

Fogerty Ranch
66345 Redmond Grade LN
Enterprise, OR 97828

\$1,950,000
273.800± Acres
Wallowa County



MORE INFO ONLINE:

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

Fogerty Ranch
Enterprise, OR / Wallowa County

SUMMARY

Address

66345 Redmond Grade LN

City, State Zip

Enterprise, OR 97828

County

Wallowa County

Type

Riverfront, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

45.944377 / -117.445059

Taxes (Annually)

1666

Dwelling Square Feet

1698

Bedrooms / Bathrooms

3 / 2

Acreage

273.800

Price

\$1,950,000

Property Website

<https://www.landleader.com/property/fogerty-ranch-wallowa-oregon/67400>



PROPERTY DESCRIPTION

Property Overview:

- Formerly owned by famous rockstar, John Fogerty
- 1,698 square foot home with 320 square foot attached garage (per county assessor)
- 273.8 total acres (per county assessor)
- Property located on the outskirts of the small town of Troy, OR
- Home located on property qualifies for short-term rental
- Approximately 1.5 miles of the Grande Ronde River fronts the property
- 1,500+- foot long grass landing strip
- 30.7 acres of water rights from the Grande Ronde River
- Located in the Sled Springs Hunting Unit with landowner tags available
- Approximately 1 hour from Enterprise, OR and 1.5 hours to Lewiston, ID

Property Description:

The chance is here to own the Fogerty Ranch in Troy, OR. This amazing property was once owned by John Fogerty of Creedence Clearwater Revival and comes furnished with many items that personally belonged to Mr. Fogerty himself. Step into this tastefully designed home and step back in time as the property has been preserved to its original condition. With 273.8 acres (per the county assessor) and approximately 1.5 miles of the Grande Ronde River there's no shortage of things to do without leaving this property. This is a beautiful property with great history and many other attributes giving it great investment potential.

The home on the Fogerty Ranch was built in 1974 by John Fogerty and sits on the banks of the Grande Ronde River. Open the windows or sit on the patio and listen to the river peacefully rush by. The home was tastefully designed with exposed beams and custom chandeliers throughout the house. Behind the beautiful rock fireplace you will find a hidden rock stairway that leads to a secret loft overlooking the open layout of the living room, dining room, and kitchen. Similar lofts are in two of the three bedrooms themselves. The inside of the home is furnished with a canoe that personally belonged to John Fogerty himself. The three bedroom, two bathroom 1,698 square foot home has been largely preserved to its original condition but not entirely; there have been several recent upgrades to appliances and the heating/cooling system. There's an attached one-car garage that serves as a gaming room as well.

The property is very unique and is among one of the largest parcels that lies within the unincorporated town of Troy, OR. There are 273.8 total acres (per county assessor) with 30.7 acres of water rights. A large portion of the water rights are irrigated with two wheel-lines. Complimenting the property is a 1,500 +- foot long grass runway located right behind the home. The Grande Ronde River runs through approximately 1.5 miles of the property with several deep holes ideal for fishing and swimming. Above the home is a large flat bench accessible from a private road historically built for wagons when the property was originally homesteaded back in the 1800's. On this bench you will often find wildlife including elk, mule deer, whitetail deer, and more. The lower elevation of the ranch is often frequented by deer and turkeys as well. The wild Grande Ronde River is known to be among one of the best fishing rivers in the entire Pacific Northwest and offers steelhead fishing from October to March on some years. The river has a very high presence of fly fisherman who line the banks all season long.

The Fogerty Ranch offers multiple streams of income for its future owner. These include farming/grazing income, the use of the corral located near the home, and best of all, it qualifies as a short-term rental due to its location within the unincorporated town of Troy (Buyer to confirm with Wallowa County Planning Department).



The Fogerty Ranch is a very rare opportunity that is very unlikely to become available again. This property won't last on the market long. Schedule your showing today.

