

Spriet Ranch
Baker City, OR 97814

\$1,100,000
189 +/- acres
Baker County



Spriet Ranch
Baker City, OR / Baker County

SUMMARY

City, State Zip

Baker City, OR 97814

County

Baker County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

44.8284 / -117.9798

Bedrooms / Bathrooms

3 / 2

Acreage

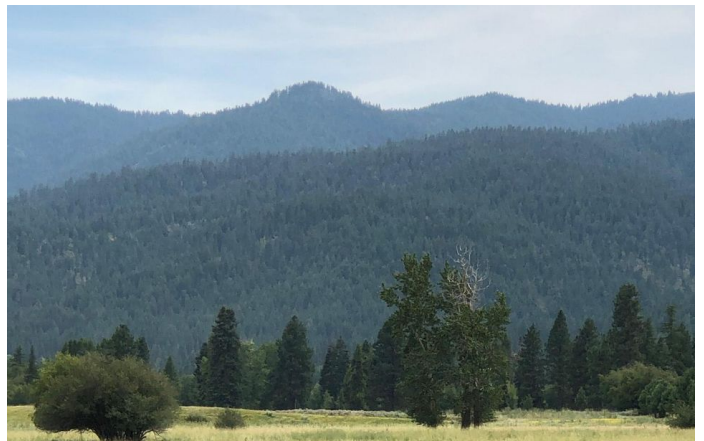
189

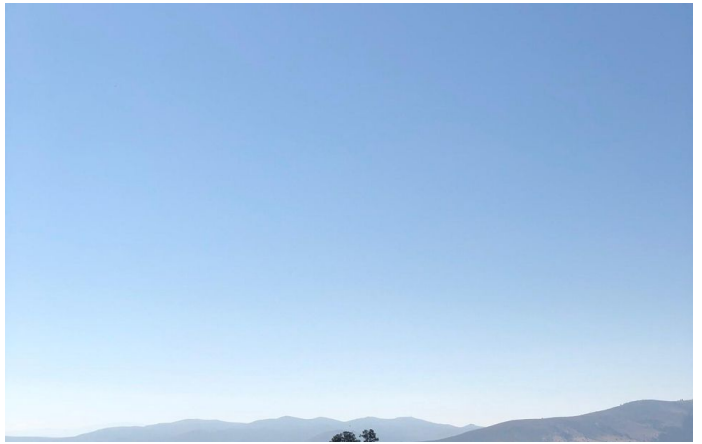
Price

\$1,100,000

Property Website

<https://whitneylandcompany.com/property/spriet-ranch-baker-oregon/11734>





PROPERTY DESCRIPTION

The Spriet Ranch is a distinctive property imparting unparalleled views of the Elkhorn Mountains. The property has been historically utilized with livestock, and in more recent years planted to grain crops. The land is currently under a lease for farming until October of 2021. Elk, deer, turkeys, and waterfowl can be seen on the ranch. Located at the base of the Elkhorn Mountain Range, and just outside the timberline, the property provides views in all directions. A house built in 1953 includes 3 bedrooms, 2 bathrooms, living room, kitchen, utility room, and a two-car covered carport with a concrete floor. A covered outdoor patio opens up to the yard. The basement is accessible from inside the house and has a concrete floor for the forced air furnace, water supply tank and water heater. The remainder of the home has a crawl space. The yard is mostly fenced excluding the entrance. A nice fruit orchard is located just east of the carport. A three-bay machine shed along with wood shed is located within close walking distance of the home. The 1,088 sq. ft. pole framed shop includes power, a concrete floor, and complete with two garage doors. The hay shed is 3800 sq. ft. and is open on all sides. The shed provides an opportunity to either store hay or various equipment. Corrals, along with troughs, complete the headquarters. Three ponds located on the upper portion of the ranch receive water from a combination of natural springs. Goodrich Creek water is conveyed to the largest pond where it can be collected and put in a pipe. An 8" PVC mainline out of the pond runs west to east along a portion of the pasture with risers every 40'. The mainline at one time provided water conveyance to wheel-lines. The remaining portions of the ranch utilize a series of dirt ditches along with dirt contour ditches to flood irrigate. The water season varies and is dependent upon the snowpack. Per the Deputy Water Master, the irrigation water supply for the ranch varies. On average, the water is available in late May and will last until early July. The ranch has 187 acres of primary water rights. The lower tax lot is comprised of 51.74 acres.

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Bloomer

Mobile

(541) 519-3260

Office

(541) 278-4444

Email

travis@whitneylandcompany.com

Address

101 SE 3rd

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.



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.



The Whitney Land Company
101 SE 3rd
Pendleton, OR 97801
(541) 278-4444
whitneylandcompany.com

