



FALL 2021 AUCTION

No Starting Bids and No Hidden Reserves!

QUIET
CANYON

NORTHEAST OREGON

Quiet Canyon – Imnaha Riverfront Retreat, with two homes and one cabin. Thirty minute drive from resort community of Joseph – at base of Eagle Cap Wilderness



Imnaha, Oregon

- Recent restoration. Opportunity for year-round or seasonal use, and for long-term or vacation rental income
- Located within heart of one of Northeast Oregon's iconic destinations for hunting, fishing, hiking, camping
- Easy walking distance to historic Imnaha Store and Tavern, post office, and school
- The Nature Conservancy 33,000± acre Zumwalt Prairie Preserve is within a 30 minute drive. Hells Canyon National Recreation Area is within a 20 minute drive. Wallowa Mountains are a 30 minute drive

PUBLISHED RESERVE: \$522,500

SEALED BIDS DUE NOVEMBER 10, 2021

1-800-845-3524

Broker Cooperation Invited

Bid Package #2104-100 available by contacting 1-800-845-3524 or info@rmnrw-auctions.com

Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett St. Suite 250, Portland, Oregon 97210

WA Auction License #1917

The Opportunity



PUBLISHED RESERVE: \$522,500
LAST ASKING: First Time Offered
SIZE: .9± Acre Site with 1,260± Square Foot Three Bedroom, Two Bathroom, Home; 1,095± Square Foot Two Bedroom, One Bathroom Home; and 355± Square Foot Cabin with Bathroom
ELEVATION: 1,978± Feet
ZONING: CR – Commercial Residential
PROPERTY INSPECTION: By Appointment Only – Please Contact Auction Information Office to Schedule: 800-845-3524 or info@rmnw-auctions.com
Saturday, October 9, 10 am to 1 pm
Saturday, October 16, 10 am to 1 pm
Saturday, October 30, 10 am to 1 pm
Saturday, November 6, 10 am to 1 pm
Sunday, November 7, 10 am to 1 pm

FINANCING: None - All Cash

Quiet Canyon Imnaha Riverfront Retreat, located within thirty minutes of Joseph, is a rare opportunity in Northeast Oregon for acquisition of a compound of two homes and one cabin restored by the same designer involved in the historic renovation of both The Jennings Hotel, in downtown Joseph, and Captain Whidbey Inn, on the shores of Washington's Whidbey Island. The same attention to architectural detail was used in restoration of the riverfront main home and cabin, and partial restoration of the second home on Imnaha Highway, which allows a new owner several options for reuse.

The .9± acre property has strategic location along a stretch of Imnaha River by the confluence with Big Sheep Creek, home to native steelhead, bull and rainbow trout, and summer Chinook salmon. The Imnaha River is located in one of the most remote regions in Oregon, runs 73 miles from Eagle Cap Wilderness to Snake River, and is a designated Wild and Scenic River. The small community of Imnaha, with tavern and store, post office, and school, is a short walk from the property.

Imnaha's low elevation and location – surrounded by steep canyons with ranches and public land – provides for excellent big game hunting of elk, mule deer, big horn sheep, and upland birds. The Nature Conservancy's nearby 33,000± acre Zumwalt Prairie Preserve, one of North America's largest grasslands, provides for world-class back country hunting, and hiking. Another thirty miles away, The Wallowa Mountains sit in the heart of the Eagle Cap, the largest wilderness in the state of Oregon. This 360,000 acre wilderness is home to year-round hiking, backpacking, hunting, fishing, and backcountry skiing recreation.

