

#100 - MT. JOSEPH RANCH AT BASE OF EAGLE CAP WILDERNESS
NEAR JOSEPH, AIRPORT, AND WALLOWA LAKE - JOSEPH



	BULK	PARCEL A	PARCEL B
PUBLISHED RESERVE:	\$2,250,000	\$1,855,000*	\$395,000*
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered
SIZE:	923± acres	727± acres	196± acres
* Sales of Mt. Joseph Ranch Parcels A and B are subject to total bids in the aggregate to equal, or exceed, the bulk Published Reserve Price of \$2,250,000			

ELEVATION: 3,900± Feet to 5,200± Feet

ZONING: EFU / TG (Exclusive Farm Use and Timber Grazing)

PROPERTY INSPECTION: By Appointment Only - Please Contact Auction Information Office

Saturday, May 26, 10:00 am to 4:00 pm

Saturday, June 23, 10:00 am to 4:00 pm

Saturday, July 7, 10:00 am to 4:00 pm

FINANCING: None – All Cash

DESCRIPTION: The 923± acre Mt. Joseph Ranch is located in a spectacular setting three miles south-west of the town of Joseph on the northwest side of Wallowa Lake, mostly along a ridge between the West Moraine and base of Eagle Cap Wilderness, with towering 9,616± foot Mt. Joseph. The Ranch has paved frontage along Ski Run Road which provides access to the town of Joseph, Highway 82, and nearby Joseph State Airport, with paved 5,200 foot runway that can accommodate small jet aircraft. There is also property frontage east of Ski Run Road along Lakeshore Drive to Wallowa Lake cabins, and residences.

The 923± acre Ranch is being offered in both its entirety, and in two parcels. Parcel A is 727± acres and includes all improvements. Parcel B is 196± acres and is located east of Ski Run Road, overlooking

Wallowa Lake. Sale of either parcel is subject to total bids in the aggregate to equal, or exceed, the bulk Published Reserve Price of \$2,250,000.

Mt. Joseph Ranch has an eighty year legacy as a guest ranch. Many original buildings remain, including: main home in lodge log cabin-style, dining hall, and two small cabins. The Chief Joseph Summer Camp, established in 1961 and supported by the Buhler family, had used the property for 56 years. Marr Flat Cattle Company has also used the property for its livestock facility, shop and hay base. In recent years, the horse barn was renovated into an event venue which has accommodated up to 125 guests for weddings and celebrations. The Ranch has been used as a Buhler family retreat throughout its history. Included on the property are three homes and two cabins, totaling fourteen bedrooms that can accommodate, along with the main home, over twenty guests and owners.

Landscape of the Mt. Joseph Ranch is mostly gently sloping and rolling open meadows, with timberland along the southwest hillside, and steep slopes on: the eastern section of the Ranch, along the West Moraine, and along Lakeshore Drive. The main block of 727± acres, or Parcel A, is fenced and cross fenced.

The Ranch has 260 acres of water rights. There is a pump along Moonshine Creek, but only 51.87± acres are currently irrigated by wheel and handline. Additionally, there are 10± acres of irrigated meadow. The balance of the water rights to 196± acres at the Ranch has not been used.

The property has a main entry drive from Ski Run Road which serves all improvements at the Ranch. The Ranch complex, located at the edge of the timber, has outstanding views to Joseph and to the Wallowa River Valley, and includes: original log cabin-style residence of five bedrooms and three bathrooms; three bedroom, two bathroom guest house; newer three bedroom, one bathroom home with garage; two older small cabins with bathrooms; dining hall with kitchen and restroom. These improvements are all located near a small outdoor amphitheater.

There is a renovated 1,872± square foot barn used as an event venue located just below the main ranch complex of buildings. It is surrounded by a fence, and easily suited for both indoor and outdoor use. Along the main entry drive are a 3,750± square foot metal clad shop and office, two hay sheds, and livestock facility with corrals, chutes, pens, scale, and small work area, all used for the cattle operation. The Ranch has wells for domestic water, septic systems, electricity, and telephone. Cellular service is good at the property.

Please note: No furnishings or personal property are being sold with Mt. Joseph Ranch





Entry

MT. JOSEPH RANCH COMPLEX



One bedroom cabin with sleeping loft, bathroom and kitchen



Log cabin-style original home with 5 bedrooms and 3 baths



One room cabin



Dining hall



Shop with office



1,800 square foot restored event barn

Access road to timberland



Newer 3 bedroom 1 bath
caretaker home with garage



2 small bunk cabins



3 bedroom 2 bath guest home

ORIGINAL LODGE LOG CABIN - STYLE HOME

The 2,843± square foot five bedroom, three bathroom main home was built around 1938 and has a rock foundation, and gable cedar shake roof. There are both front and rear covered decks. The interior has wood floors and log beams throughout, with large living and dining rooms, and rock fireplace. The fully-equipped kitchen has entry from the rear deck. A hallway serves the laundry area, and there are two full bathrooms and four bedrooms. A parlor room used as an office has large wood stove and is at the front entrance. The master bedroom suite is next to the parlor.

