



REAL ESTATE AUCTION



1,494± ACRE HIDAWAY CREEK RANCH IN FOOTHILLS OF NORTH EASTERN OREGON'S BLUE MOUNTAINS. HOME, SHOP, AND HORSE STALLS - WITHIN 70 MINUTES OF PENDLETON, AND I-5

UKIAH, OREGON

Blue Mountains



Rare opportunity to acquire 1,494± acre ranch with home and improvements in prime elk country, at less than \$1,075 per acre. 50 miles from Pendleton and commercial airport

Available in either its entirety at \$1,599,500, or in two parcels: 497± acres with home and improvements at \$769,500 and 997± acres at \$830,000

Broker Cooperation Invited

SEALED BIDS DUE JUNE 25, 2025

Color Catalog #2502 and Bid Package #3/#4

1-800-845-3524



Auction Conducted By:

Realty Marketing/Northwest

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

HIDAWAY CREEK



RANCH

Auction Properties 3 and 4 - 1,494± acre Hidaway Foothills and near North Fork John Day River.

Umatilla National Forest



Home

Auction Property #3
497± Acres

Auction Property #4
997± Acres

Hidaway Creek



*Creek Ranch has strategic location in heart of Blue Mountain
Ranch is 50 miles south of Pendleton and I-84*

Bridge Creek Wildlife Area

North Fork John Day River

Cable Creek Ranch



Home / Shop

Hidaway Springs Road

Ukiah



THE OPPORTUNITY

	Bulk	#3 (with all improvements)	#4
PUBLISHED RESERVE:	\$1,599,500 / \$1,070 per acre	\$769,500* / \$1,458 per acre	\$830,000* / \$833 per acre
LAST ASKING:	\$1,900,000	First Time Offered in Parcels	
SIZE:	1,494± Acres	497± Acres	997± Acres
ELEVATION:	4,000 to 4,400 Feet		
ZONING:	GF / CWR (Grazing Farm with Critical Wildlife Range Overlay)		
PROPERTY INSPECTION:	By Appointment Only – Please Do Not Disturb Resident Call Auction Information Office at 800-845-3524		
FINANCING:	None – All Cash. AgWest Farm Credit is preferred lender and financing may be available. Contact Darcy Sexson at 541-278-3326 or darcy.sexson@agwestfc.com for more information		
*Individual sales of Auction Properties #3 and #4 are subject to total bids in the aggregate to equal, or exceed, the bulk published reserve price of \$1,599,500			



1,494± acre Hidaway Ranch is one of the few ranches located in the foothills of Northeast Oregon’s Blue Mountains for sale at **less than \$1,075 per acre**, with home and other improvements, within 50 miles of Pendleton and I-84. It is four and a half hour drive from Portland, and Central Oregon resort community of Bend.

The Ranch is located along Hidaway Springs Road, between Camas Creek Valley by pioneer community of Ukiah at Highway 395, and North Fork John Day River. John Day River is one of the longest free-flowing rivers in the lower forty-eight states and is an important river system for anadromous fish. It supports wild populations of bull, redband, and rainbow trout, and largest remaining wild run of Chinook salmon and steelhead in Columbia River Basin.

The 26,378± acre Bridge Creek Wildlife Area, managed by Oregon Department of Fish and Wildlife, is nine miles southwest of the Ranch, along North Fork John Day River and Highway 395. Seasonally, over 1,000 Rocky Mountain Elk congregate in winter at the wildlife area to escape snow at higher elevations, and contribute to the area’s reputation for elk hunting.

Hidaway Creek Ranch 1,494± acres have an undulating landscape providing exceptional views west and south to the Blue Mountains, with elevations ranging from 4,000 to 4,400 feet. It has combination of rolling open meadows and grasslands, natural springs and livestock ponds, stands of timber, and year-round Hidaway Creek along portions of its northern boundary. These components contribute to a landscape for seasonal grazing of cattle and horses, and provide prime wildlife habitat for Rocky Mountain Elk, mule and whitetail deer, turkey, bear, and upland birds. It is within the ODFW Ukiah Unit 49 and qualifies for three Landowner Preference Tags for hunting.

The entire Ranch is fenced, with a total of three pastures. In recent years, Seller has run 80 to 100 heifers for three to five months, depending on the year or cow/calf equivalency.

