

The Bear Creek Parcel
88229 Bartlett Rd
Troy, OR 97828

\$1,400,000
467± Acres
Wallowa County



MORE INFO ONLINE:

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

The Bear Creek Parcel
Troy, OR / Wallowa County

SUMMARY

Address

88229 Bartlett Rd

City, State Zip

Troy, OR 97828

County

Wallowa County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

45.984132 / -117.463011

Taxes (Annually)

1985

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 1

Acreage

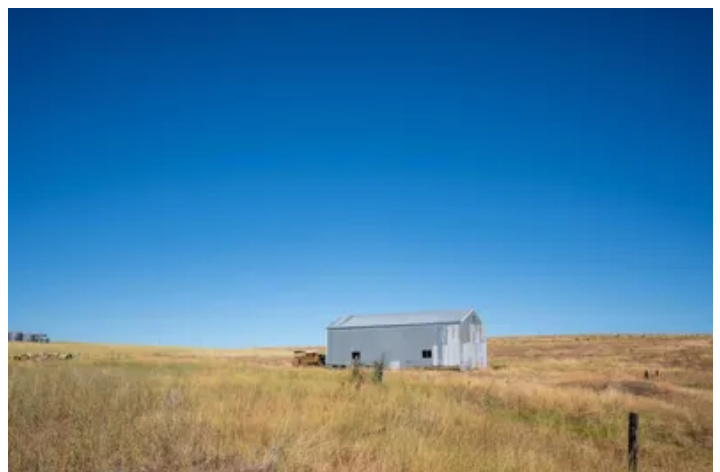
467

Price

\$1,400,000

Property Website

<https://www.landleader.com/property/the-bear-creek-parcel-wallowa-oregon/43781>



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Troy, OR / Wallowa County

PROPERTY DESCRIPTION

Tucked away in its own corner of the world you will find some of the neatest landscape you will ever see. Here you will find the Bear Creek Parcel located near the abandoned town of Bartlett. This property overlooks the Bear Creek canyon and the Blue Mountains of Eastern Oregon. This place is as beautiful as it is productive and is a great opportunity to own your own piece of paradise.

The quiet town of Troy, OR is located just 20 +/- minutes away to the South. Troy is a small town that sees most of its business from hunters, anglers, rafters, and the local ranching community. There's an annual 4th of July celebration that has seen significant growth in previous years. Lewiston, ID and Enterprise, OR are both about 1.5 hours away offering all the amenities you need.

The Bear Creek Parcel is a diverse landscape with the headquarters located on Grouse Flats, the mid-section at a place called Bartlett Bench, and the lower elevations ending at Bear Creek. The landscape is made up of 145+- FSA acres of tillable land seeded to a perennial grass mix with the remainder in native prairie and timber. There's everything from rolling hills, steep canyons, timbered North facing slopes, and hidden benches on this property. Approximately .75 miles of Bear Creek traverses through the property. A seasonal stream creates a waterfall below the headquarters. A productive spring, centrally located on the property, has been developed to deliver water across the property. There's a hidden timbered bench located on the property known as the Paliscer Homestead. The Paliscer Homestead can't be seen from the surrounding area and is famed for being used by horse thieves to hide stolen stock from authorities back in the late 1800's. This property is a fun place to explore and has views stretching for miles.

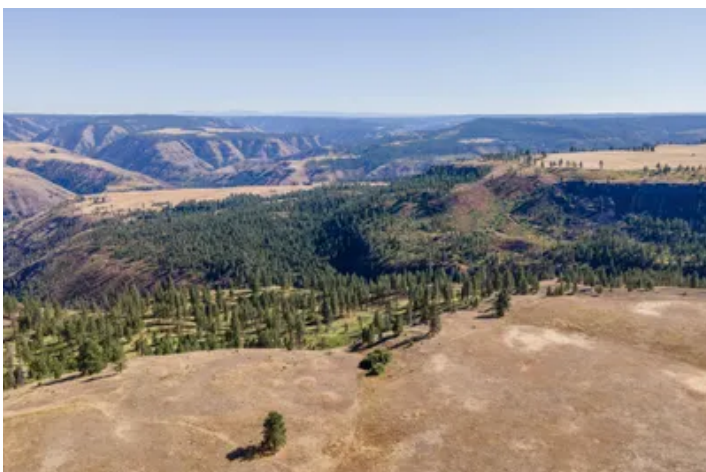
Located at the headquarters is a 1,176 sq/ft house with an additional 392 sq/ft basement. The house has 3 bedrooms, one bathroom, is connected to the power grid and has a domestic well. The home has been vacant for some time but has been well maintained. A 2,166 sq/ft hay barn and older 1,800 sq/ft machine shed offer great options for storage. There are five grain storage bins on the property as well.

