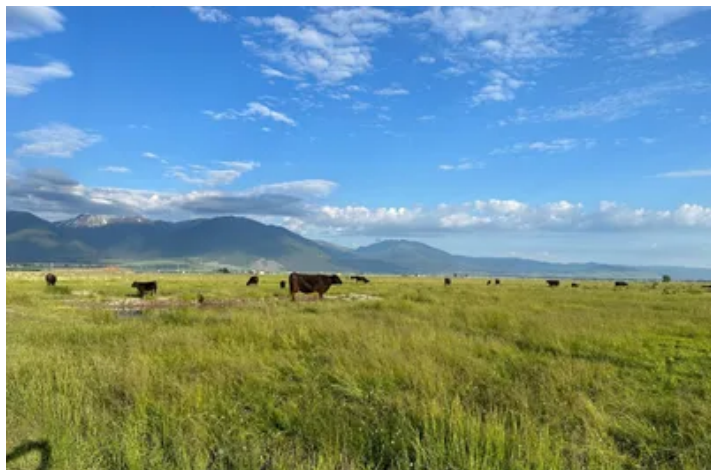


Payton Ranch
Wingville Road
Baker City, OR 97814

\$750,000
113± Acres
Baker County



Payton Ranch
Baker City, OR / Baker County

SUMMARY

Address

Wingville Road

City, State Zip

Baker City, OR 97814

County

Baker County

Type

Farms, Ranches

Latitude / Longitude

44.8698 / -117.9055

Acreage

113

Price

\$750,000

Property Website

<https://whitneylandcompany.com/property/payton-ranch-baker-oregon/41476/>



PROPERTY DESCRIPTION

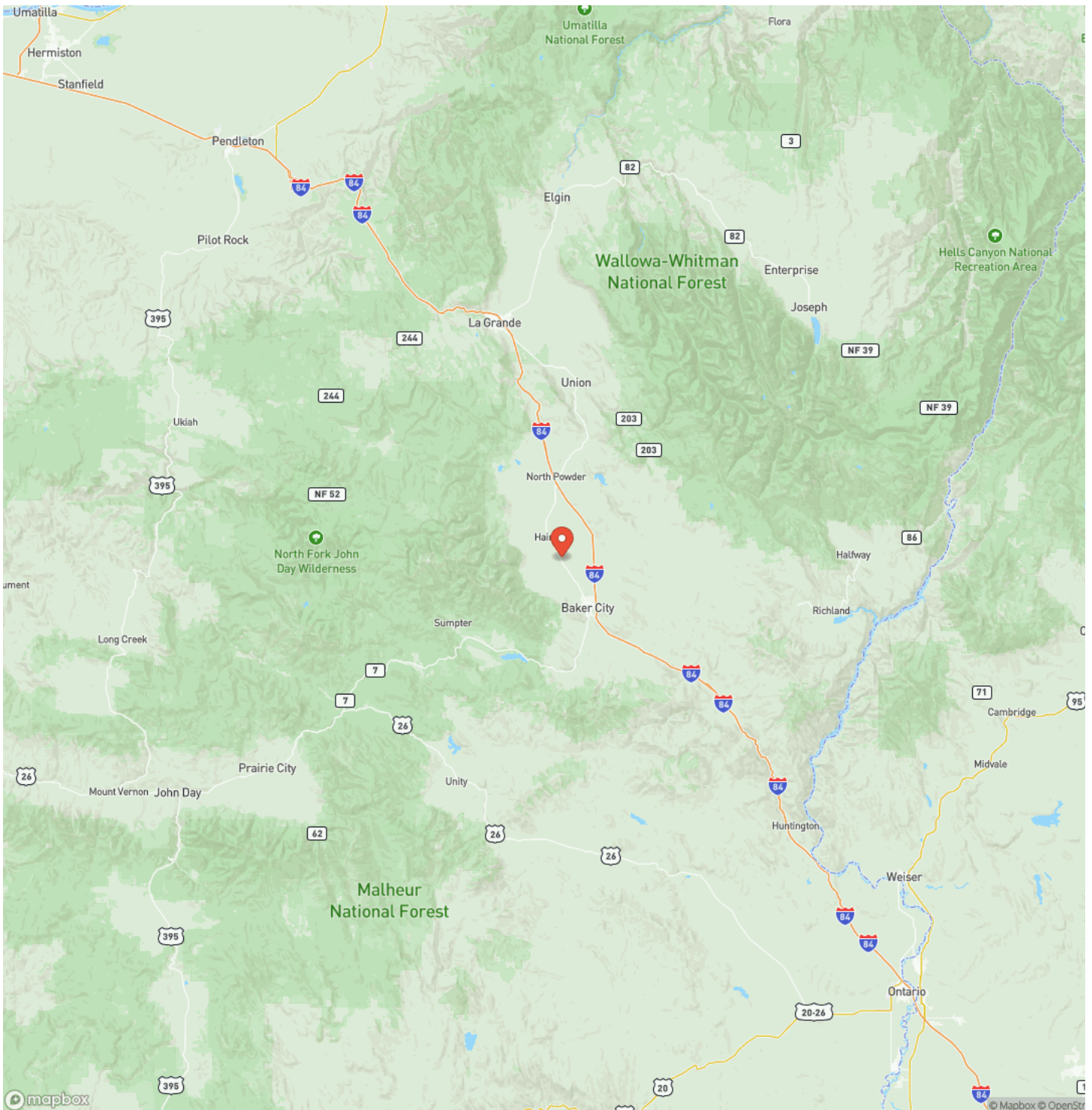
PRICE REDUCED!! The Payton Ranch is located in Baker Valley between Baker City and Haines. The property consists of 113.55 acres. It has excellent views of the Elkhorn Mountains. There are approximately 82.9 acres of water rights. Water is plentiful and the soils are productive. Water is supplied by a combination of Primary and Supplemental Water rights. All flood irrigation. The land has been in the family for generations. Sellers have received approval for one "Lot of Record" with the Baker County Planning department to allow for a dwelling to be located on the property. Powerline runs through the ranch. Direct access from Highway 30 to the ranch. If you are looking for a potential home site with good views, productive soils and strong water rights, this property will certainly get your attention.