Adjoining owner to the south is 55,756± acre Cable Creek Ranch, a large cattle operation. Other owners to the north in Camas Creek Valley are major landowners including the largest in Eastern Oregon - Pendleton Ranches - which uses its property for cattle and sheep operations.





View northwest of Auction Property #4



Western section of Ranch



Home on Auction Property #3

Improvements include a two bedroom, two bathroom manufactured home, and shop, both in good condition, along with horse stalls and shed. All improvements are located on Auction Property #3, the 497± acre South Parcel. Seller has invested over \$70,000 in improvements and repairs since 2020 to the home and horse stalls.

The 1,494± acre Ranch is being offered both in its entirety at \$1,599,500, or \$1,070 per acre, and with option to submit bids on Auction Property #3, the 497± acre South Parcel with improvements at \$769,500, or Auction Property #4, the 997± acre North Parcel at \$830,000. Individual sales of Auction Properties #3 and #4 are subject to total bids in the aggregate to equal, or exceed, the bulk published reserve price of \$1,599,500.

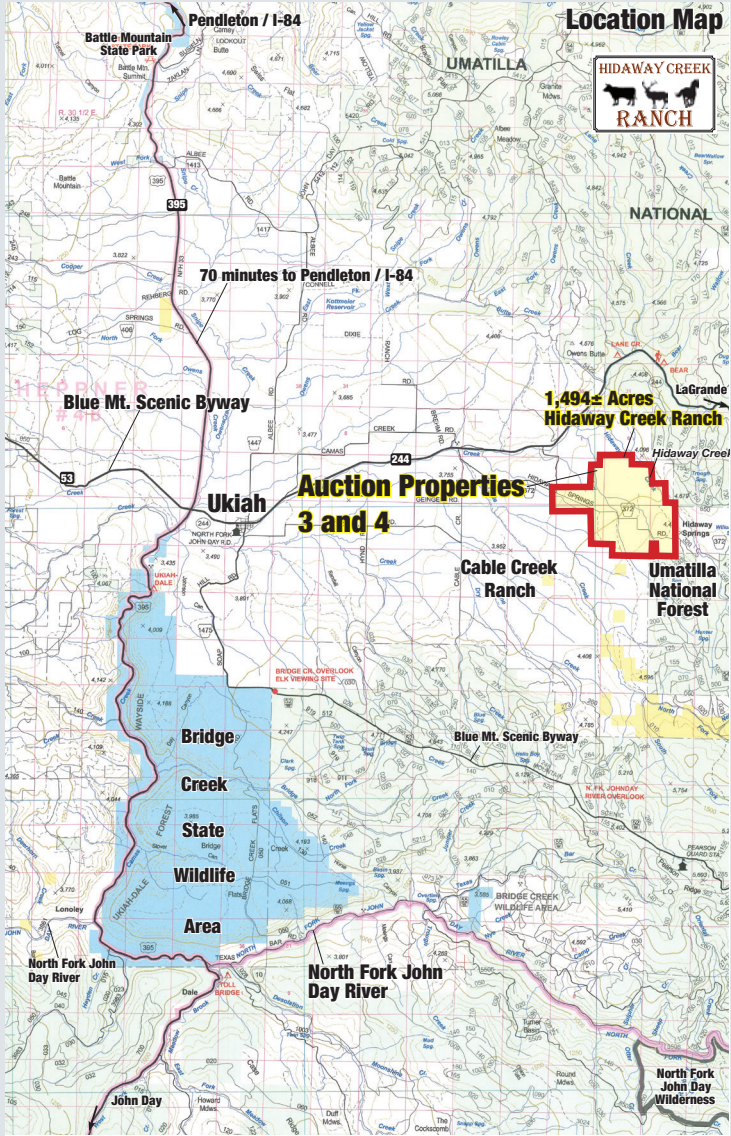
In addition to attractive auction pricing for the Ranch in either its entirety, or in two parcels, existing zoning provides opportunity for a new owner to partition the 997± acre North Parcel into two smaller hobby ranch tracts, each having option for a ranch-related dwelling to increase values. See Supplemental Information Package for detail. There may be value from obtaining a Conservation Easement to extinguish all development rights by dividing Auction Property #4 into four 240 acre parcels.

