

Camp 9 Hunting Ranch
Enterprise, OR 97828

\$20,475,000
9,100± Acres
Wallowa County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Camp 9 Hunting Ranch
Enterprise, OR / Wallowa County

SUMMARY

City, State Zip

Enterprise, OR 97828

County

Wallowa County

Type

Hunting Land, Farms, Ranches, Recreational Land, Timberland,
Undeveloped Land, Riverfront

Latitude / Longitude

45.89175 / -117.43223

Bedrooms / Bathrooms

2 / 1

Acreage

9,100

Price

\$20,475,000

Property Website

<https://www.landleader.com/property/camp-9-hunting-ranch-wallowa-oregon/40978>



Camp 9 Hunting Ranch

Enterprise, OR / Wallowa County

PROPERTY DESCRIPTION

Introducing the Camp 9 Ranch, situated within the scenic Blue Mountains of Eastern Oregon above the town of Troy. As you first enter into this remarkable property, you will know right away that you are about to experience a very special place. Some will even tell you that it is the neatest property that they've ever seen. As you drive the main road through the picturesque landscape within the property's boundaries, it's peaceful knowing knowing that the locked gates at the entrance keep the world behind you. The opportunity to so much as experience this property is both humbling and exceptionally rare. The opportunity to own it is once in a lifetime. Welcome to Camp 9.

Spanning approximately 9,100+- acres, Camp 9 is the last private parcel located on Day Ridge. You first enter the property at the South boundary at a set of locked gates where it extends approximately six miles to the North boundary, where it meets the Grande Ronde River. The ranch is flanked by privately guarded canyons, protecting its East and West boundaries. Camp 9 is a ranch offers unmatched privacy. Nestled within the highly desirable Blue Mountains of Wallowa County, OR, the popular town of Enterprise is located approximately 35 miles to the South.

Camp 9 is reputed to be one of the finest elk hunting properties in the area, if not the entire state. A thriving population of an estimated 300+ elk call this ranch home yearlong with many more constantly coming and going throughout the year. Many of the current owners have embraced archery hunting, considering rifle hunting to be "too easy." Located within the Sled Springs Hunting Unit #57, the property provides abundant hunting opportunities and qualifies for up to 15 landowner bull elk tags (buyer to confirm with ODFW). During the rut, the bull elk's constant bugling and nocturnal fighting near the cabin can make sleep elusive. The ranch is also inhabited by mule deer, whitetail deer, big horn sheep, bears, mountain lions, wolves, and upland game birds such as chukar, quail, Hungarian partridge, and turkey. Camp 9 is truly a sportsman's paradise. Wonder within the boundaries of the ranch and you will often discover ancient arrowheads from the time when the Nez Perce hunted and fished these very same lands.

The terrain of Camp 9 displays a captivating mosaic landscape flourishing with biodiversity. Abundant water resources include approximately 1.6+- miles of the renowned Grande Ronde River, 1.6+- miles of Courtney Creek, 2.65+- miles of Mud Creek, and 1.5+- miles of Buck Creek. Springs dot the landscape, seeping or gushing forth from the ground and filling numerous ponds. The ranch offers a substantial inventory of mature timber, 873+- FSA acres of dryland farmland, steep canyons, and grassy prairies. The high grass production, meticulously managed by a conservation-minded operator, ensures the cattle thrive and flourish along with the wildlife.

On the ranch, you'll find several older hay sheds, a historic barn, and a shop, accompanied by a simple two-bedroom apartment connected to the power grid. The presence of electricity is a huge asset as connecting to the power grid today would require a substantial investment, as utility lines traverse approximately two miles through steep terrain before leaving the property. The road system, built to last, provides access throughout most of the ranch. Considerable investments have been made to the fencing infrastructure in recent years.

This is a truly exceptional opportunity to acquire a legacy ranch of the utmost quality. Enjoy this this special place and pass it down through generations behind you. The scarcity and abundance of a property like Camp 9 are exceedingly rare and may never present themselves in a lifetime again. Contact the listing agent today to schedule a showing and seize this once-in-a-lifetime chance!

*All prospective buyers must prove financial capability to purchase this property before allowed entry from sellers.