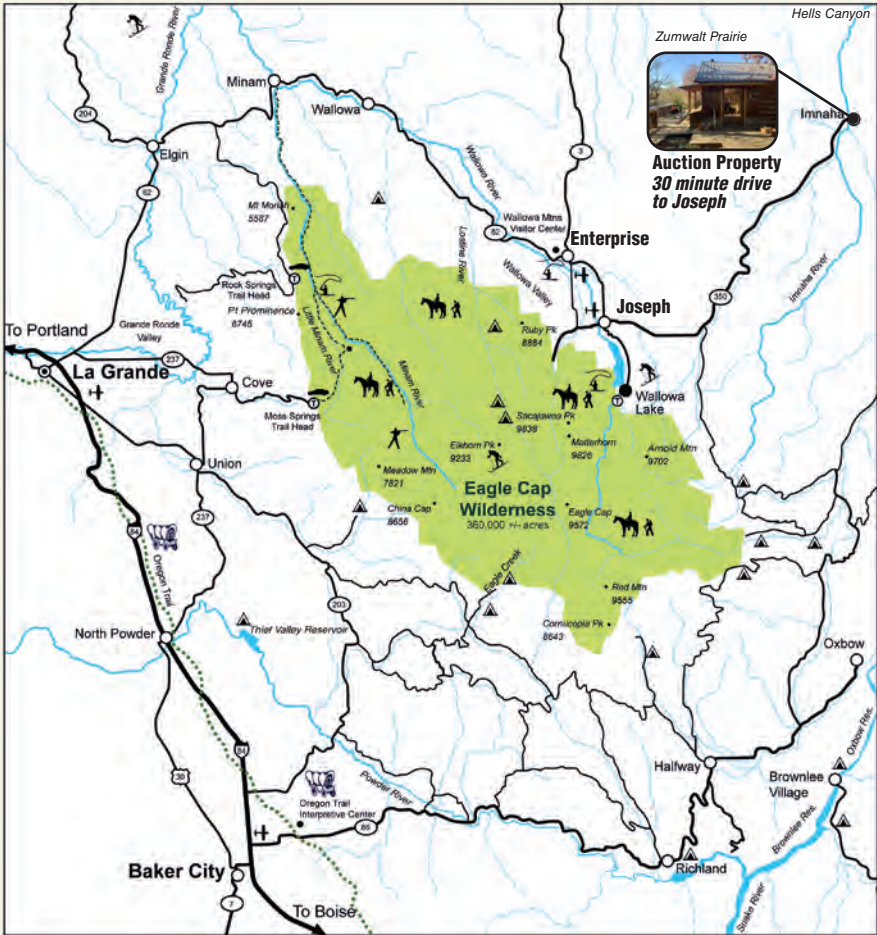
Hells Canyon National Recreation Area, also nearby, is home to the deepest river canyon in North America. With a wide range of high alpine and desert ecosystems, this remote wilderness provides additional hunting, fishing, and hiking opportunities.

Quiet Canyon Retreat was the retirement home of Tommy Doss, member of legendary "Sons of Pioneers" (1949-1963) singing group who worked with Roy Rogers and Dale Evans. Doss, born in La Grande, was inducted into the Western Music Association Hall of Fame in 2008.

In addition to restoration work on the homes and cabin, the Seller has upgraded the on-site utilities with a new well and septic system. The well also provides irrigation for the fenced garden area by the cabin.

The combination of Quiet Canyon Retreat's strategic riverfront location within one of Northeast Oregon's most scenic settings, year-round access, restored compound of two homes and a cabin with spectacular views, and zoning which allows multiple commercial options – all available with published reserve of \$522,500 – provides an opportunity hard to duplicate.