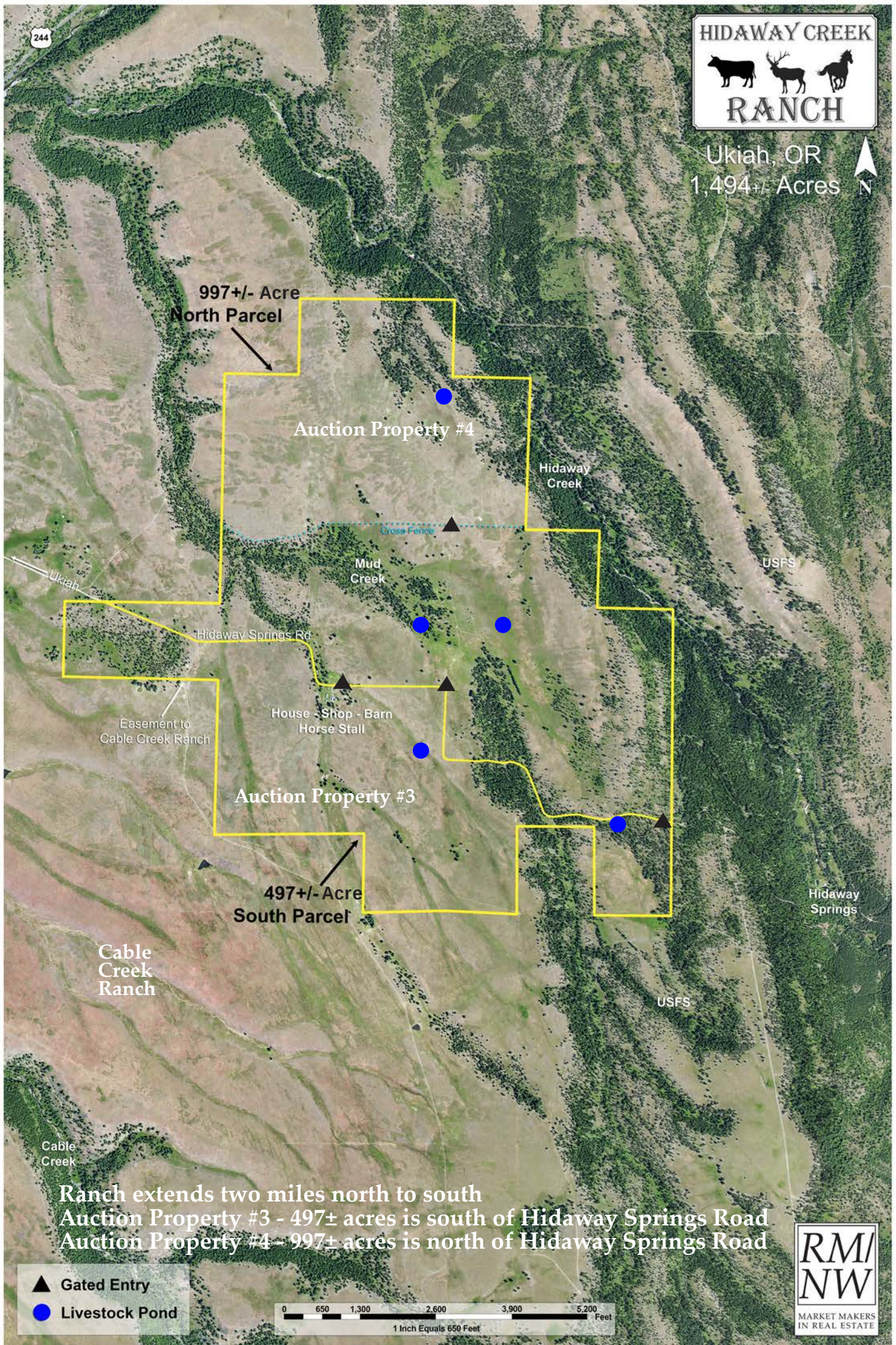
Acquisition of 1,494± acre Hidaway Creek Ranch is a rare buying opportunity at \$1,070 per acre for a northeast Oregon ranch in a spectacular setting along foothills of Blue Mountains, and in proximity to both Pendleton and North Fork John Day River. It provides exceptional opportunity as hobby ranch, or as hunting and family retreat.