Both interior and exterior of the home will require investment in repairs and maintenance.



Original home located near caretaker residence, cabins, and dining hall



Rock fireplace in living room



Dining area



Kitchen has entrance from rear deck



Master bedroom suite next to entry parlor

FOR SUPPLEMENTAL INFORMATION, PLEASE EMAIL INFO@RMNW-AUCTIONS.COM

GUEST HOUSE

The 1,708± square foot three bedroom, two bathroom guest house is located near the original lodge home and is of newer construction. It has concrete foundation with large deck overlooking Wallowa River Valley, and views to Eagle Cap Wilderness. The main entry to this one level home is at the south end of the kitchen and laundry room. There is a dining area, living room with fireplace and access to the deck, two bedrooms, full bathroom, and large master suite with bathroom.



Guest home and deck off living room with view of Wallowa River Valley



Home can accommodate six guests



View from deck



Living room with fireplace



Updated kitchen

OR CALL 1-800-845-3524

CARETAKER RESIDENCE AND CABINS

CARETAKER RESIDENCE

This newer three-story, 1,344± square foot three bedroom, one bathroom home with garage is located across from the lodge, and near the two small cabins, amphitheater and dining hall. The lower level has enclosed garage and laundry area. The second level has great room with kitchen, dining room, full bathroom and bedroom. The third level has two bedrooms. The home could serve as a caretaker residence, or for guest accommodations.

CABINS

Two small seasonal cabins are located between the caretaker residence and dining hall. Cabin 1 is 240± square feet with one room on stone foundation, enclosed porch, and sink. Cabin 2 is 840± square feet with one bedroom, one bathroom and sleeping loft, and small kitchen on stone foundation.



Caretaker residence has great room with kitchen and bathroom on level above garage



The 840± square foot cabin has a small kitchen, full bathroom and bedroom on main level with sleeping loft



Outdoor amphitheater has been used by Chief Joseph Summer Camp

DINING HALL AND RESTORED BARN

DINING HALL

The 1,150± square foot dining hall had been used for Chief Joseph Summer Camp, and to support the restored barn event venue. It is an older log structure on stone foundation, with kitchen, restroom, and deck by the entry.

RESTORED BARN

The 1,872± square foot barn was used originally for horses. It is completely renovated, and has been used to host weddings and other celebrations. It is located at the north end of the meadow and has commanding views.

BUNK HOUSES

Two small, one room bunk houses are located above the original lodge, near the guest house. Both are in poor condition.



Restored barn



Dining hall could be reused for artist studio



Two bunk houses need renovation



Dining hall

SHOP AND LIVESTOCK WORKING FACILITIES

SHOP BUILDINGS AND OFFICE

The 3,750± square foot shop building is located along the entry drive. It was used by Marr Flat Cattle Company as an office, maintenance facility for equipment, and for storage. It is metal clad on concrete slab, and is heated, with restroom and three phase power. There is covered storage, a gravel parking lot, and an above-ground fuel tank.

LIVESTOCK FACILITY

The livestock facility is located by the entry, with access from Ski Run Road. It has a small feedlot with covered and enclosed work area, livestock scales, squeeze chute, crowding alley, and pens. There are several stock ponds on the property.

HAY BARN

There are two hay barns at the entry, each 2,800± square feet.

Fully-equipped livestock facility



Two hay barns near entry



Shop has an office

WATER RIGHTS AND TIMBER

WATER RIGHTS

Mt. Joseph Ranch has seven Water Rights Certificates for a total of 260± acres, with priority dates of 1901 to 1968, from Hurricane Creek via Moonshine Ditch Company, and Stanley Creek. Only 51.87± acres are currently irrigated by wheel and handlines. The majority of the land with water rights is used for grazing. Copies of the Water Rights Certificates are included in the Supplemental Information Package.

TIMBER

There is an estimated 1,476 MBF of merchantable timber on the Ranch, based on a 2017 report. Please see Supplemental Information Package for details. Bulk of the volume is in the southwest section of the Ranch, with some timber located on the slopes of the West Moraine, south of Lakeshore Drive. Forty-four percent is ponderosa pine, forty-three percent is Douglas-fir/larch, and the balance is white fir. There has been some thinning of the stands, and some stands are understocked. All stands can be harvested using conventional ground harvest technology.