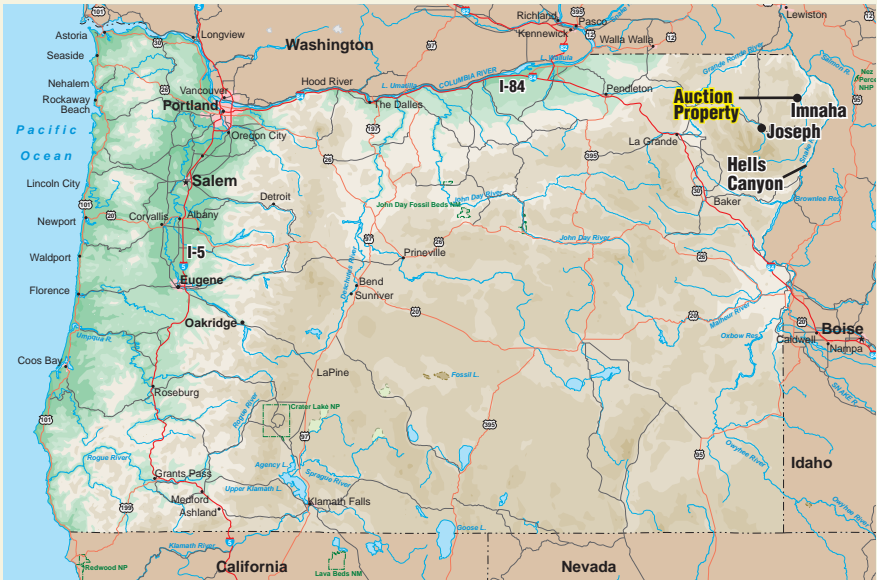
Auction Property Location



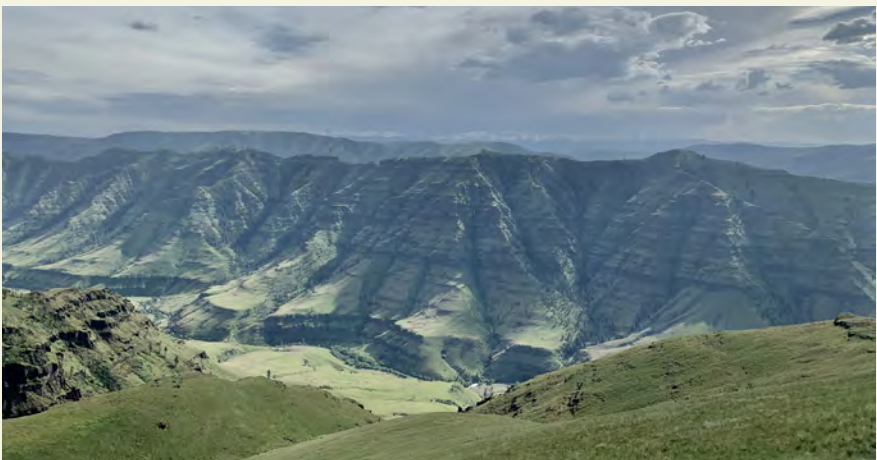
Hells Canyon National Recreation Area



Joseph, Oregon



Eagle Cap Wilderness



Imnaha River Canyon



Zumwalt Prairie

Riverfront Main Home



Riverfront Main Home

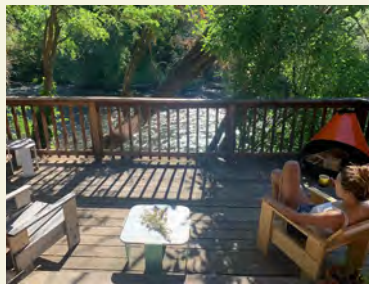
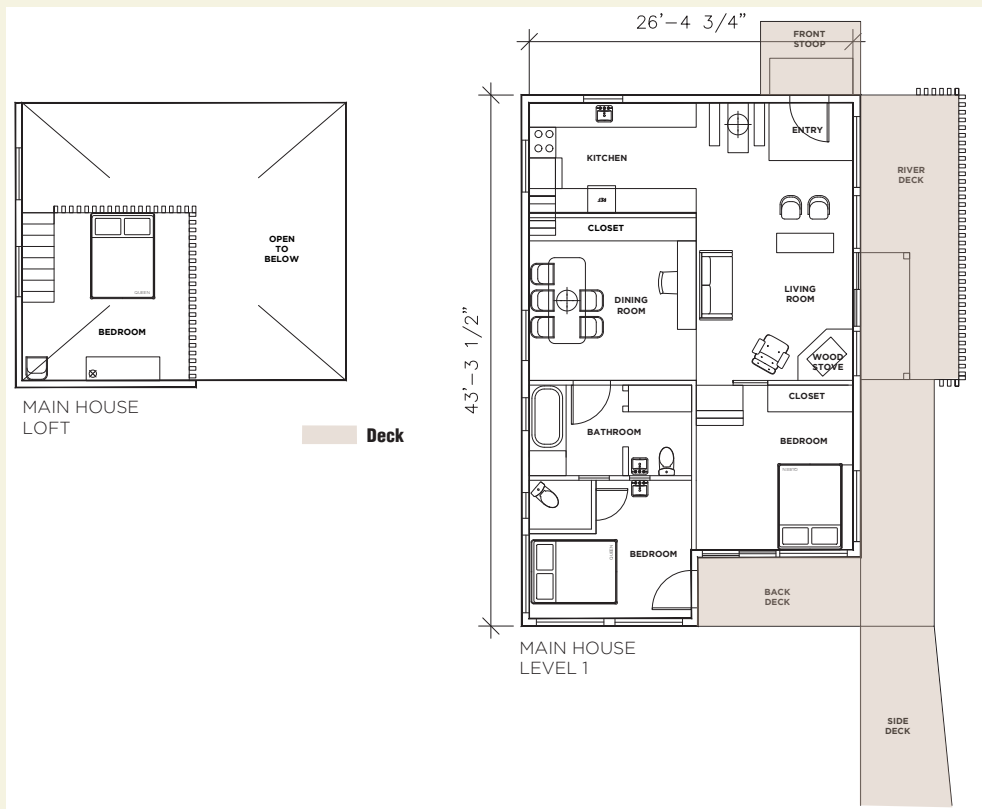
This 1,260± square foot three bedroom, two bathroom home overlooks the Imnaha River with large decks which are also connected to the riverfront studio cabin. Main home has small dock along the river used for fishing, exterior cedar shakes, and metal roof. Access drive is shared with adjoining neighbor.