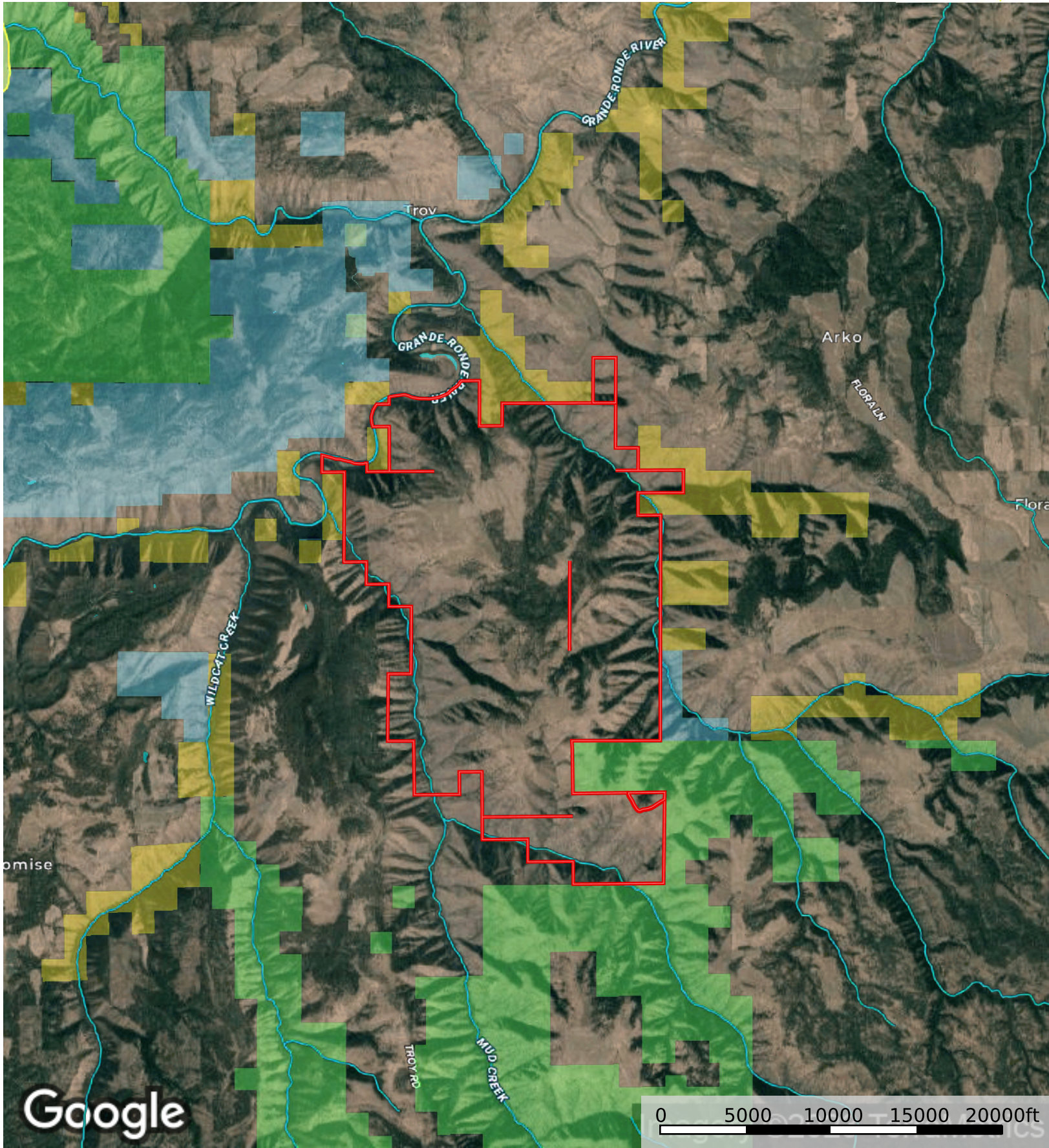
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MORE INFO ONLINE:

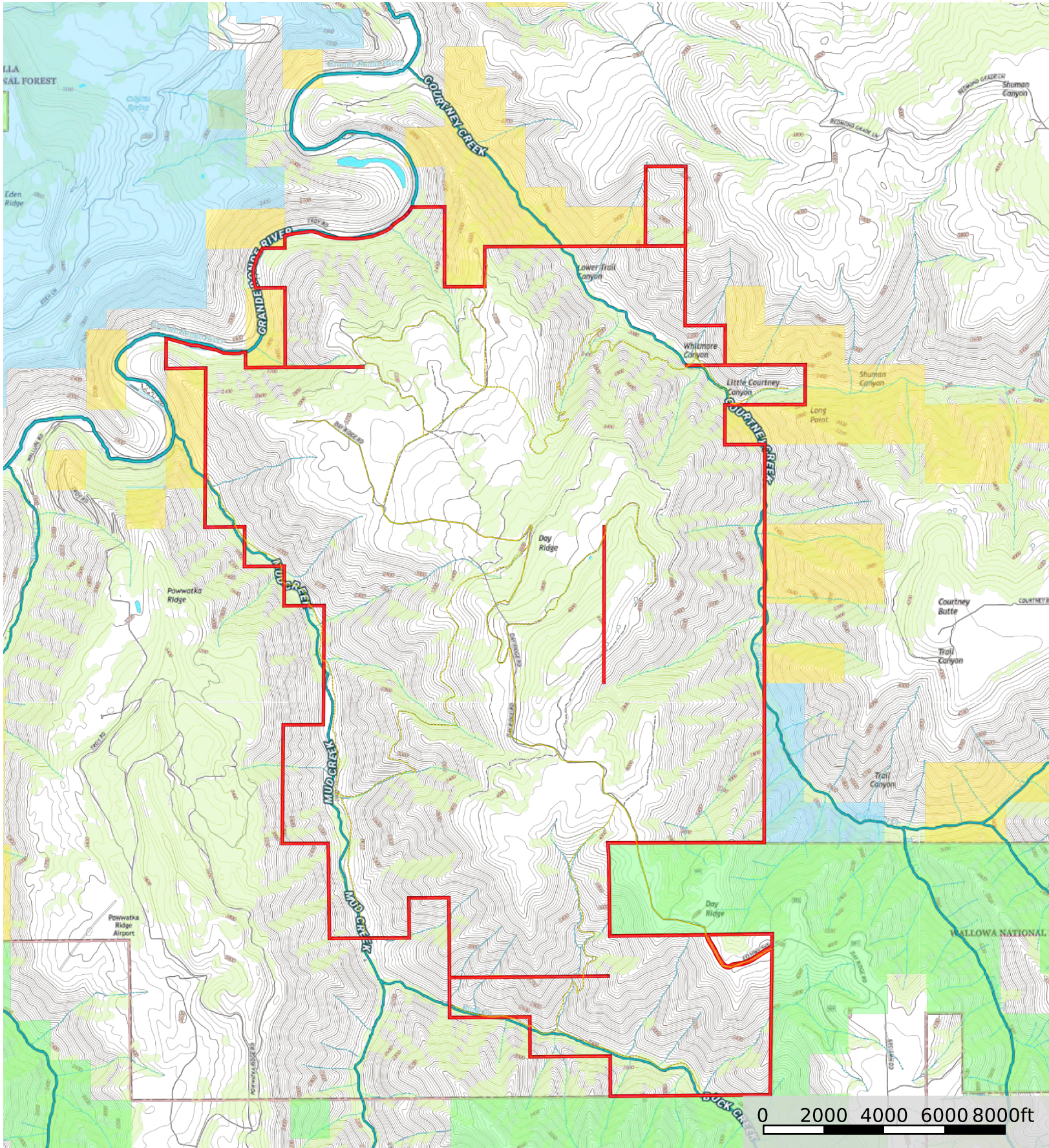
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Camp 9
Wallowa County, Oregon, 9100 AC +/-

