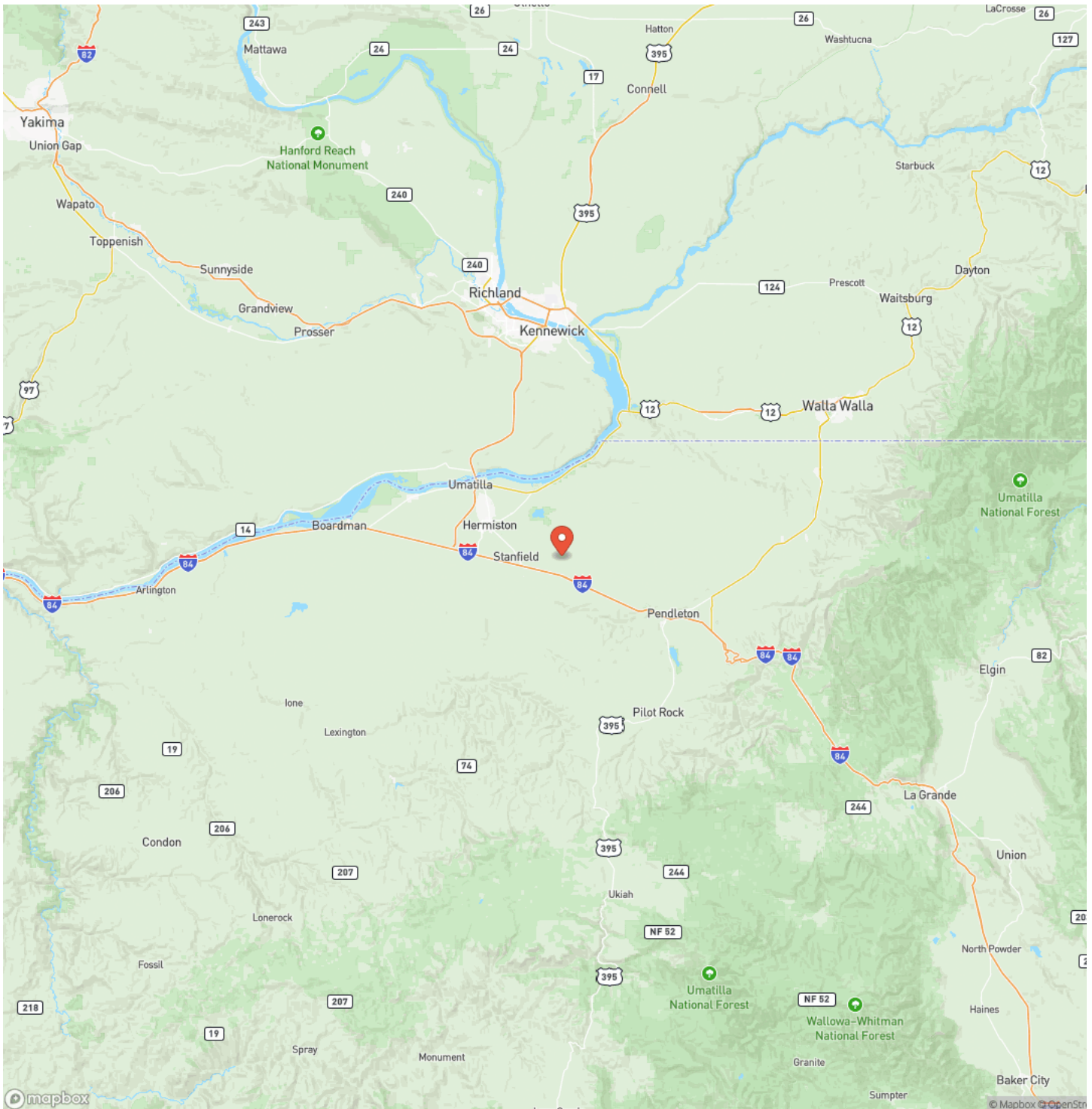


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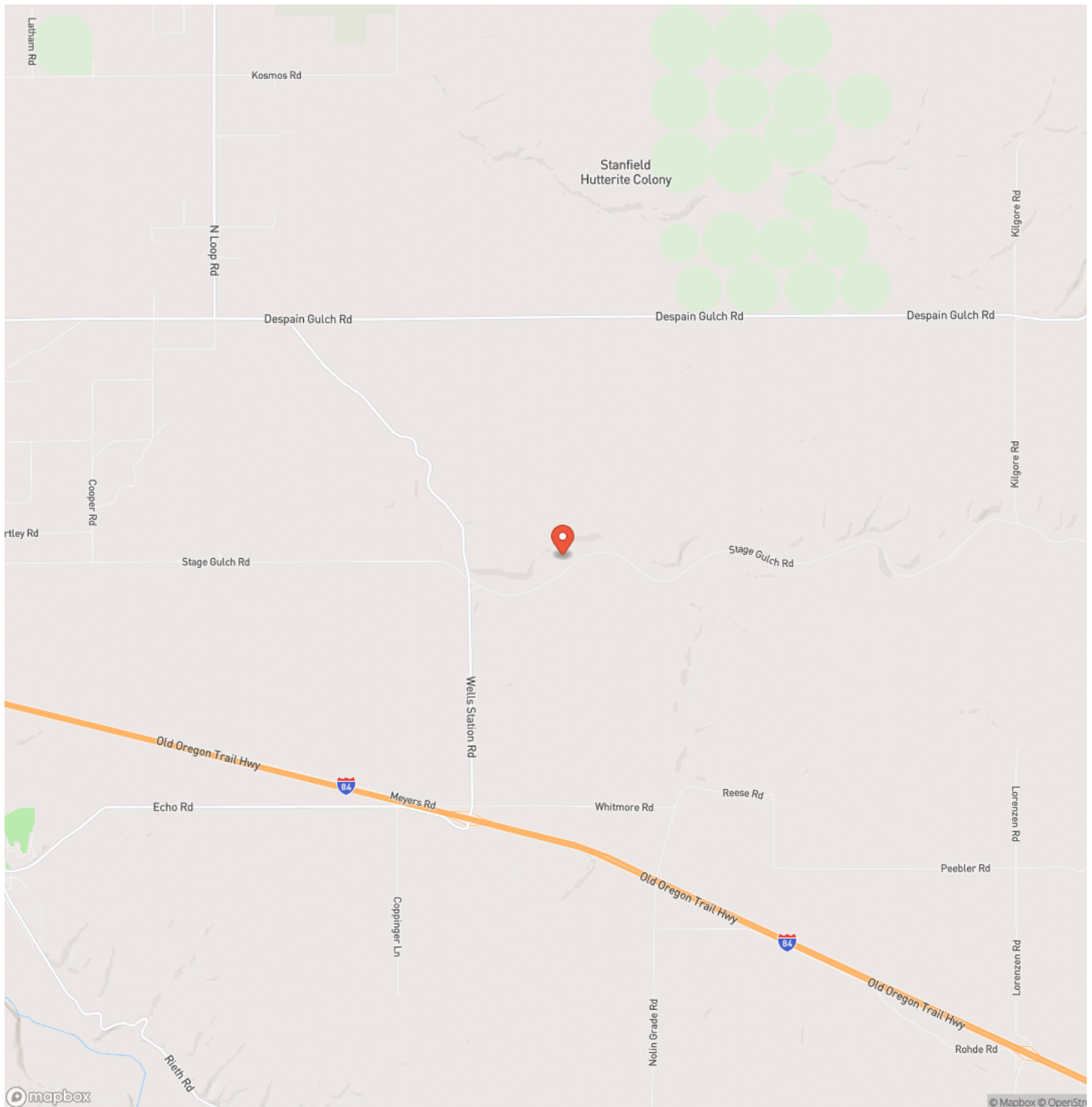




## Locator Map



## Locator Map





## Satellite Map







## This image shows a single 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.



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