The home is two stories, finished with tongue and groove pine paneling on walls and ceiling, with wide plank pine floors. It has full kitchen with vintage tile, two-story cathedral ceiling in living room with corner wood stove, access to deck with views of the river, and small dining area that could also be used as an office. There is electric heat, a ceiling fan, and wall-mounted air conditioning unit.

The corner master bedroom has floor-to-ceiling windows and direct outdoor access to the wraparound deck. A second bedroom with private half bathroom has its own exterior entry on the side of the home off the deck.

A sleeping loft overlooks the living area, with views to the river. Next to the home is a fully equipped root cellar that could be used for wine storage, or garden fruit and vegetable preservation.

Riverfront Main Home



Riverview deck

Master bedroom overlooks river

Studio Riverfront Cabin

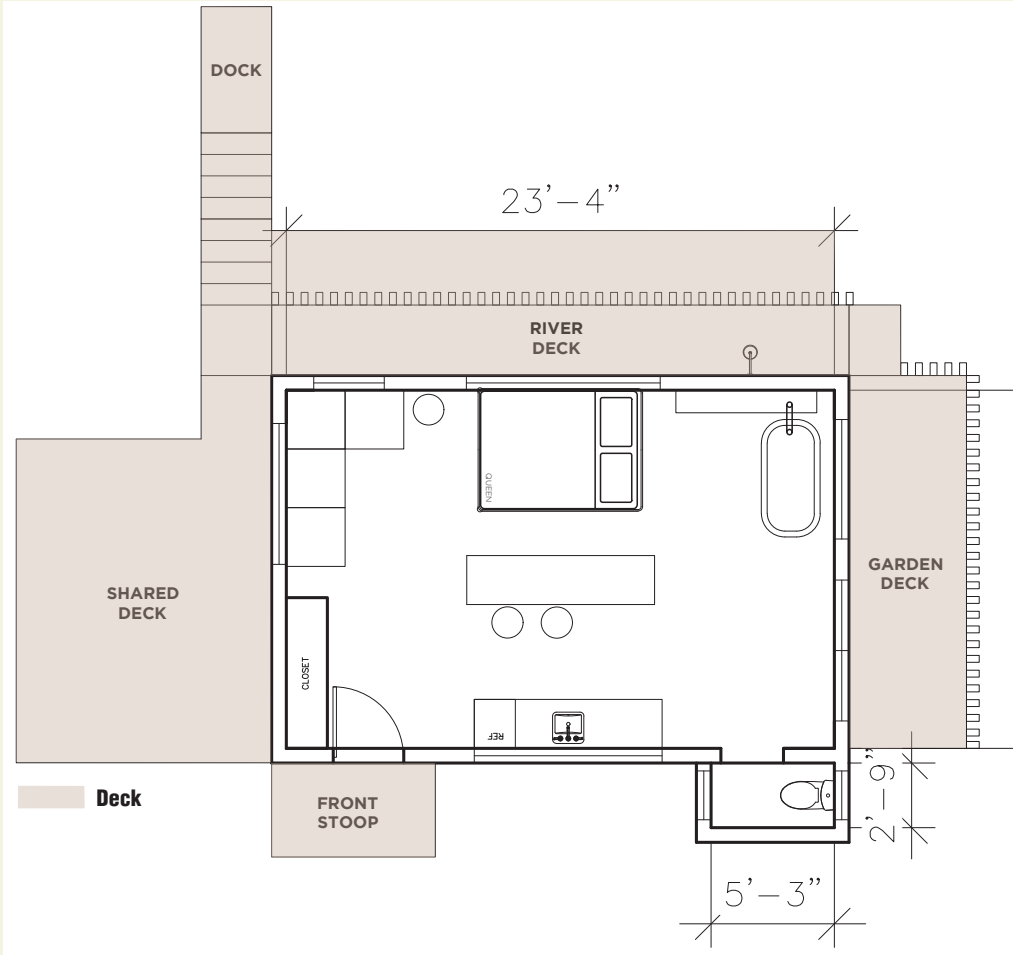


The 355± square foot one room cabin is connected to the main home by a deck that can accommodate seating and dining. The cabin has cedar shake siding, decks that run around the entire cabin, and outdoor shower that overlooks the river.

