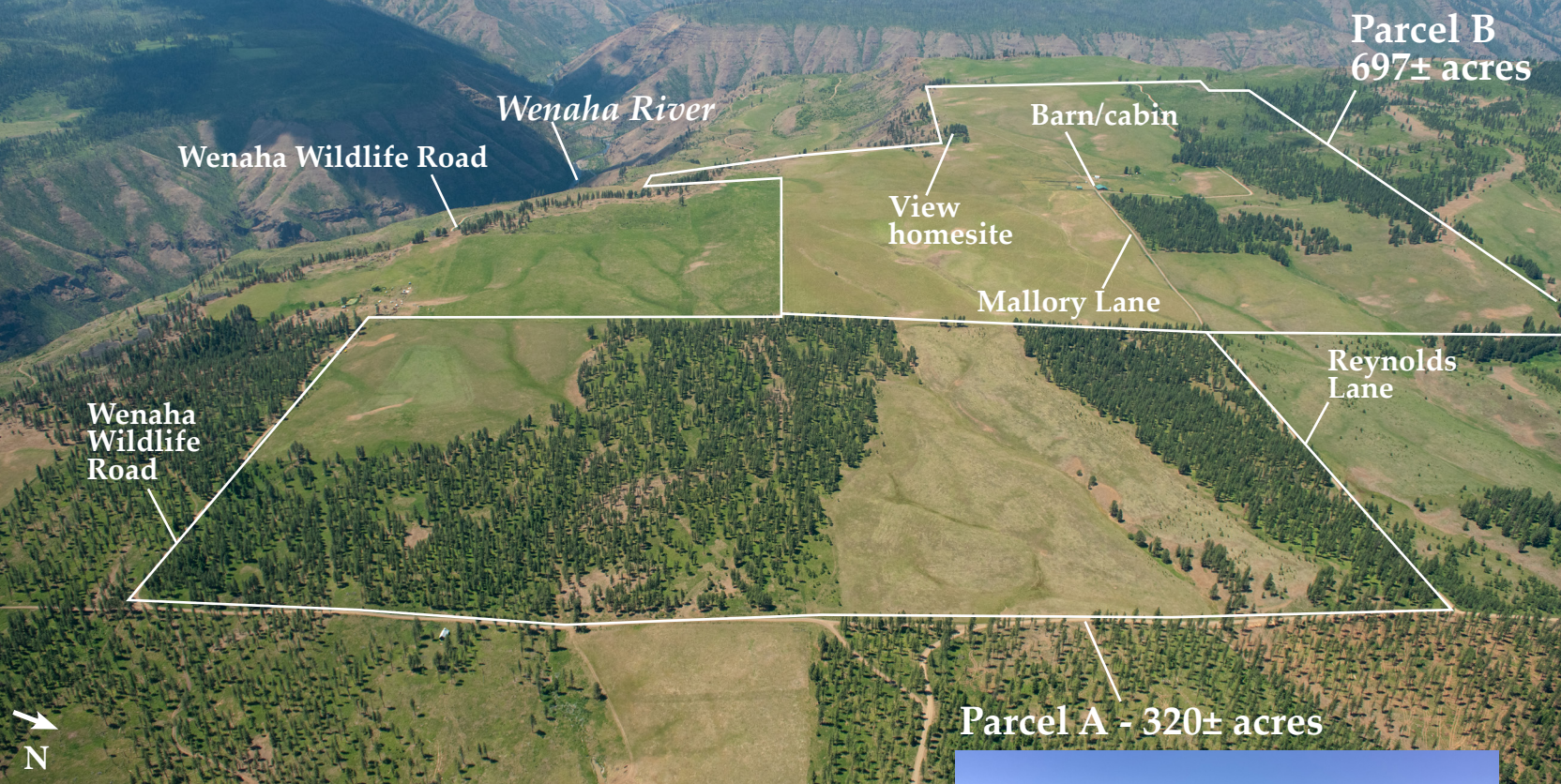


111 - MADISON PLACE WITH HOME, BARN, DEVELOPED VIEW
HOME SITE, MEADOW, AND TIMBER - WALLOWA COUNTY, OREGON



PUBLISHED RESERVE: \$2,885,000 / \$2,836 per acre

LAST ASKING: First Time Offered

SIZE: 1,017± Acres

Parcel	Size	Published Reserve Price
A - Reynolds Lane Rd. Tract	320± acres	\$895,000/\$2,796 per acre*
B - Mallory Lane Tract	697± acres	\$1,990,000 / \$2,855 per acre*

**Individual sales of Parcels A and B are subject to total bids to equal, or exceed, the bulk published reserve price of \$2,885,000*

ELEVATION: 3,600± to 3,750± Feet

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: The 1,017± acre Madison Place Ranch property is being offered in its entirety, or in two parcels of 320± acres and 697± acres. It is located in the southwestern part of Grouse Flats and west of Auction Property #112, Bosley Place Ranch, at the southeast corner along Reynolds Lane. Washington State line is along its northern boundary. Prior to being purchased by Seller, the property was used as a horse operation. A view home site was developed by the former owner, on a ridge, providing views west to the Wenaha Wilderness.