The Bear Creek Parcel lies within the coveted Wenaha Hunting Unit offering trophy class elk, mule deer, and whitetail. Upland game birds such as chukar and grouse frequent the property. Oregon has a Landowner Preference (LOP) program for tags which drastically increases the chances of drawing a tag. It can take 20+ years to draw an elk tag in this unit. The nearby Grande Ronde river is known as one of the finest fisheries in the Pacific Northwest and is located just 20 minutes away. The Wenaha Wilderness is very close and several trail heads nearby access hundreds of miles of trails to explore. There is no shortage of quality things to do in this area!

The Bear Creek Parcel is a great opportunity to own a beautiful and productive property in a highly desirable area. The seller is motivated and is open to seller-financing with qualified buyers, though cash or conventional terms are preferred. All prospective buyers must be prequalified before viewing the property. Please contact the listing agent for more information about the property and comparable sales.



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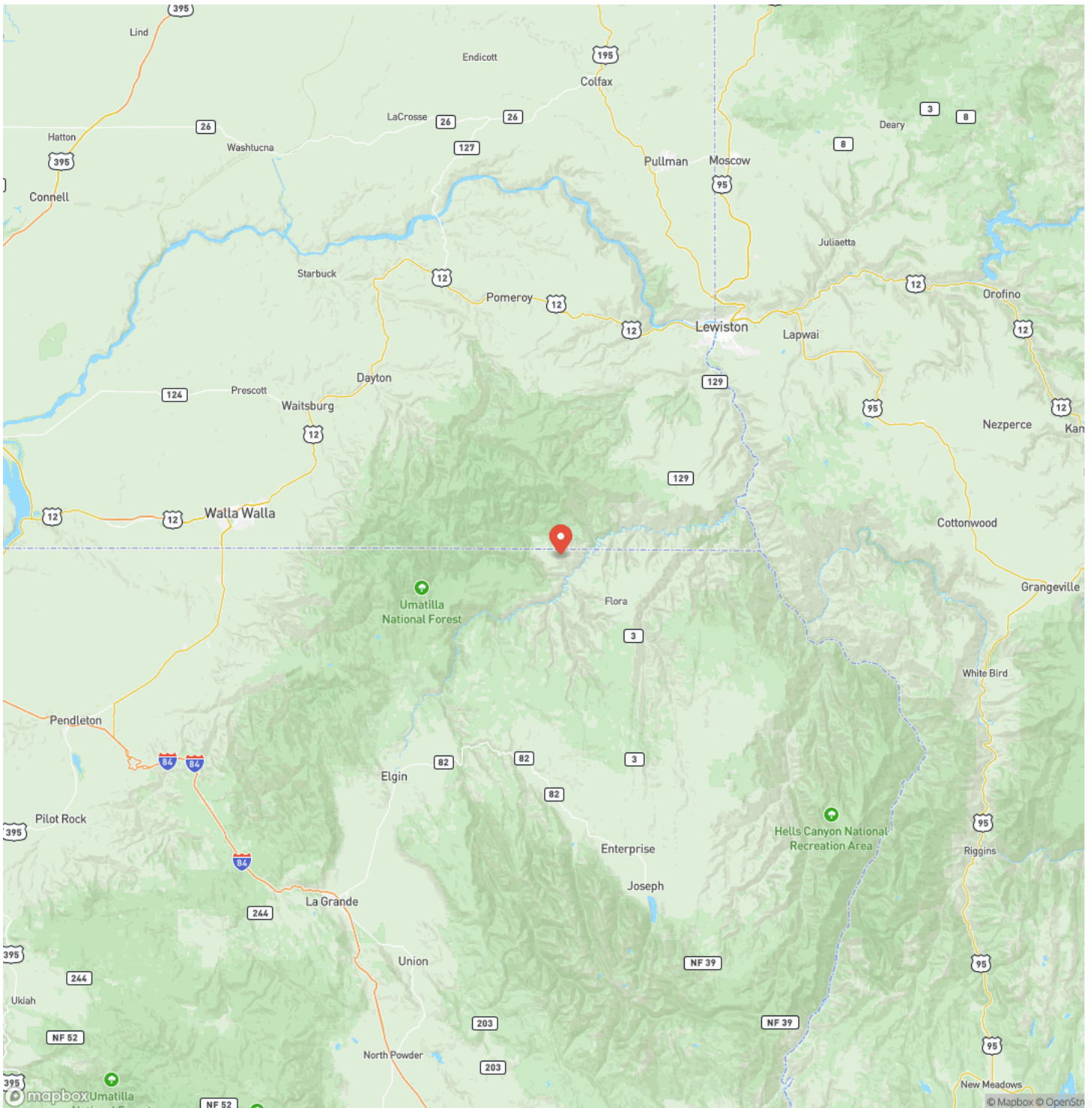
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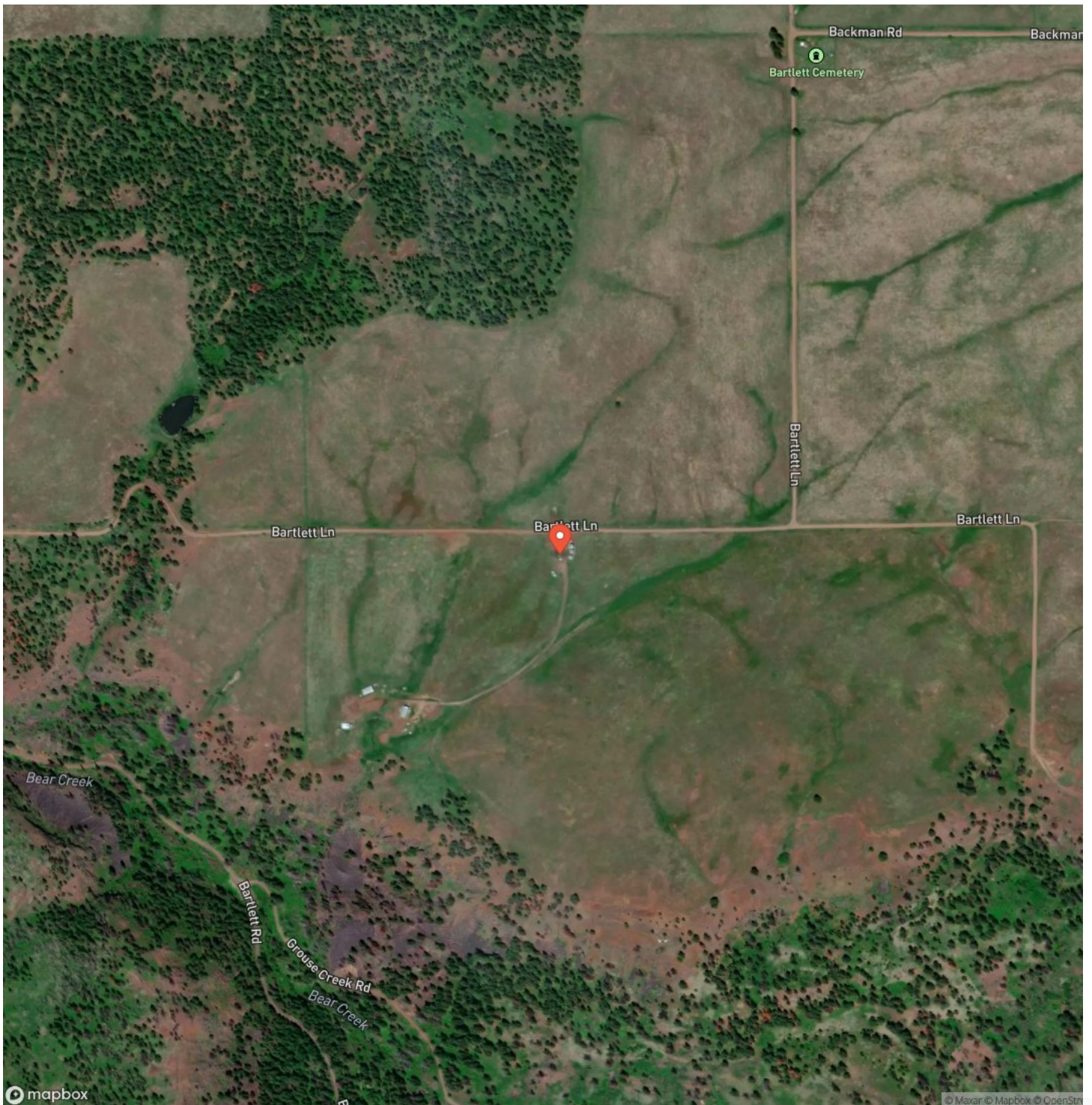
Locator Map



Locator Map



Satellite Map



The Bear Creek Parcel

Troy, OR / Wallowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Howard

Mobile

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Email

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Address

400 Leone Avenue

City / State / Zip

Enterprise, OR 97828

NOTES

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