The cabin is a studio with plentiful light from large windows, fully equipped kitchenette, enclosed toilet, and soaking tub that overlooks the garden. The cabin can easily accommodate a queen bed, dining table and corner seating area, and has electric heat. The interior is painted tongue and groove pine paneling, and wide plank pine floor. There is a large fenced garden behind the cabin, with irrigation available. It has excellent access to Imnaha River and Big Sheep Creek, private swimming and fishing beaches, and a blackberry patch.



Garden area by cabin



Imnaha Highway Home



This 1,095± square foot two-story home is located on a ridge, with views to Imnaha River and surrounding canyons. It has stained wood board and batten exterior siding, and metal roof. There is a deck on the south, north, and east sides, and a three-bay carport on the Imnaha Highway frontage that could be easily enclosed for a garage or shop.

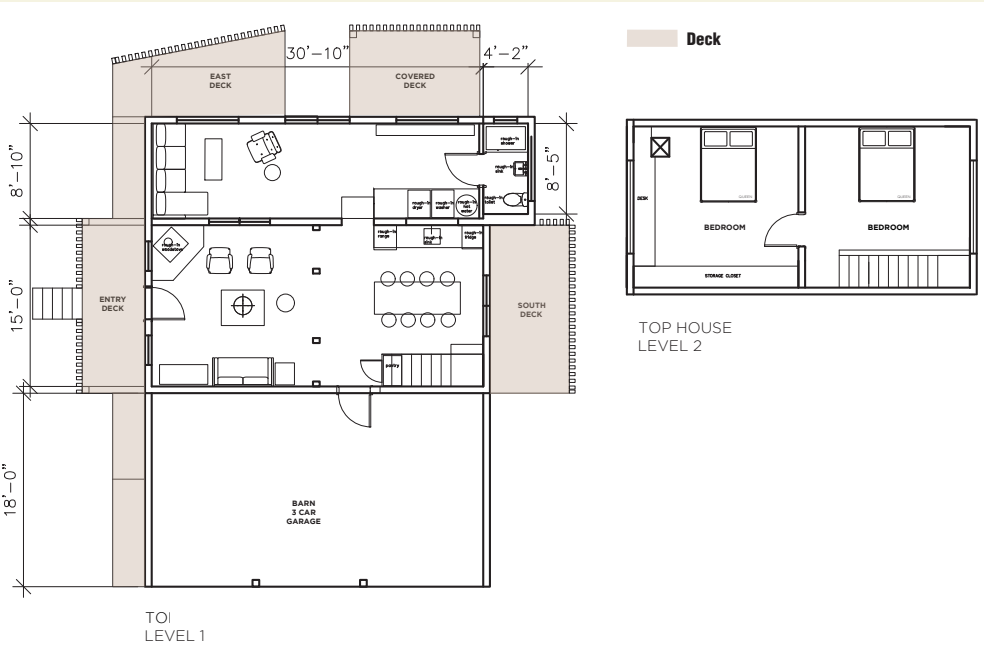
This home has been partially restored, with rough-in plumbing installed for kitchen, bathroom, and laundry. The main level has two large and open rooms, each with access to the wraparound deck.

