

NORTHEASTERN OREGON HUNTING & FISHING RANCH & FARM

JUSTICE RANCH

465.65 +/- DEEDED ACRES | WALLOWA COUNTY, OR | OFFERED AT \$2,495,000



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PROPERTY OVERVIEW



Welcome to the Justice Ranch, a premier hunting and fishing paradise in Northeast Oregon. This remarkable property offers the rare opportunity to harvest a trophy buck, catch trout, and take home plenty of upland game birds - all on the same day without ever leaving the ranch!

Known for its exceptional fishing, the Imnaha River is one of Oregon's best-kept secrets. The lower section, downstream of the ranch, is famous for steelhead, while the ranch itself is a prime spot for rainbow trout, bull trout, whitefish, and occasional salmon. Wildlife on the property includes whitetail deer, mule deer, and Rocky Mountain elk, which qualify the ranch for up to two Landowner Preference Program (LOP) tags. Additional hunting opportunities include black bear, chukar, Hungarian partridge, turkey, ruffed grouse, blue grouse, Rocky Mountain quail, and various predators.

The property includes approximately 0.55 +/- miles of private river frontage, with ideal spots for fishing. Along with the river, you'll find irrigated hay fields, rolling grassy hills, and deep-timbered draws. A well-maintained road system offers excellent access throughout the ranch. Abundant water resources are provided by Schleur Creek, Spring Creek, Adams Creek, College Creek, and multiple springs, ensuring ample water for wildlife and livestock.

A 2,601 +/- square-foot log home is perched on a bluff overlooking the hay meadows. The home features two bedrooms, two bathrooms, a large sleeping loft, and a walk-in game cooler. Additionally, there are ten outbuildings, including barns, hay and equipment storage, a shop area, and more. The landowner currently occupies all of the structures.

In addition to the recreational components of this ranch, there are 86.25 +/- cropland acres, per the Wallawa County Farm Service Agency, that are currently planted to forage crops such as orchard grass and alfalfa hay. These acres and the grassland acres are operated under a cash rent lease agreement with a local farm tenant. The tenant is responsible for all operations costs, while the landowner is responsible for all property taxes. Multiple surface water rights, covering approximately 88.00 +/- acres, provide irrigation water for these acres. Water is delivered via pressurized mainlines and applied with handlines to the fields.

A large portion of the fields are pressurized from gravity, allowing for minimal electrical costs.

The Justice Ranch offers one of the area's finest hunting and fishing properties and is a rare opportunity to own a piece of Northeast Oregon's vast and scenic landscape. This property is a true gem with breathtaking views, abundant wildlife, and exceptional amenities. Don't miss your chance to make it your own!

Information is deemed reliable but not guaranteed. All interested parties are responsible for verifying the most current fishing regulations, licensing requirements, and LOP membership details with the Oregon Department of Fish and Wildlife (ODFW).

OVERVIEW DETAILS

LOCATION

- The ranch is 9.5 miles south of Imnaha, Oregon, and 40 miles northeast of Joseph, Oregon.

TOTAL ACRES

- Per the Wallowa County Assessor, there are 465.65 +/- deeded acres included in the sale of this asset.
 - » The property consists of one tax parcel.
 - » The total property taxes for 2024 were \$2,690.62.

CURRENT FARM OPERATION

- There are 86.25 +/- cropland acres, per the Wallowa County Farm Service Agency.
- There are 379.40 +/- acres of rangeland, a homestead, roads, and other acres.
- The cropland and rangeland acres are operated under a cash rent lease agreement with a local farm tenant.
 - » The tenant is responsible for all operations costs.
 - » The primary crop has been forage crops such as orchard grass and alfalfa hay.

ZONING

- Per the Wallowa County Planning Department, the property is zoned 'Exclusive Farm Use' with a minimum parcel size of 160 acres.

RECREATIONAL OPPORTUNITIES

- The property qualifies for up to 2 LOP tags yearly from the Oregon Department of Fish and Wildlife.
- Tags are available to landowners, family members, and others designated by the landowner based on the total acreage owned and availability.
- For more information on the LOP program, please contact ODFW.



OVERVIEW DETAILS CONTINUED

IRRIGATION & WATER RIGHTS

- Multiple surface water rights from local creeks provide irrigation water for the cropland acres.
 - » The tenant is responsible for all water pumping costs.
 - » The Seller owns all irrigation infrastructure and equipment, which is included in the sale.

INCOME SOURCES – CURRENT & POTENTIAL

- Current income sources:
 - » Cash rent lease.
- Potential additional income sources:
 - » Residential lease of the home and/or buildings.
 - » Hunting and fishing lease.

STRUCTURES

- Residence:
 - » 2,601 +/- square-foot single-family residence.
- General Purpose Buildings:
 - » 2,923 +/- square-foot GP building.
 - » 2,112 +/- square-foot machine shed.
 - » 1,350 +/- square-foot loft barn.
 - » 504 +/- square-foot deck.
 - » 320 +/- square-foot MP shed.
 - » 224 +/- square-foot house.
 - » 288 +/- square-foot detached garage.
 - » 252 +/- square-foot MP shed.
 - » 224 +/- square-foot GP building.
 - » 80 +/- square-foot MP shed.