AUCTION PROPERTY LOCATION



Ranch is 10 miles east of Ukiah and Highway 395, located within Camas Creek Valley





HIDAWAY CREEK
RANCH

Ukiah, OR
1,494+/- Acres

997+/- Acre
North Parcel

Auction Property #4

Hidaway
Creek

USFS

Ukiah

Hidaway Springs Rd

Easement to
Cable Creek Ranch

House - Shop - Barn
Horse Stall

Auction Property #3

497+/- Acre
South Parcel

Cable
Creek
Ranch

Hidaway
Springs

USFS

Cable
Creek

Ranch extends two miles north to south
Auction Property #3 - 497± acres is south of Hidaway Springs Road
Auction Property #4 - 997± acres is north of Hidaway Springs Road

- ▲ Gated Entry
- Livestock Pond

0 650 1,300 2,600 3,900 5,200 Feet
1 Inch Equals 660 Feet

RM/
NW
MARKET MAKERS
IN REAL ESTATE

IMPROVEMENTS



All improvements are located on Auction Property #3 South Parcel, with gated entry from Hidaway Springs Road.

Home

A 2005 Guerdon two bedroom, two bathroom, 1,300 square foot manufactured home is on concrete foundation. Home has vaulted ceilings throughout, vinyl flooring, and alder trim. Great room has wood fireplace, large windows on east and north sides, open dining area, and kitchen with alder cabinets.

The front porch is enclosed for winterization, with removable plexiglass panels. The primary suite is 13'6" by 13'4"; bathroom has shower and soaking tub. There is a large closet.

The second bedroom is 11'1" by 13'14" and is currently used as an office.

There is a utility room with washer and dryer, electric furnace/HVAC, water heater, and entry from outside.

Over \$42,000 in improvements have been made to the home since 2020 including: new metal roof, interior painting, front porch panels, and new HVAC. The home is served by on-site well and septic system. Power is provided by Columbia Power Cooperative, and internet service is from both HughesNet and Starlink.

The home is in good condition. A September 2024 Home Inspection Report and Septic System Report are included in Supplemental Information Package.

Shop

A 1,200± square foot shop constructed in 2005 is located near the home. It has a 14' by 12' overhead door, concrete floor, metal siding, and roof. It is insulated, and has florescent lighting. The shop is served by 110 power, but is capable of 220.

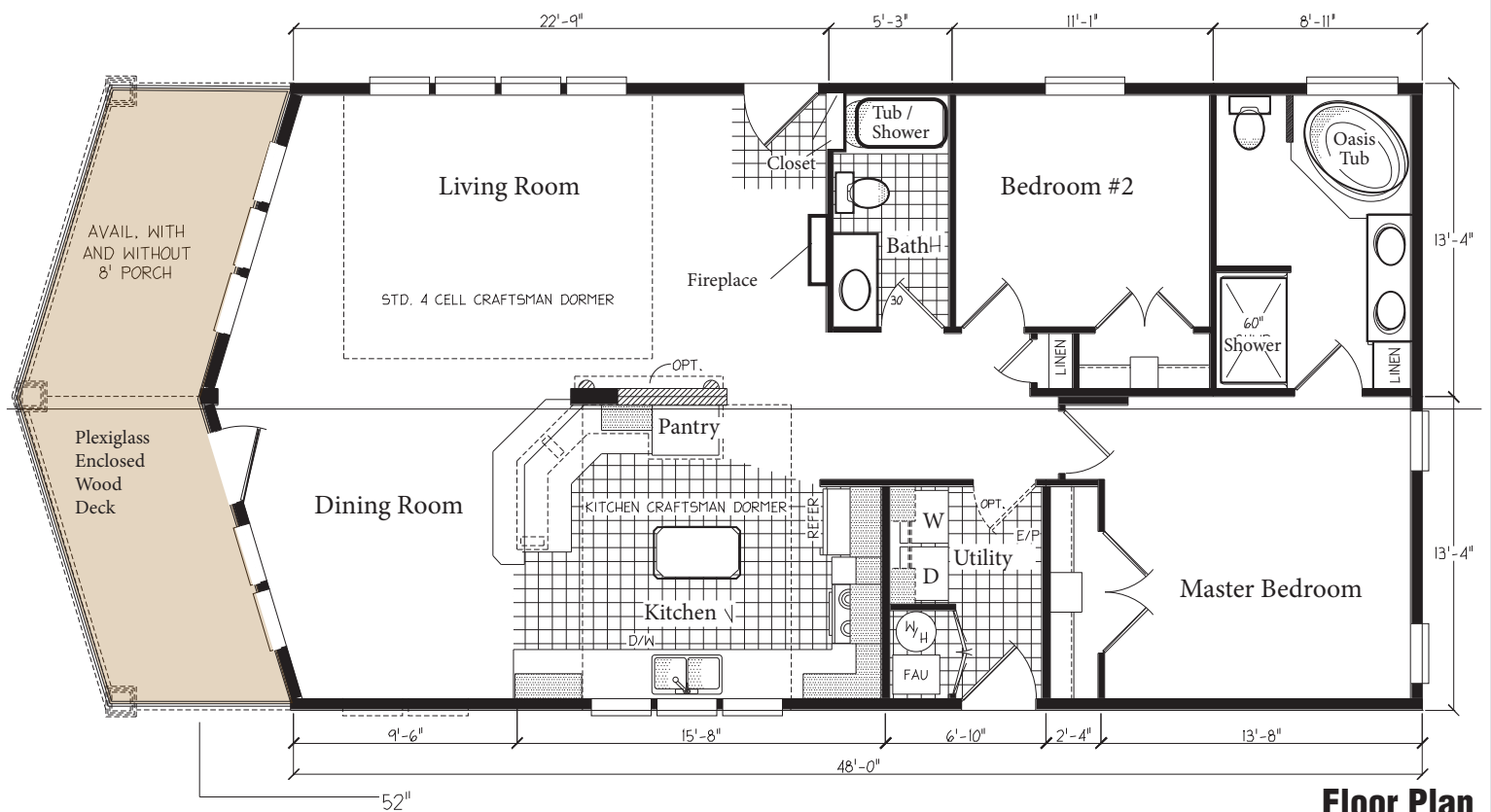
A Lopi Liberty NexGen-Fyre wood stove was installed in 2020 at a cost of \$8,500.