Views west from Parcel B to Main Ranch and Eagle Cap Wilderness



Bulk of timber is located on hillside at base of Mt. Joseph



There is some timber on Parcel B



View of Wallowa Lake from property

POTENTIAL REUSE OPTIONS AND CONSERVATION POTENTIAL

POTENTIAL REUSE OPTIONS

Mt. Joseph Ranch has a long history of camp and event use, providing a new owner with a number of reuse options for the complex, with fourteen bedrooms within a combination of homes and cabins. It could easily accommodate additional seasonal individual or family cabins. The dining hall could be converted to a meeting area, classroom, or art studio. Other uses for the complex include retreat center for workshops, and event venue.

The EFU (Exclusive Farm Use) and TG (Timber Grazing) zoning have minimum lot sizes of 160 and 240 acres, and would require partition approval by Wallowa County.

Parcel B, the 196± acre Lake Shore Drive Tract, is zoned EFU and has restrictions which limit new development from obstructing views of the crest of the moraine. See Supplemental Information Package for details.

CONSERVATION POTENTIAL

The property has a total of eight discrete parcels, according to Wallowa Title Company, that were created when the property was sold by United States of America in the 1890s. Six of the discrete parcels are located on Parcel A and two on Parcel B. Please see Supplemental Information Package for maps. There may be opportunity for a new owner to obtain value from a conservation easement which extinguishes the right to sell these eight parcels, along with additional restrictions on harvesting any timber within

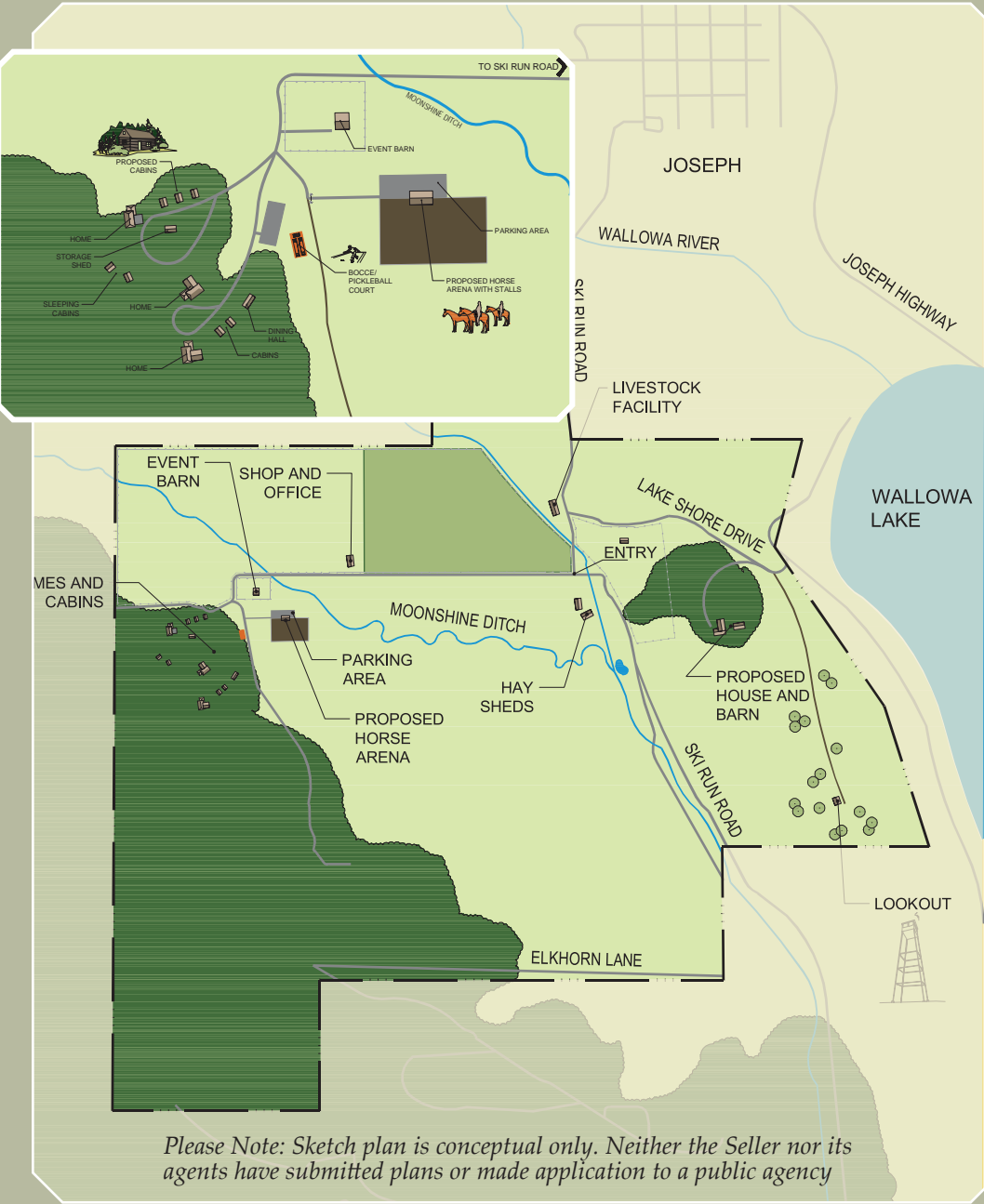
the West Moraine view shed, and along the hillside west of the Ranch complex.