One bedroom, one bathroom, log-cabin-style home with loft, and large barn with outbuildings, are located at the end of Mallory Lane. Approximately 80% of the property is fields, and the balance has stands of timber which have been thinned to increase productivity.

There is frontage along both Reynolds Lane along the eastern boundary, and Mallory Lane in the northeast corner. The property could be used as a ranch, or developed with equestrian facilities. The entire Madison Place Ranch is fenced and cross-fenced. It was used by Seller for cattle operations.

Parcel A - 320± acre Reynolds Lane Tract (Tax Lot 1200)

This 320± acre tract is located at the east end of the Madison Place Ranch with frontage along both Reynolds and Mallory Lanes. An estimated 50% of the property is meadows, with the balance containing marketable timber. There are no improvements, but there are a number of view sites that could be developed with a home and barn for a ranch or family retreat, with access from either Mallory Lane on the north or Reynolds Lane on the east.



View of meadow from Reynolds Lane



View northwest from developed homesite





**Parcel B
697± acres**

WASHINGTON
OREGON



Homesite

Roping and
Branding
Arena

Barn Cabin

Stock Pond

Mallory Lane

Cabin, barn and
outbuildings

Reynolds Lane

Reynolds Lane

Reynolds Lane

**Parcel A
320± acres**

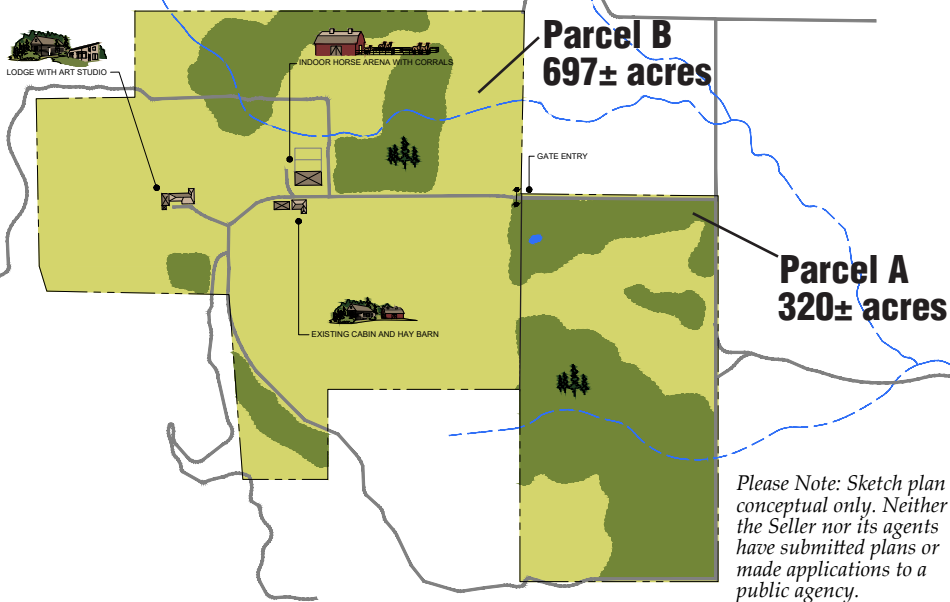
Grouse
Flat

Reynolds Lane

Troy



SKETCH PLAN



**Parcel B
697± acres**

**Parcel A
320± acres**

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



Cabin at end of Mallory Lane



Madison Place has cabin, barn, outbuildings.
Bulk of property is meadows, with opportunity for
equestrian operation

Parcel B - 697± acre Mallory Lane Tract (Tax Lots 200, 300, 500, 1200)

The 697± acre Mallory Lane Tract was used by the prior owner as a horse operation and has a one bedroom, one bathroom cabin, livestock barn, large fenced roping and branding arena and cattle sorting pens. There is a developed view homesite with power and well in the southwest section of the property. There is access from Mallory Lane and the northern boundary is the Washington/Oregon state line.

The bulk of the property is gentle rolling ridgetop with meadows, and has been used by Seller for cattle. The southwest section is above the Wenaha River drainage. BLM is the adjoining owner in the northwest corner.

Power is available to each tract and on-site septic. There are five drilled wells throughout the property. Both tracts are designated farmland and annual taxes are around \$4 per acre. ,

LOCATION: Township 6 North, Range 42 East, Sections 13, 14, 23, 24, Tax Lots 1200 (Parcel A) and 200, 300, 500, 800 (Parcel B), Wallowa County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 7, 2023

OR CALL 1-800-845-3524