Horse Stalls and Hay Storage Shed

The 441± square foot building has two 10' by 9.5' horse stalls, each with rubber mats, and small area for hay storage. It is pine framed with wood siding. There are Noble Panel runs that have been used by horses and cattle, with three loading chutes by entry drive. A fenced pasture is east and south of the horse stall and hay storage building.

Seller has made more than \$20,000 in improvements since 2020, with replacement roof and walls, has added Tyvek and fiber cement to the rear of building.





Floor Plan

Schematic only



Kitchen has alder cabinets



Fireplace near entry



Machine and tool shed with pine siding



Large windows in great room

Machine and Tool Shed

There is a two-bay shed of 33' x 26', with 8' wall height located next to shop. Shed has 14' peak, and is pole-constructed with pine siding.

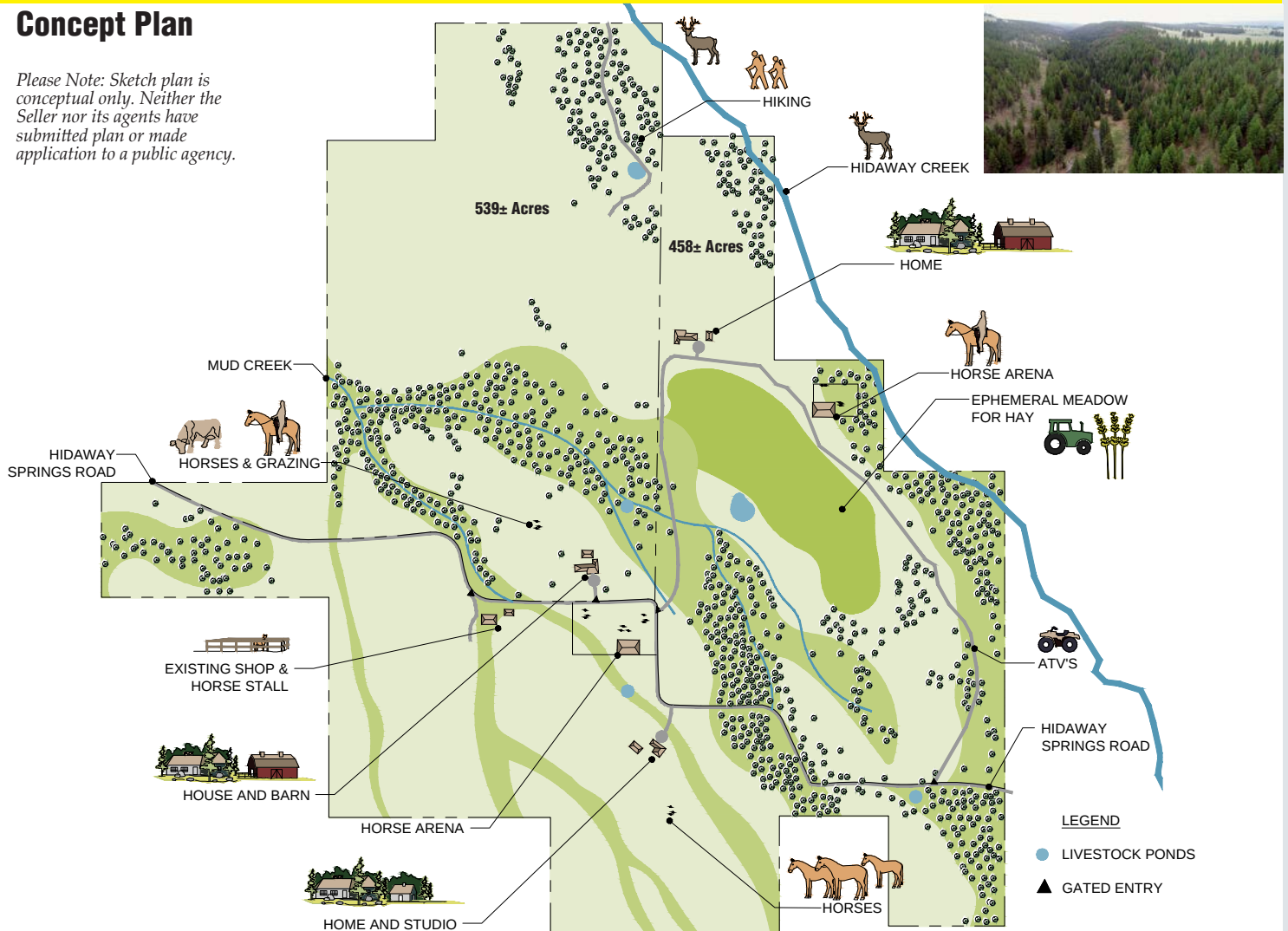
Pumphouse

There is a small wooden pine pumphouse on cement pad with pump, pressure tank, and electric panel. The well produces 10 gpm.

or E-MAIL info@rmnw-auctions.com

Concept Plan

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



Plan outlines a replacement owners home with horse arena on Auction Property #3. Auction Property #4 is divided into two parcels of 539 and 458 acres, each with agriculture related home - subject to approval by Umatilla County

RANCH PROPERTY

The property is located along Hidaway Springs Road, a gravel road maintained by the County. There are over one and a half miles of frontage with Auction Property #3 on the south side and Auction Property #4 on the north side. Ranch extends two miles north to south, and one and a half miles east to west. There are four gated entrances, and the entire Ranch is fenced.

Auction Property #4 is cross-fenced, providing a total of three fenced pastures.

