

Stage Gulch CRP  
Stage Gulch Road  
Pendleton, OR 97801

**\$45,000**  
32,500± Acres  
Umatilla County





**Stage Gulch CRP**  
**Pendleton, OR / Umatilla County**

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**SUMMARY**

**Address**

Stage Gulch Road

**City, State Zip**

Pendleton, OR 97801

**County**

Umatilla County

**Type**

Farms

**Latitude / Longitude**

45.771136 / -118.99058

**Taxes (Annually)**

113

**Acreage**

32.500

**Price**

\$45,000

**Property Website**

<https://whitneylandcompany.com/property/stage-gulch-crp-umatilla-oregon/77680/>



## **PROPERTY DESCRIPTION**

### **Stage Gulch CRP Overview**

Located in the heart of Umatilla County, this 32.5 +/- acre property offers a unique agricultural production, conservation, or investment opportunity. Zoned for Exclusive Farm Use (EFU), the land includes 18.37 acres enrolled in the Conservation Reserve Program (CRP), providing income potential, and 14.13 acres of additional range land with possible additional grazing opportunities. The CRP enrollment ensures sustainable land stewardship while offering annual rental income through 2032.

This parcel is well-suited for agricultural use with a mix of flat and hillside range terrain and excellent access off Stage Gulch Road. Whether you want to expand your agricultural footprint or invest in rural Oregon land, this property presents an opportunity. Contact us today to learn more!

#### **Property:**

- 32.5 +/- acres located in Umatilla County, Oregon
- Enrolled in the Conservation Reserve Program (CRP)
- Zoned Exclusive Farm Use (EFU)
- Stage Gulch area
- Parcel Number: 107061
- Map: 3N3100-00-01901

#### **Acreage Breakdown:**

**Total Acreage:** 32.5 acres

- CRP Enrolled Land: 18.37 acres (under contract until 09/30/2032)
- Remaining Non-CRP Land: 14.13 acres (potential for rangeland, or other agricultural use)

#### **CRP Details:**

- Total Enrolled Acres: 18.37 acres
- Annual CRP Rental Payment: \$872.00
- Contract Active Until: 09/30/2032

#### **Improvements:**

Fencing: There is some fence that borders the road. The property perimeter is not fully fenced. Buyer to do own Due Diligence for satisfaction.

No other improvements known

#### **Zoning:**

- Exclusive Farm Use (EFU)

#### **Access:**

- Accessible via County Roads-Stage Gulch
- Rural location with agricultural surroundings

#### **Taxes:**

- 2024 Property Taxes: \$113.22



**Rainfall & Climate:**

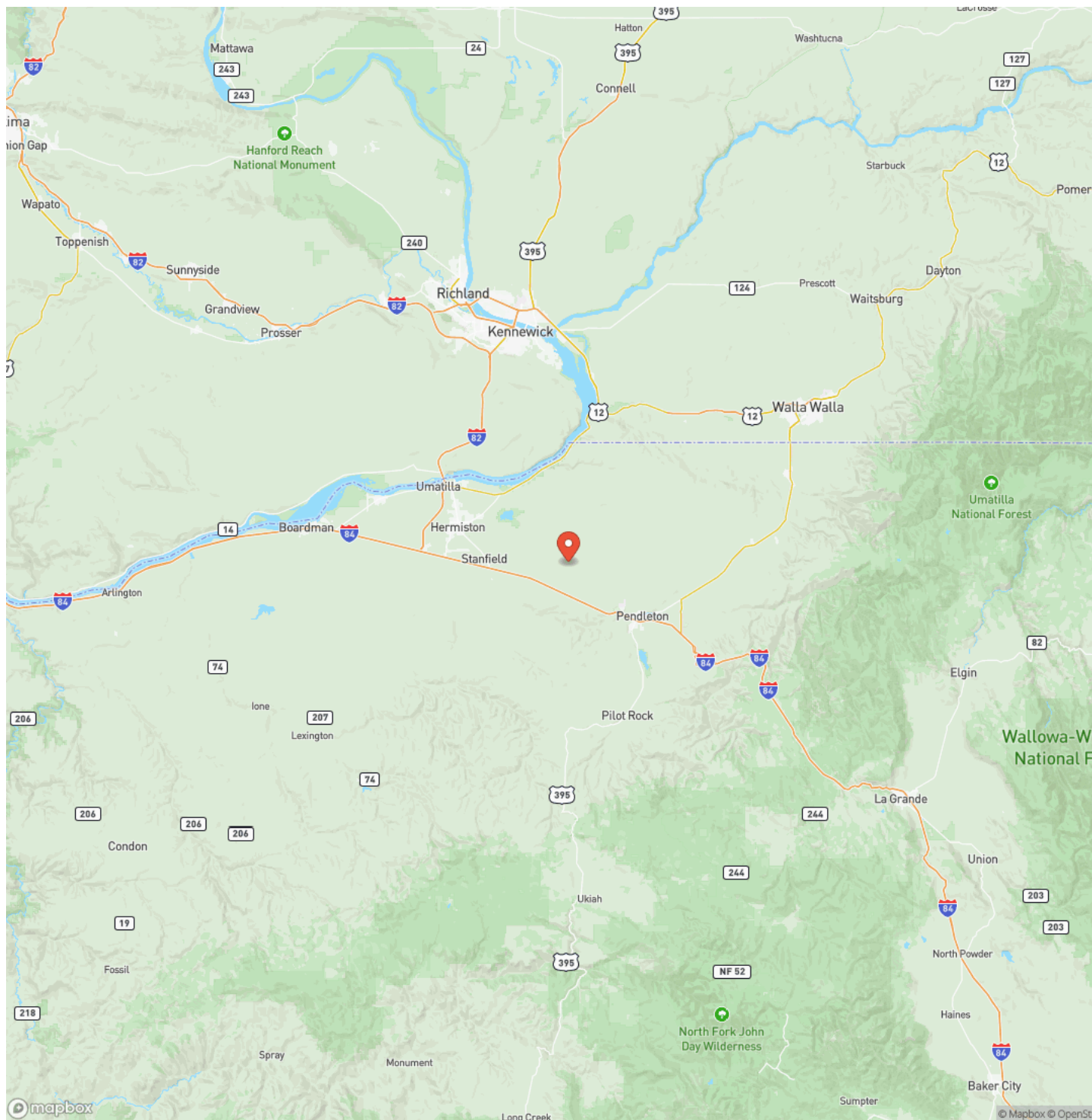
- Annual Rainfall: Typically 8-12 inches for Umatilla County
- Topography: Mostly sloped with a flat top.
- Elevation: 1,100 +/-



