

# #101 - GREEN VALLEY RANCH WITH WALLOWA RIVER FRONTAGE AND VIEWS OF EAGLE CAP WILDERNESS - ENTERPRISE



**PUBLISHED RESERVE:** \$1,695,000

**LAST ASKING:** First Time Offered

**SIZE:** 372± acres

**ELEVATION:** 3,600± Feet to 3,850± Feet

**ZONING:** EFU (Exclusive Farm Use)

**PROPERTY INSPECTION:** Entry Permit Required - Please Contact Auction Information Office

**FINANCING:** None – All Cash

**DESCRIPTION:** The 372± acre Green Valley Ranch is located midpoint between Enterprise and Joseph, along Highway 82, with magnificent views west to the Wallowa Mountains and Eagle Cap Wilderness. The Ranch has over a half mile of Wallowa River frontage in the southwest section of the property, and three-quarters of a mile of Prairie Creek frontage in the northeast section of the Ranch.

The majority of the Ranch is located above the Wallowa River bottomland and is used as main hay base and winter facility for Marr Flat Cattle Company. There is a livestock working facility with a full set of working corrals, small feed lot area, and calving shed.

271 acres of the Ranch have water rights. 158 acres use center pivot for irrigated cropland, 35 acres use wheel line and handline, and 92 acres have sub-irrigated pasture. There is a custom farming agreement currently in place which provides a total of 750 tons of alfalfa and hay to the Marr Flat Cattle Company. That agreement will be terminated on October 1, 2018.

A 1,620± square foot three bedroom, two bathroom manufactured home is near the livestock facility. It is currently rented on a month-to-month basis for a rate of \$550 to an employee of Marr Flat Cattle Company. There is a well and septic system that serves this home.

**OR CALL 1-800-845-3524**



The other two homes are located off the entry drive, near Prairie Creek. Both homes are vacant and in need of repair. The larger home is 2,598± square feet with four bedrooms, two bathrooms and a garage. It has a concrete foundation and two fireplaces. Apparently, there is some mold and it will need to be cleaned prior to occupancy. Please see Supplemental Information Package for details. The smaller home is 1,856± square feet with three bedrooms, two bathrooms, attached garage and small deck. It also has a concrete foundation. Both homes have individual septic systems but share a domestic well. There are several outbuildings near the homes in poor condition.

There are two centrifugal pumps on the Ranch. One is a 60 horsepower pump on the Wallowa River located 200± feet from the west end of the pivot. This pump pressurizes the pivot, and also the 35.2± acres of wheel and handlines in the southeast corner.

There is a buried mainline along the south side of the Ranch. The second pump is a 50 horsepower centrifugal pump located on Prairie Creek, just north of the homes. The center pivot is an Eleven Tower Zimmatic with an end gun, and is part of the sale, along with hand and wheel lines.

There are some strands of spruce along the Wallowa River riparian area. It is estimated based on a 2017 report that 187± MBF are outside the riparian area, and could be harvested.

One of two great blue heron rookeries within Wallowa County is located on the Ranch, by the Wallowa River, with potential opportunity for obtaining some value from a conservation easement.

Acquisition of the 372± acre Green Valley Ranch provides opportunity to use it for personal or commercial use, and to construct a new owner residence to take advantage of the Ranch location near Joseph, and within Wallowa County, with a growing reputation as a tourist destination, center for American arts and crafts, and production of prime grass-fed beef.

**LOCATION:** 88402 Joseph Highway, Enterprise, Oregon. Township 2 South, Range 44 East, Section 12, Township 2 South, Range 45 East, Sections 6 and 7, portion of Tax Lot 1601 and Tax Lot 2200 and 3300, Wallowa County, Oregon