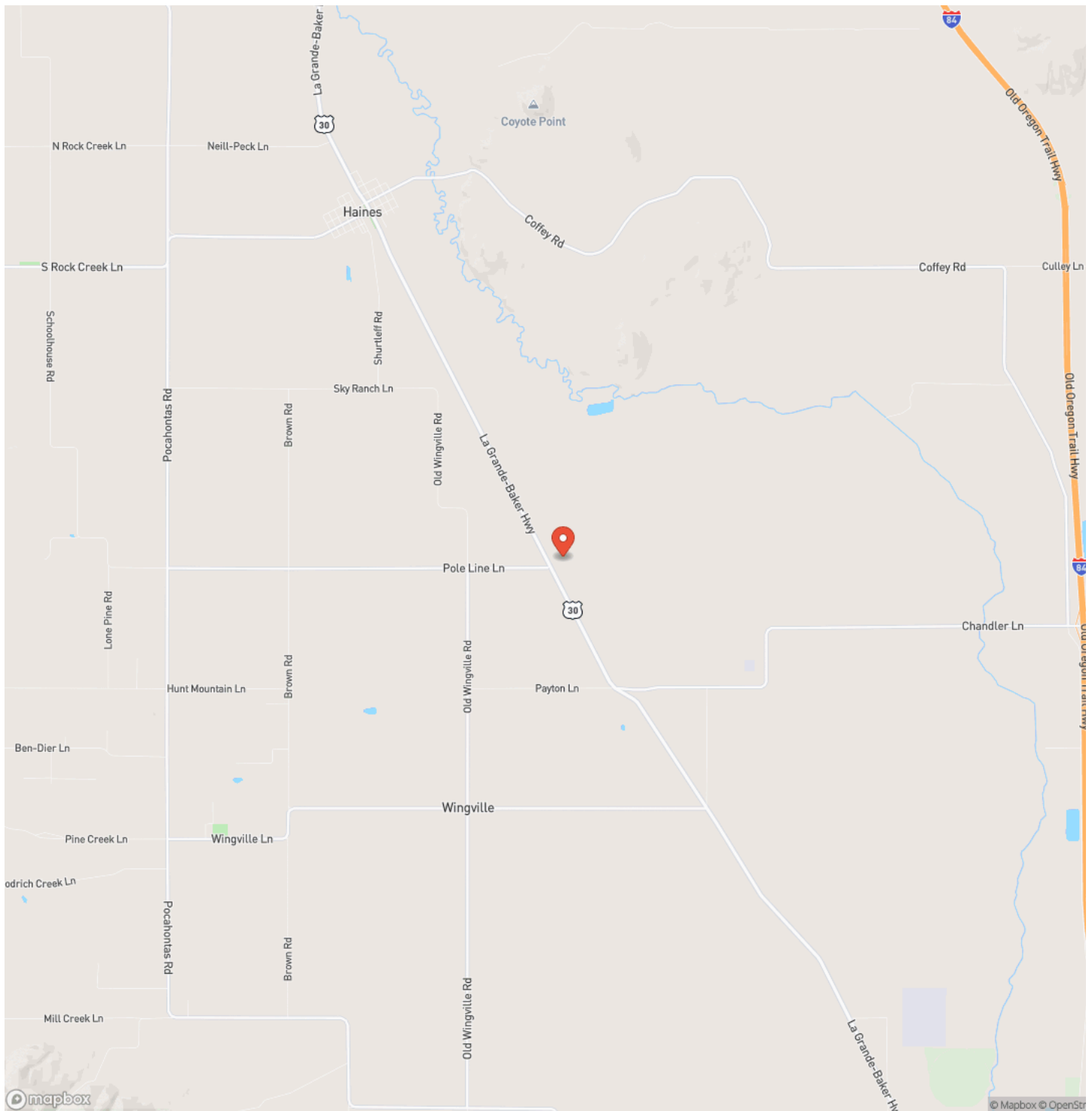
Payton Ranch
Baker City, OR / Baker County