The large room has been designed to accommodate a kitchen with corner wood stove. There is an unfinished concrete floor, tongue and groove pine paneling, unpainted sheet rock, and stairs to the second level. The corner kitchen area has rough-in plumbing and electrical.

There are sliding glass doors to the smaller room, which is a step above the main room, has rough plumbing and electric for laundry and a full bathroom, and plentiful light. The deck, with views of the Imnaha River and main home and cabin, is accessible from this room. It has tongue and groove pine paneling, and unpainted sheetrock.

The second floor has two bedrooms, one having a built-in desk and shelving used by the Seller for her architecture practice. Both bedrooms have large windows. Finish work is needed for floors and walls.

Please note that furnishings in homes and cabin are not part of sale.





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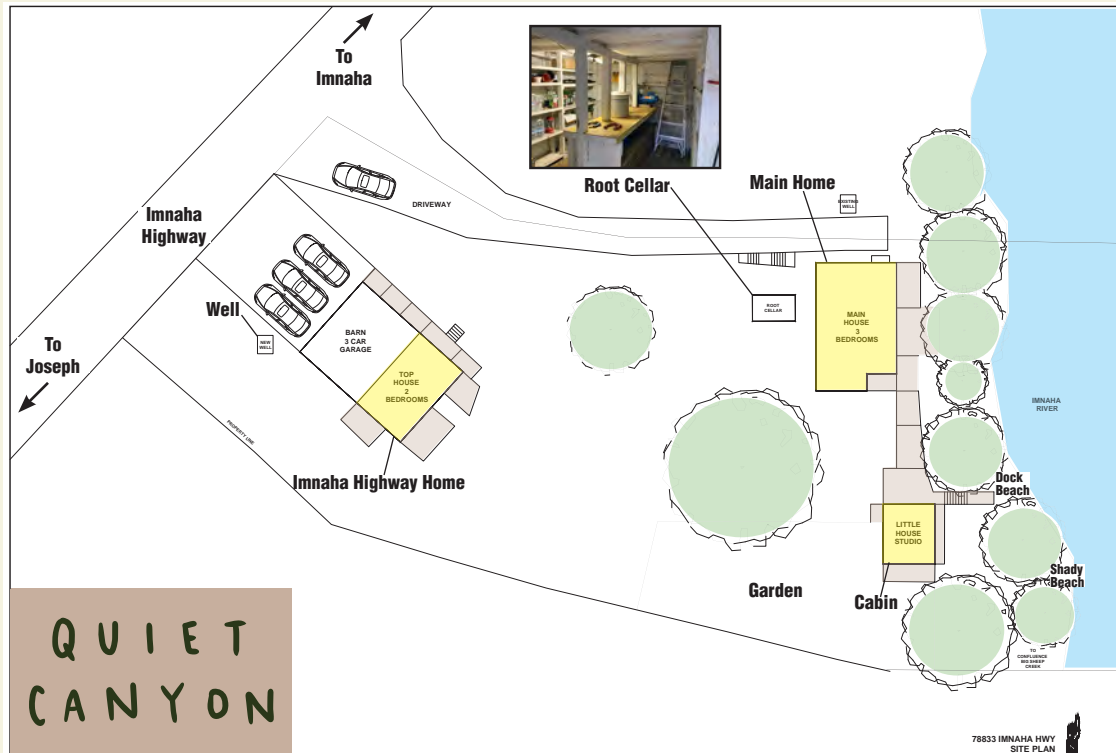
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UTILITIES

Quiet Canyon Retreat main home has Shared Well Agreement with its neighbor. In 2021, a new well was drilled and pump installed for the second home and cabin, along with new septic system that serves all three dwellings. See Supplemental Information Package for Shared Well Agreement, detail on the new well, and septic system. There is Wi-Fi via satellite internet to allow for remote work.

HOME INSPECTION REPORT

Seller had Home Inspection Report prepared in September 2021, which is available in the Supplemental Information Package.



Riverfront community of Imnaha is five minute walk from auction property



Imnaha Store and Tavern

Supplemental Information Package #2104-100 includes site and aerial photos, zoning, survey, schematic floor plans for homes and cabin, Imnaha area information, home inspection report, utility detail, preliminary title report, bid documents, and purchase and sale agreement. It is available by contacting:

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