

**PR East Birch House**  
**64740 E Birch Creek Road**  
**Pilot Rock, OR 97868**

**\$282,000**  
**3± Acres**  
**Umatilla County**





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**Pilot Rock, OR / Umatilla County**

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**SUMMARY**

**Address**

64740 E Birch Creek Road

**City, State Zip**

Pilot Rock, OR 97868

**County**

Umatilla County

**Type**

Single Family, Residential Property

**Latitude / Longitude**

45.4113 / -118.8056

**Dwelling Square Feet**

1632

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

3

**Price**

\$282,000

**Property Website**

<https://whitneylandcompany.com/property/pr-east-birch-house-umatilla-oregon/30873/>



## **PROPERTY DESCRIPTION**

Get out of town far enough to enjoy the simpler things in life." The Duchek East Birch House is just the spot for you to escape it all. Only approximately 5 miles South of Pilot Rock, OR, this small 3 +/- acre property is positioned to accommodate the hobby country enthusiast. Appreciate the recently done updates throughout the house and property that aid in comfort to the whole place. In the evening, enjoy relaxing and listening to East Birch Creek that flows through the middle of the property and watch for the abundant wildlife that visits frequently. Take a ride in your side-by-side, or horse up the road to the Umatilla National Forest, where you can find endless recreation and trails to take advantage of. Pilot Rock has a small community atmosphere with multiple stores, a gas station, excellent schools, and local services. There are a lot of unique features to this property that make it exciting, but without a doubt, the most significant feature is the ability to live in a peaceful area that takes advantage of the small-town atmosphere and the country way of life. JASON J & MARY K DUCHEK 64740E BIRCH CREEK RD Pilot Rock, OR 97868 Legal: 2S32100200 Account #: 118195 Acres: 3.30 Zoned: EFU 2021 Taxes: \$1,138.34 House: Built-in 1953 2 bd-1 bth w/Basement 1,632+/- square feet Extensive remodels throughout the house within the last two to five years: -All brand-new plumbing from sink to septic -Brand new \$5,000+ even flow pump installed by Pendleton Electric (Allows multiple water sources to be used at once and not lose pressure) Brand new pellet stove All new insulation within the siding walls and in the ceiling 3/4 of the house has all-new wiring Two brand new doors New windows Kitchen Appliances to stay There is a swamp cooler that keeps the house cool during the summer months. There is central heat as well as a brand-new pellet stove. Electrical -Pacific Power Propane-Morrow County Grain Growers Garbage-Eastern Oregon Waste Management Wifi-W-Tech link satellite The phone line is the primary source of contact Water Source: The domestic water is supplied from a well drilled on the property. The Seller does not have a well log. A new Even-flow pump that costs approximately 5k was just put in. The Even-flow pump has a variable frequency drive design that allows more water to be pumped when using multiple water appliances in the house. Septic Tank: The Seller had Arnie's install new plumbing to the septic less than two years ago. The creek splits the property into two 1 +/- acre pastures. The west pasture across the stream is sub-irrigated and produces good grass. Historically, the sellers fenced this pasture off with temporary fencing and used this during the late spring and summer months. The east side pasture was recently reconstructed with new fill material to raise the ground level. The Seller had hoped to reseed the ground and fence it off for horses but did not get that far. According to the Umatilla County water master, no water rights are currently available. Buyer to do their due diligence on any and all water right findings associated with the property. 3/4 of the property is fenced 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 creek right there, you see a bit of everything! It really is beautiful and fun." East Birch Creek: East Birch Creek flows through the middle of the property and is a primary water source for wildlife and livestock alike throughout the year. The owner said the water gets low in the late summer months but has never seen the creek go completely dry. The creek has a deep spot used by the sellers in the summer months as a place to relax, cool off, and swim. Flooding: The property

is not in a flood zone and does not need flood insurance. The Sellers have said that the house has never flooded. Extra fill material was brought into the property to help make a significant berm along the creek to help keep the water where it is supposed to be. Nearby Recreation- (Hunting and Fishing) Umatilla National Forest: Not far south from the property 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 Hiyuumtipin) 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 Hiyuumtipin (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 1,505. 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 1,502 at the 2010 census."





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## Locator Maps





## Aerial Maps



**PR East Birch House**  
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**LISTING REPRESENTATIVE**

**For more information contact:**



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**City / State / Zip**

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**NOTES**

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## NOTES

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## **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.

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