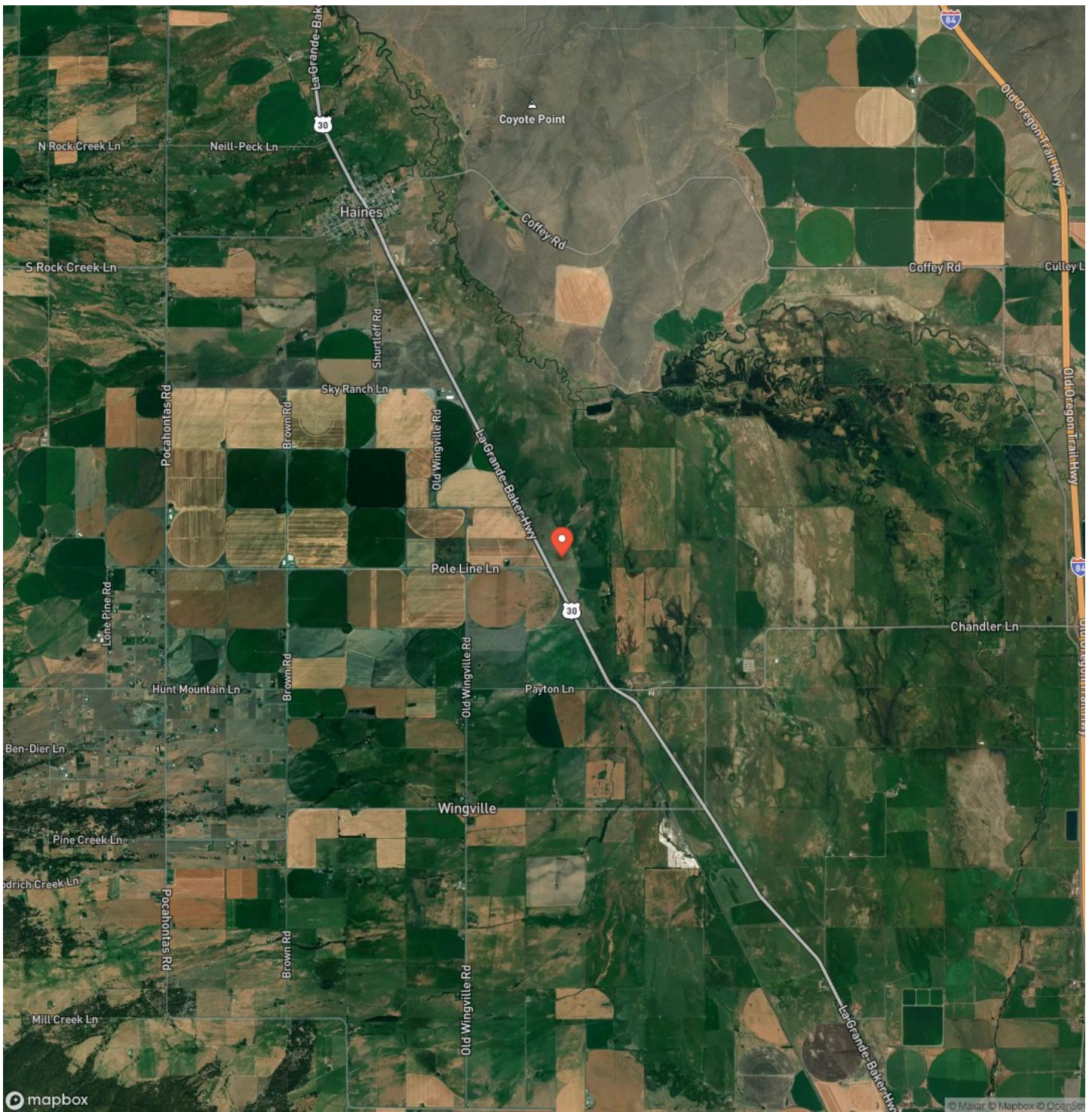
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Travis Bloomer

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Address

101 SE 3rd

City / State / Zip

Pendleton, OR 97801

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.

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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