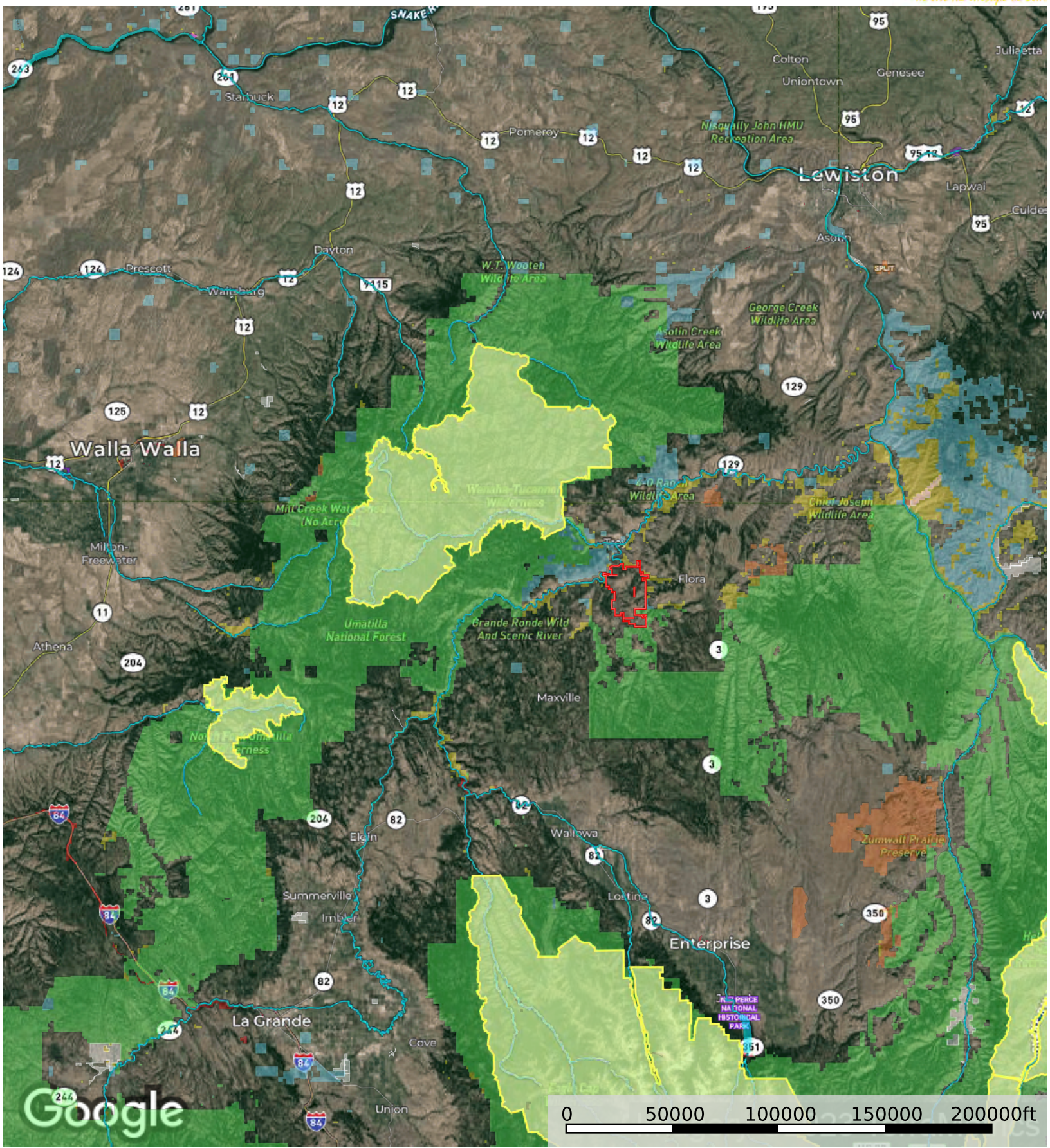


- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- River/Creek
- Water Body
- Stream, Intermittent

Camp 9
Wallowa County, Oregon, 9100 AC +/-



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Wallowa County, Oregon, 9100 AC +/-



Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

Conservation Easements

Stream, Intermittent

River/Creek

Water Body

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Howard

Mobile

(541) 398-8007

Email

caleb@landandwildlife.com

Address

400 Leone Avenue

City / State / Zip

Enterprise, OR 97828

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

