

Eagle Creek Orchard
43479 Old Foothill Rd.
Richland, OR 97870

\$695,000
5.130± Acres
Baker County



Eagle Creek Orchard
Richland, OR / Baker County

SUMMARY

Address

43479 Old Foothill Rd.

City, State Zip

Richland, OR 97870

County

Baker County

Type

Farms, Single Family, Business Opportunity

Latitude / Longitude

44.795467 / -117.196679

Taxes (Annually)

1194

Dwelling Square Feet

1158

Bedrooms / Bathrooms

2 / 1.5

Acreage

5.130

Price

\$695,000

Property Website

<https://www.landleader.com/property/eagle-creek-orchard-baker-oregon/56400/>



Eagle Creek Orchard

Richland, OR / Baker County

PROPERTY DESCRIPTION

Seize the rare opportunity to own a thriving organic orchard in Eastern Oregon's fertile Eagle Creek Valley just outside Richland, OR. This established orchard features 200 +/- feet of Eagle Creek frontage and 1888 water rights. Spanning 5.13 acres, it boasts over 1,000 fruit and nut trees on 10' x 15' spacing, including apples, pears, peaches, apricots, sweet cherries, plums, plumcots, Asian pears, hazelnuts, walnuts, and table grapes. Many young peach trees ensuring long productivity.

The property includes a 1,158 sq. ft., 2-bedroom, 1.5-bathroom cottage, and a 300 sq. ft. detached guest house. Built in 1997, the farmhouse-style residence features double pane windows, vinyl frames, zoned heating, and a wood-burning fireplace. The exterior is finished with cedar siding, and a metal roof. Additional features include a barn, wind machine, walk in cooler, propane orchard heaters and essential equipment and supplies.

The orchard is a turnkey operation with a loyal customer base and established commercial relationships in Oregon and Idaho. Over the years the crops have been sold at farmers markets, direct to consumer from a farm stand and CSA's, grocery stores in Baker City , and to both locations of the Boise Co-op.

The 1,158 sq. ft. living space is thoughtfully designed with bedrooms on the upper floor and additional main floor space. The property is located in Baker County, within the Pine Eagle School District, and offers stunning views of the creek, mountains, and valley. It is served by a well for water and a standard septic system. Fiber optic Internet access is available is installed, facilitating the management of the orchard's business.

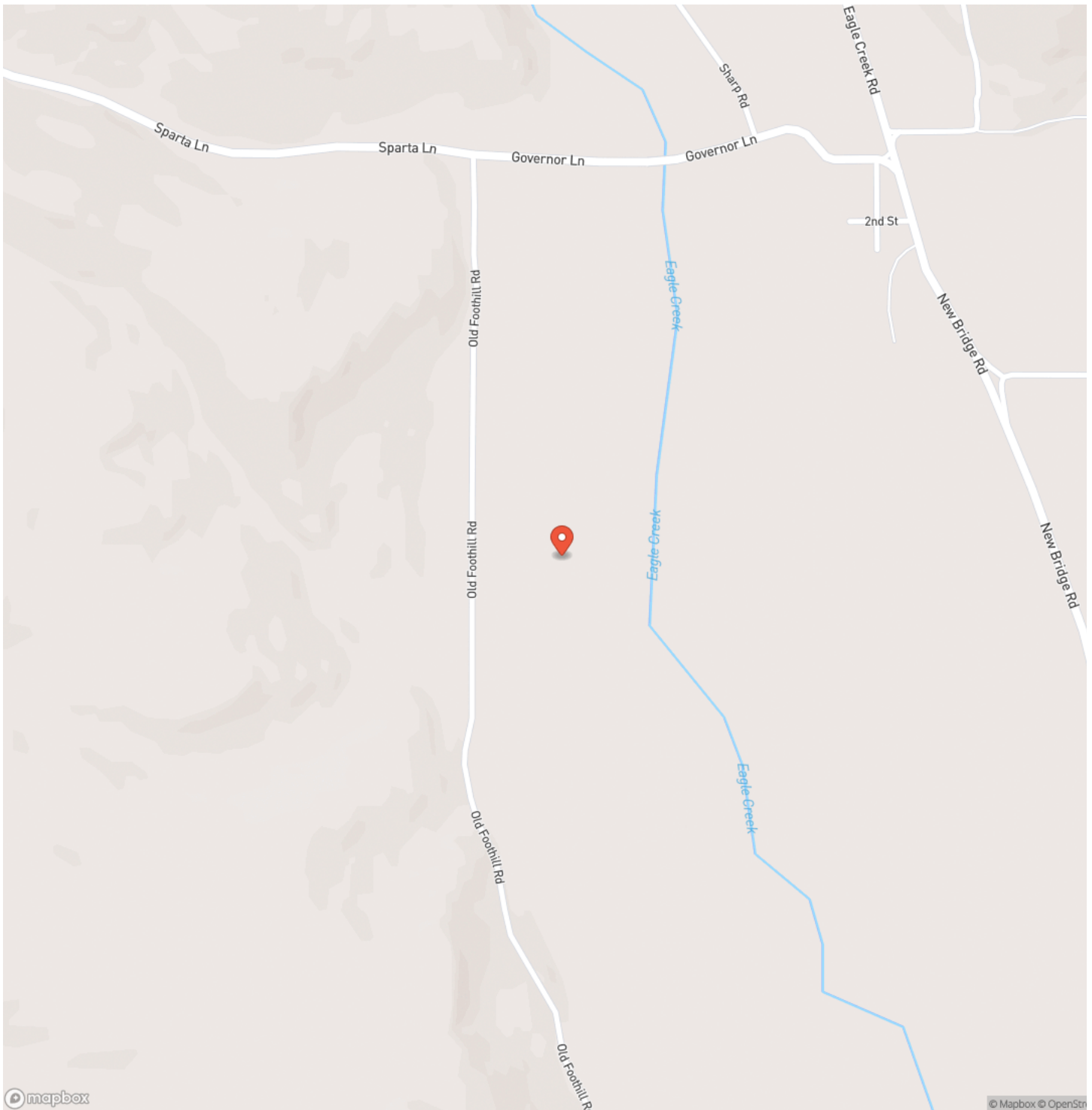
This orchard is more than just a property; it offers a serene, sustainable, and profitable lifestyle. Don't miss out on this exceptional chance to own a piece of Oregon's agricultural heritage.