Elevations range from 4,000 feet along Hidaway Creek to 4,400 feet on ridge of northeast section of Auction Property #4. Majority of Ranch is at 4,100 foot elevation, with gentle to rolling topography.

A total of five livestock ponds with several natural springs are located on the Ranch. Seasonal Mud Creek runs through both north and south parcels.

Hidaway Creek, a year-round stream tributary to Camas Creek, bisects portions of northern boundary within a steep drainage. There is access via a trail to Camas Creek that attracts elk and other wildlife.

An estimated 50 acres of Auction Property #4 northeast of Mud Creek is productive growing ground for hay. Seller has completed wildfire mitigation by thinning stands of timber throughout both parcels, as well as near residence.

There are several locations for view homesites to Blue Mountains on the North Parcel, as well as on the South Parcel if existing home is replaced, as allowed by Umatilla County.

Grazing Lease

Ranch is not currently leased for grazing.

Zoning

The entire Ranch is zoned GF (Grazing Farm) with CWR (Critical Winter Overlay.) Minimum parcel size for a dwelling is 240 acres, and CWR overlay zone has certain criteria for siting new dwellings to reduce impact on winter wildlife grazing. Zoning description with Umatilla County contact information is included in the Supplemental Information Package.



Entire Ranch is fenced, and has five livestock ponds and natural springs



Easement

An access easement is located in the western section of Auction Property #3 for Cable Creek Ranch, which it uses occasionally for operations.

Survey

A recorded survey dated July 2024 was prepared by Wells Surveying for purpose of partition that created Auction Properties #3 and #4.