Wallowa Land Trust, The Trust for Public Land, Wallowa Legacy Fund, and The Nature Conservancy, have all been active in acquiring lands or property rights which meet their goals. Many properties in Wallowa County have significant conservation values which potentially align with these non-profits.

Acquisition of Mt. Joseph Ranch is a rare opportunity to own a legacy ranch with potential reuse options and conservation value, and excellent access to Joseph and Wallowa Lake.

LOCATION: 61969 Ski Run Road, Joseph, Oregon. Township 3 South, Range 45 East, Tax Lots 2200, 2201, and 3300, Wallowa County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 11, 2018



TERMS AND CONDITIONS OF THE AUCTION – Catalog #1803

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 S.W. 5th Avenue, Suite 725
Portland, OR 97204

Phone: Portland Metro Area (503) 228-3248
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Facsimile (503) 242-1814

Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGE WITH BID DOCUMENTS

Additional detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by the Seller and may be ordered by contacting the Auction Information Office at 800-845-3524 or info@rmnw-auctions.com.

PUBLISHED RESERVE

All properties are being offered with a Published Reserve Price. This means that when bidding reaches or exceeds the Published Reserve Price, the Seller is committed to sell the property to the high bidder. Should bidding fail to reach the amount of the Published Reserve Price, the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

FINANCING

Sale is all cash. Please contact Northwest Farm Credit Services for financing. **Brett Harrison 541-278-3300 or brett.harrison@northwestfcs.com**.

BID PROCESS AND CLOSING

Sealed bids must be submitted to Realty Marketing/Northwest on Seller Bid Form no later than 5:00 p.m. Pacific Time July 11, 2018. Bid must be accompanied by a certified or cashier's check in the amount of 10% of bid amount, made payable to Realty Marketing/Northwest Client Trust Account (RM/NW CTA) as earnest money deposit. Due diligence must be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bid(s) no later than July 18, 2018. Unsuccessful Bidders' earnest money deposits will be returned within three (3) business days of Seller's rejection.

Earnest money deposit from the successful Bidder will be considered earned and becomes non-refundable liquidated damages in the event of Buyer default.

Please note that the offering of these properties at Auction is in compliance with a Limited Judgment in the Circuit Court of the State of Oregon for the County of Wallowa, Case Number 17PB07780. Under the Limited Judgment, a beneficiary of the estate may participate in the Sealed Bid Auction under the terms and conditions of the Auction.

All sales must close within 45 days of Seller's acceptance unless extended by Seller, in writing. Prior to making a bid, refer to bid instructions and Seller's Form of Purchase and Sale Agreement with regard to customary closing costs but not limited to recording fees, normal prorations, title fees, local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation.

COOPERATING BROKERS

Broker cooperation is invited. A commission of 2% will be paid to the real estate agent whose Buyer closes on the purchase of the Auction Property. The real estate agent must be a broker currently licensed by his/her state

of residence or a salesperson licensed under such broker. Cooperating broker commission will be paid only upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or by Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. Commission will be earned and paid only upon full and final closing by the Buyer on conveyance of the property and receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of property to correspond to any particular expectation or standard except for the Preliminary Title Report.

(B) Title Insurance is available for the property, ensuring use of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights-of-way, reservations, purchase money financing, printed exceptions in the standard form Owner's Title Policy and any matters of public record. A copy of the Preliminary Title Report should be inspected prior to submission of a bid.

(C) To the extent permitted by law, the property will be sold As Is. Prospective Buyers should examine the Property and all supporting documentation carefully. Each bidder is responsible for evaluating the Property and shall not rely on Seller or sales agents. Buyer will take possession at close of escrow.

(D) Sizes as set forth for the properties are approximations only, based on the best information available, but actual sizes may be different. No sales price adjustments will be made for any size differentials between those shown in this offering and in any subsequent surveys.

(E) Both Seller and Auctioneer have the right to postpone or cancel this Sealed Bid Offering in whole, or in part, at their sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional terms and conditions prior to the deadline for bid submission, subject to court approval.

(F) Agency Disclosure. Realty Marketing/Northwest, Oregon Broker, is conducting this Auction. Realty Marketing/Northwest is representing the Seller in this transaction.

(J) Offer void where prohibited. Offering will not be mailed to residents of any state not in compliance with the real estate laws or other laws of that state.

(K) Information contained here has been gathered from sources deemed reliable. However, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact John Rosenthal, President at (800) 845-3524 or (503) 224-1906.

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