*Owners are willing to help train future buyers. See additional documents for equipment included and schedule of operations.

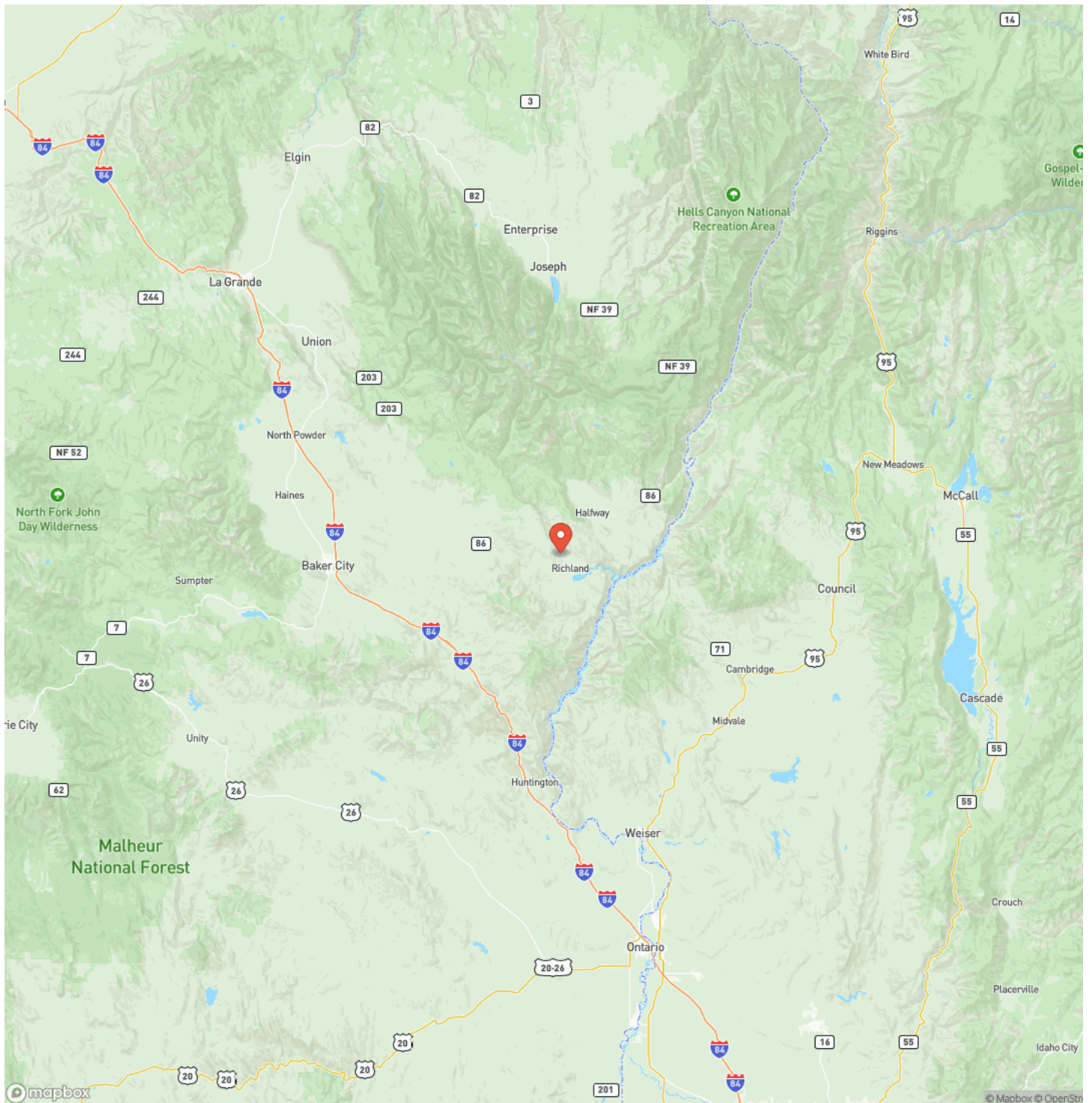
Eagle Creek Orchard
Richland, OR / Baker County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Evan Kaseberg

Mobile

(541) 980-8730

Email

Evan@northwestranchgroup.com

Address

City / State / Zip

Hereford, OR 97837

NOTES

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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