Taxes

Both parcels are designated grazing and farm use for tax purposes. Total 2024-2025 taxes are less than \$4,000.

LOCATION

Township 5 South, Range 32 East, Section 13 and Township 5 South, Range 33 East, Sections 17, 18, Tax Lots 1200 and 901

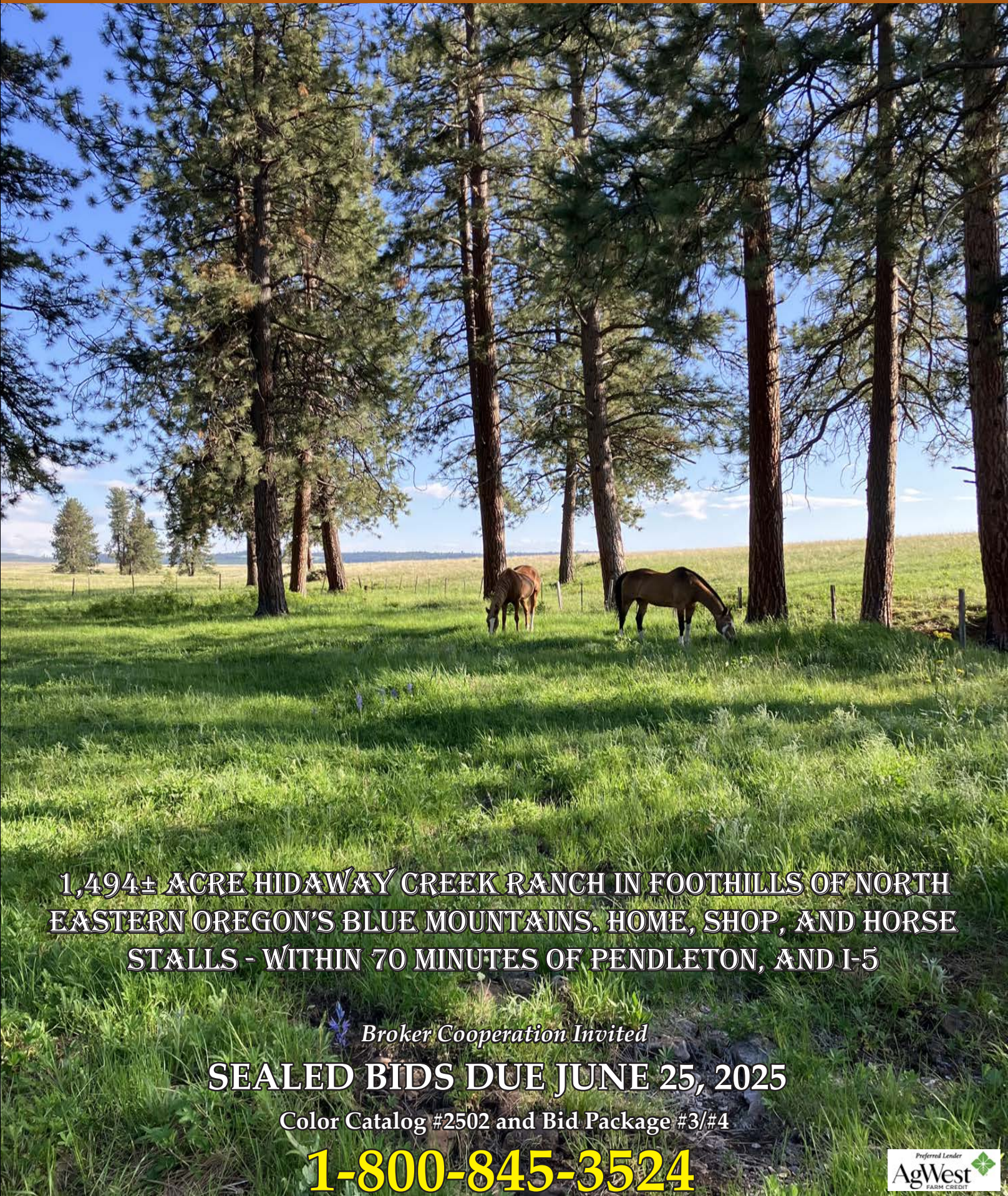
Township 5 South, Range 32 East, Section 13 and Township 5 South, Range 33 East, Sections 7,8, 17, 18, Tax Lots 900 and 1201

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