

INDIAN CREEK

Elgin, Oregon



Union County

Property

Indian Creek offers a quality combination of dry and irrigated farm land, timber and grazing; an excellent investment in today's agricultural market. The variations in land type, water resources, timber and vegetative and protective cover also provides excellent bird and big game habitat. In addition, Indian Creek traverses through the northern portion of the ranch for approximately $\frac{3}{4}$ mile.

APPROXIMATELY 1,035 DEEDED ACRES

Dry Crop _____	288.17
Irrigated Crop _____	21.83
Timber _____	35
Range _____	683
Farmstead _____	7

*Acreage amounts are approximate

Location & Access

The headquarters are located approximately 1 $\frac{1}{2}$ miles south of Elgin, Oregon. A county maintained road provides year around access via Indian Creek Road. La Grande and I-84 are approximately 18 miles south, Pendleton approximately 70 miles southwest, Baker City approximately 80 miles southeast, Portland 300 miles to the west.

La Grande/Union County Airport - two lighted asphalt runways — 5,600 feet 3,876 feet - FBO.

Indian Creek is possibly best suited as a combination farming/livestock operation complimented by timber and wildlife amenities. Elk, mule & white tail deer, turkey and grouse are commonly found on the ranch. The ranch qualifies for two Land Owner Preference hunting tags.



Improvements

- ❖ **Single Family Home: Approximately 1,170 Sq. Ft., 2 bedrooms, 1 bathroom, kitchen, living room and utility room. Constructed about 1920.**
 - ❖ **General Purpose Building approximately 3,120 Sq. Ft. Built in 1980, containing a shop, office and misc. storage. Concrete floors and well maintained.**
 - ❖ **Machine shed/storage, built in 1985, good condition.**
 - ❖ **Covered hay storage, approximately 2,800 Sq. Ft., built in 1985, good condition.**
 - ❖ **Multi-Purpose storage shed built in 1975.**
 - ❖ **Domestic well and septic on site.**
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Area Profile

Nestled between the Blue Mountains on the West and the Wallowa Mountains to the East, the Grande Ronde Valley offers breathtaking scenery and abundant natural resources. The sprawling fields of fertile farmland in the valley and timber covered mountains provide picturesque landscapes all four seasons of the year. Communities in Union County include: La Grande, Union, Elgin, Cove, Imbler, Island City, North Powder and Summerville.

La Grande, the county seat, is the major city in Union County with a population of approximately 13,000. The county population is over 25,000. La Grande has immediate access to Interstate 84 and Union Pacific Railroad. La Grande is the hub of North East Oregon and home of Eastern Oregon University.

La Grande has 3 major automobile dealerships, machinery dealers, and a good variety of shopping options, medical clinics, dental clinics, physical therapy and the Grande Ronde Hospital.

With a population of 1,657, Elgin is situated just beyond the North edge of the Grande Ronde Valley. Elgin has one Elementary School and one High School.

Agriculture History: This area has a strong history in agriculture production. The crops commonly grown are grass seed, wheat, alfalfa, mint, sunflowers, peas, some potatoes and livestock.

Soils, Climate & Precipitation

Tillable crop land consists primarily of Ramo Silty Clay Loam, Alicel Loam and Palouse Silt Loam soils. The farm is suitable for both winter and spring wheat, barley, peas, grass seed and alfalfa hay. Quality management has resulted in above average yields when compared to surrounding area farms.

Average frost free days range from 110 to 150 days. Annual precipitation is 17 to 22 inches.

Water Rights & Irrigation

Indian Creek provides free water for the approximate 21.83 acres. Water is pumped from a diversion point on the creek. PUMP, MAINLINE AND LATERALS ARE NOT INCLUDED IN THIS PURCHASE. The farm currently shares pumping and irrigation equipment with a neighboring property. An irrigation right-of-way, approximately 1,000 feet, exists for the adjacent farm.



Zoning: Agriculture



Mineral Rights:

Seller makes no representation as to the mineral rights. Seller will transfer whatever existing rights/interest he may own.



Real Estate Taxes: \$2,265.00

Price & Terms: \$900,000 Cash at closing. THIS IS A TRUSTEE SALE. Any offer to purchase is subject to the approval of the United States Bankruptcy Court. The property is sold in "AS IS CONDITION".