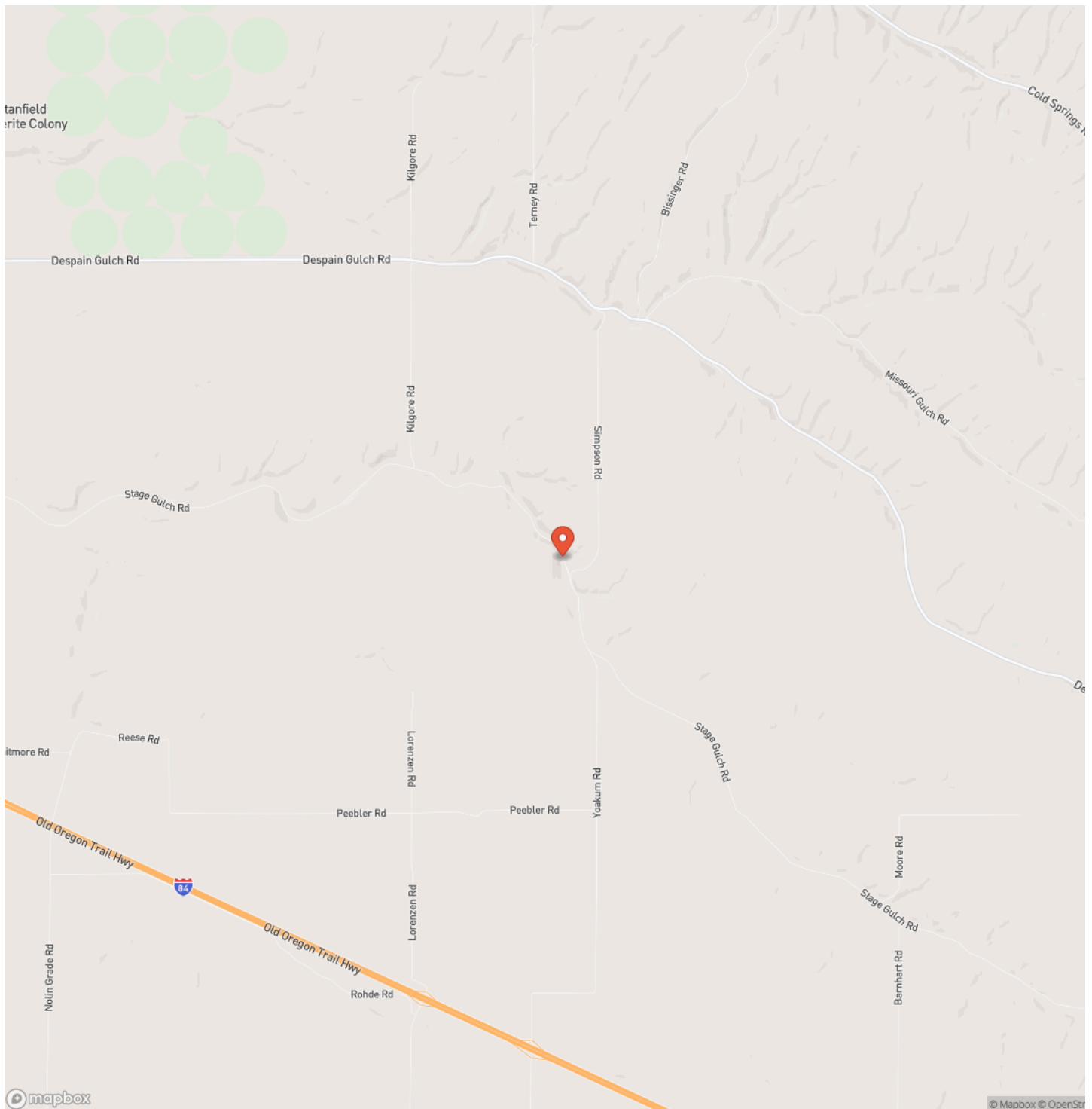




## Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Todd Longgood | CLE

## Mobile

(541) 571-3032

## Office

(541) 278-4444

## Email

todd@whitneylandcompany.com

## Address

101 SE 3rd

## City / State / Zip

Pendleton, OR 97801

## NOTES

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## 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.





## **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.

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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**The Whitney Land Company**  
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