

Best Road Irrigated Ranch
Pendleton, OR 97801

\$1,600,000
309± Acres
Umatilla County



Best Road Irrigated Ranch
Pendleton, OR / Umatilla County

SUMMARY

City, State Zip

Pendleton, OR 97801

County

Umatilla County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

45.6026 / -118.6992

Bedrooms / Bathrooms

3 / 1

Acreage

309

Price

\$1,600,000

Property Website

<https://whitneylandcompany.com/property/best-road-irrigated-ranch-umatilla-oregon/26726/>



PROPERTY DESCRIPTION

INCOME PRODUCING-Some say "Pendleton, Oregon-It's like no other place" The Best Road Irrigated Ranch offers just that-A property that is "like no other place". Enjoy the unique opportunity for rural living-revenue from pivot-irrigated and dryland tillable acres, a meandering creek that goes through the property, amazing views from the foothills of the blues, and enough acres to keep you busy. Just a short distance southeast from Pendleton, Oregon and located within the Confederated Tribes of Umatilla Indian Reservation, 309+/- acres are being utilized and leased for their farming and ranching purposes. "Pendleton is known to many as a historic western town in the Pacific Northwest - a quaint family community. It's farm country, and it's beautiful." The multi-use property can be something to add to your portfolio for a return on an investment or a place to come raise a family and live off the land.

Quick Facts-

Total Deeded Acres: 309+/-

121.25+/- Acres under Zimmatic pivot-Leased out-Annually

73.8 +/- Acres of Certified Water Rights (W/in 121.25 ac)

(Neighboring water was temporarily brought over in years past to complete the 121.25+/- acres of water for the full circle pivot-Seller does not represent this will be available to any potential Buyer. Potential possibility for Buyer to apply and be approved for additional water rights for the property. Buyer to do own due diligence as to additional water rights with the county water master and water code administrator with the tribe.)

179.36 +/- Acres of dryland tillable-Leased out-Annually

9 +/- Acres of Range ground or Homesite Purposes

Irrigated fields are planted to Orchard Grass/Alfalfa mix

Dryland fields-Winter wheat

5-10+/-pairs are ran annually

3-Story farm house- 3bd-1bth attached mud room

Recently remodeled bunkhouse

Recently remodeled garage/Storage room (Built over drilled Domestic well)

Machine shop 2700 +/- Sq.ft.

Red Loft Barn 2,160 +/- Sq.ft.

Pole Hay Cover Barn 50x60 +/-

Corrals/Chutes/Feed bunks (Seller to retain squeeze chute)