Disclaimer

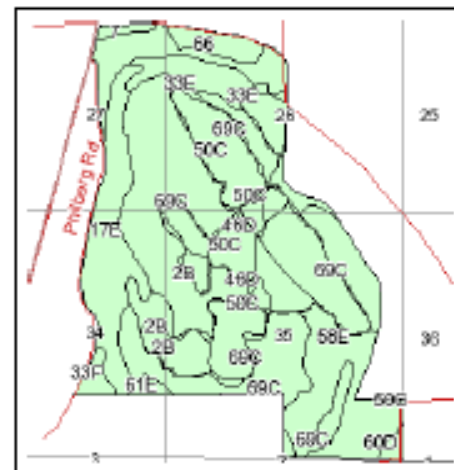
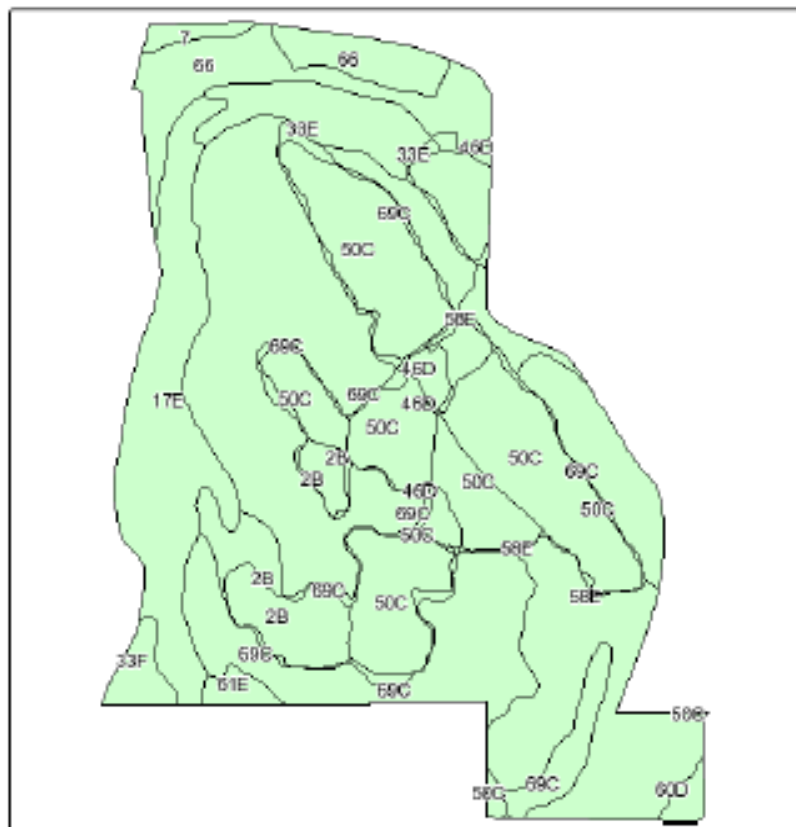
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Soils Map



State: **Oregon**
 County: **Union**
 Location: **035-001N-039E**
 Township: **Elgin**
 Acres: **1011.3**
 Date: **1/12/2012**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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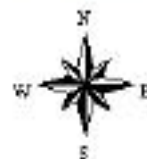
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Barley	Barley Irrigated	Alfalfa hay	Alfalfa hay Irrigated	Pasture Irrigated	Winter wheat	Pasture	Bluegrass seed	Bluegrass seed Irrigated
69C	Watama-Gwinly complex, 2 to 12 percent slopes	336.5	33.3%	Vs		40		2			55	4		
50C	Ramo silty clay loam, 2 to 15 percent slopes	224.5	22.2%	IIIc	IIIc		70	4	5	10	50			
58E	Starkey very stony silt loam, 2 to 35 percent slopes	114.2	11.3%	VIIIc										
17E	Gwinly very cobbly silt loam, 20 to 40 percent slopes	104.9	10.4%	VIIIc										
66	Veazie-Voats complex	77.7	7.7%	Vw	IVw				4	15				
2B	Alloel loam, 1 to 5 percent slopes	50.8	5.0%	IIc	IIc			3	6		70		1000	1500
46D	Palouse silt loam, 5 to 20 percent slopes	37.1	3.7%	IIIc		65		3			70	5		
33E	Klicker stony silt loam, 2 to 40 percent slopes	36.5	3.6%	VIIc										
33F	Klicker stony silt loam, 40 to 65 percent north slopes	11.4	1.1%	VIIc										
61E	Ukiah-Starkey complex, 5 to 40 percent slopes	6.6	0.7%	Vs							35			



map center: 45° 31' 45.2, 117° 54' 23.5

scale: 18877

35-1N-39E
Union County
Oregon



1/12/2012

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