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



Main entry to Ranch from Joseph Highway



Four bedroom two bath home will require renovation





*View of Eagle Cap Wilderness from Ranch*



*Great blue heron rookery located along Wallowa River*



*Wallowa River*



*158 acres have center pivot irrigation*



*Irrigation system by Wallowa River*



*Ranch has been hay base for cattle operation*





*Entire Ranch is fenced*



*Three bedroom, two bath manufactured home is leased*



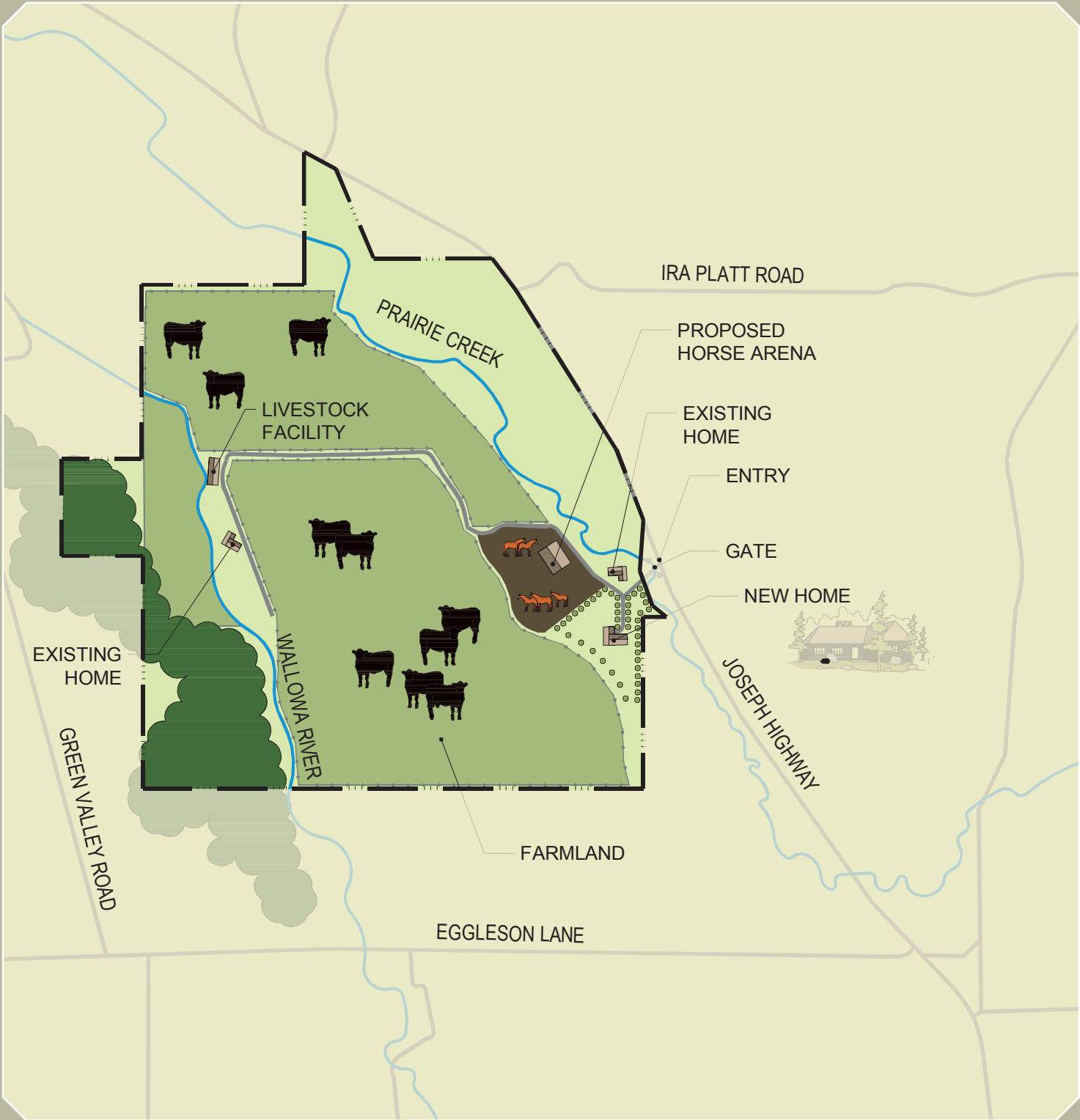
*Livestock facility*



*Three bedroom two bath home near entry is vacant*



# GREEN VALLEY RANCH- CONCEPT PLAN



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made application to a public agency*