New Power installed to the property (400amp service)-Pacific Power

Extensive Greenhouse w/ sprinklers

Seasonal Coyote Creek Runs through the property

Opportunity zoning

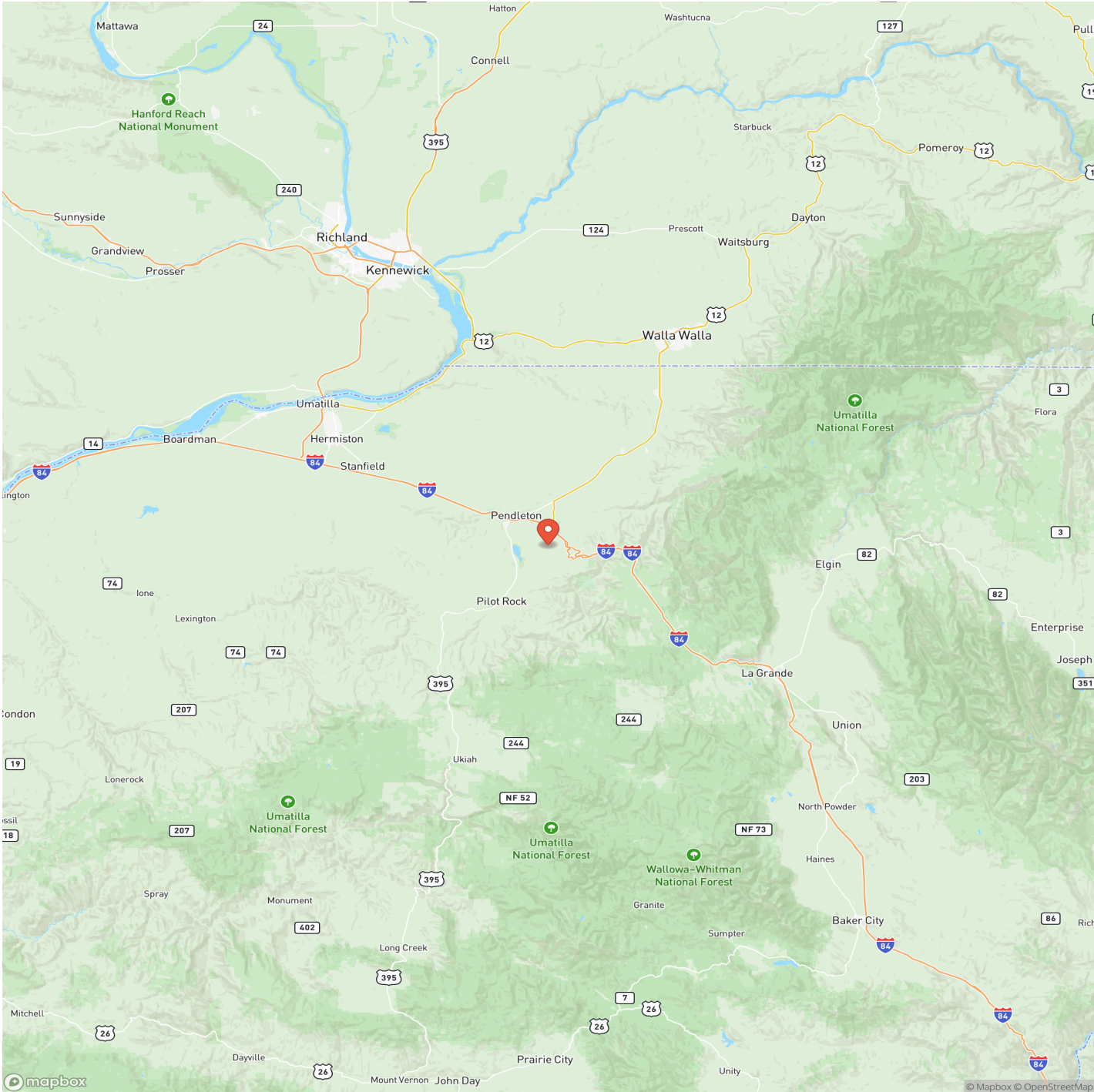
Seasonal Bird hunting



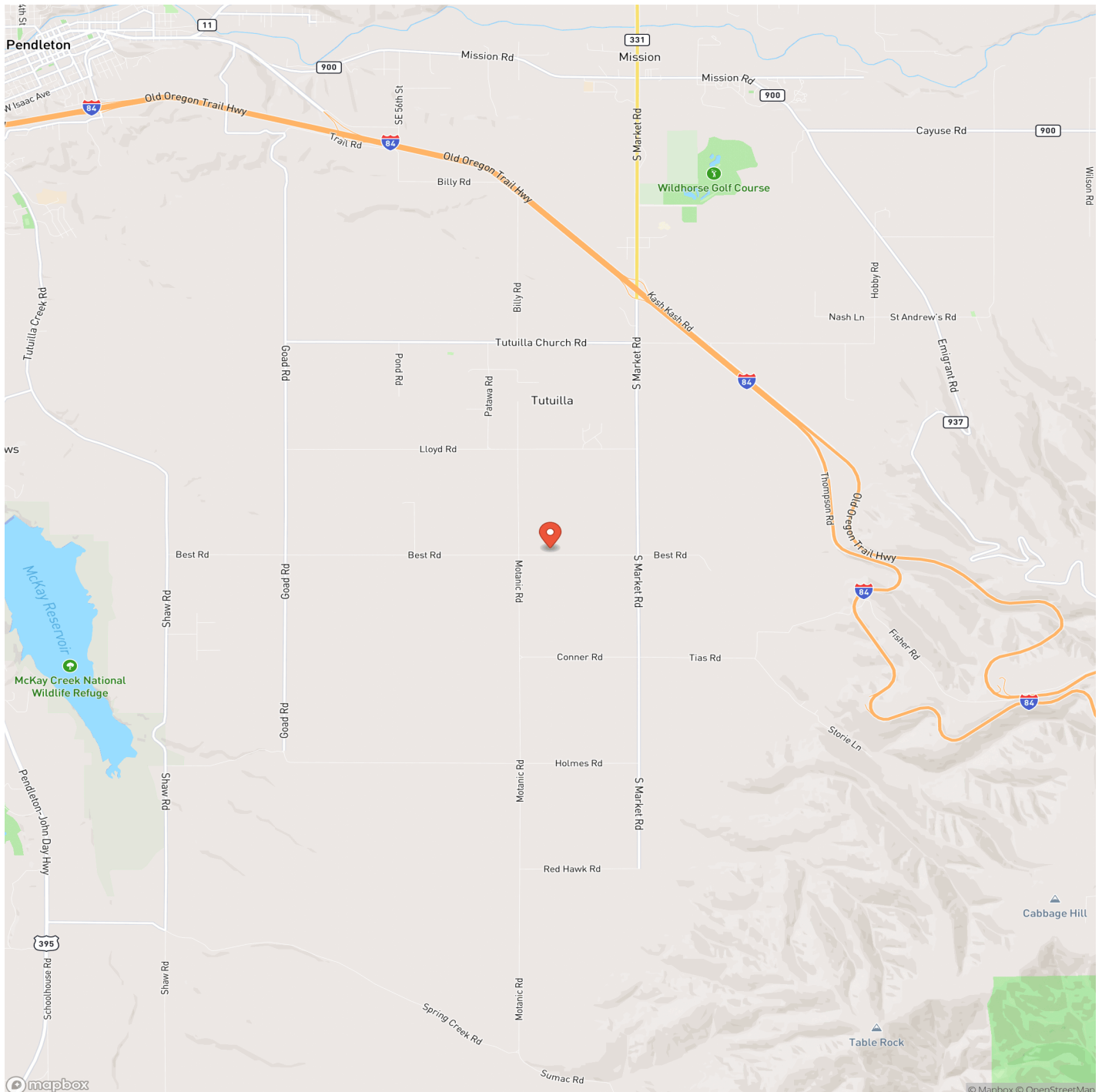
Best Road Irrigated Ranch
Pendleton, OR / Umatilla County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pendleton, OR 97801

NOTES

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.



MORE INFO ONLINE:
whitneylandcompany.com

DISCLAIMERS

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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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