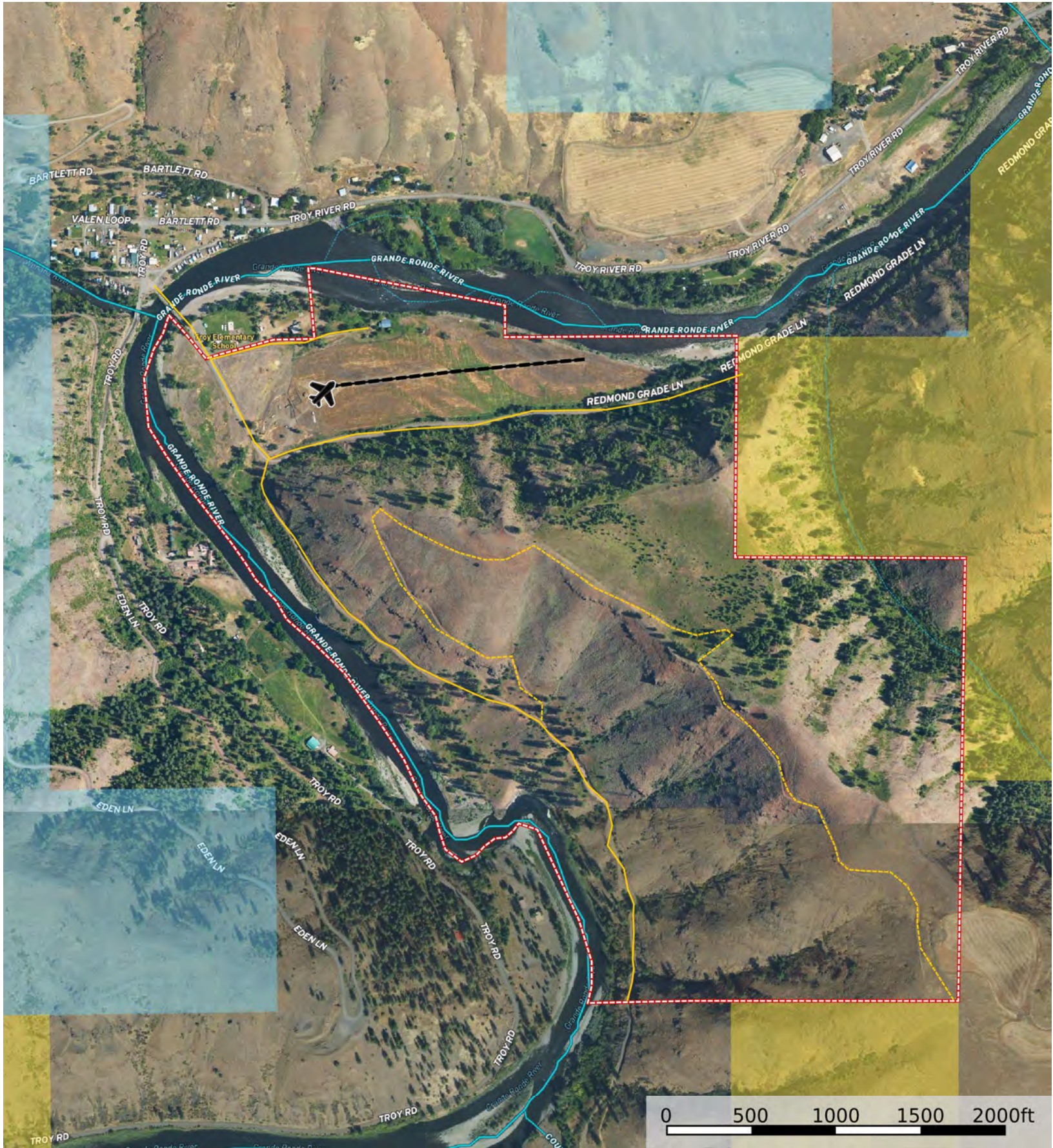
*All prospective buyers must be prequalified prior to entry.

* All information provided is deemed reliable but is not guaranteed and should be independently verified.



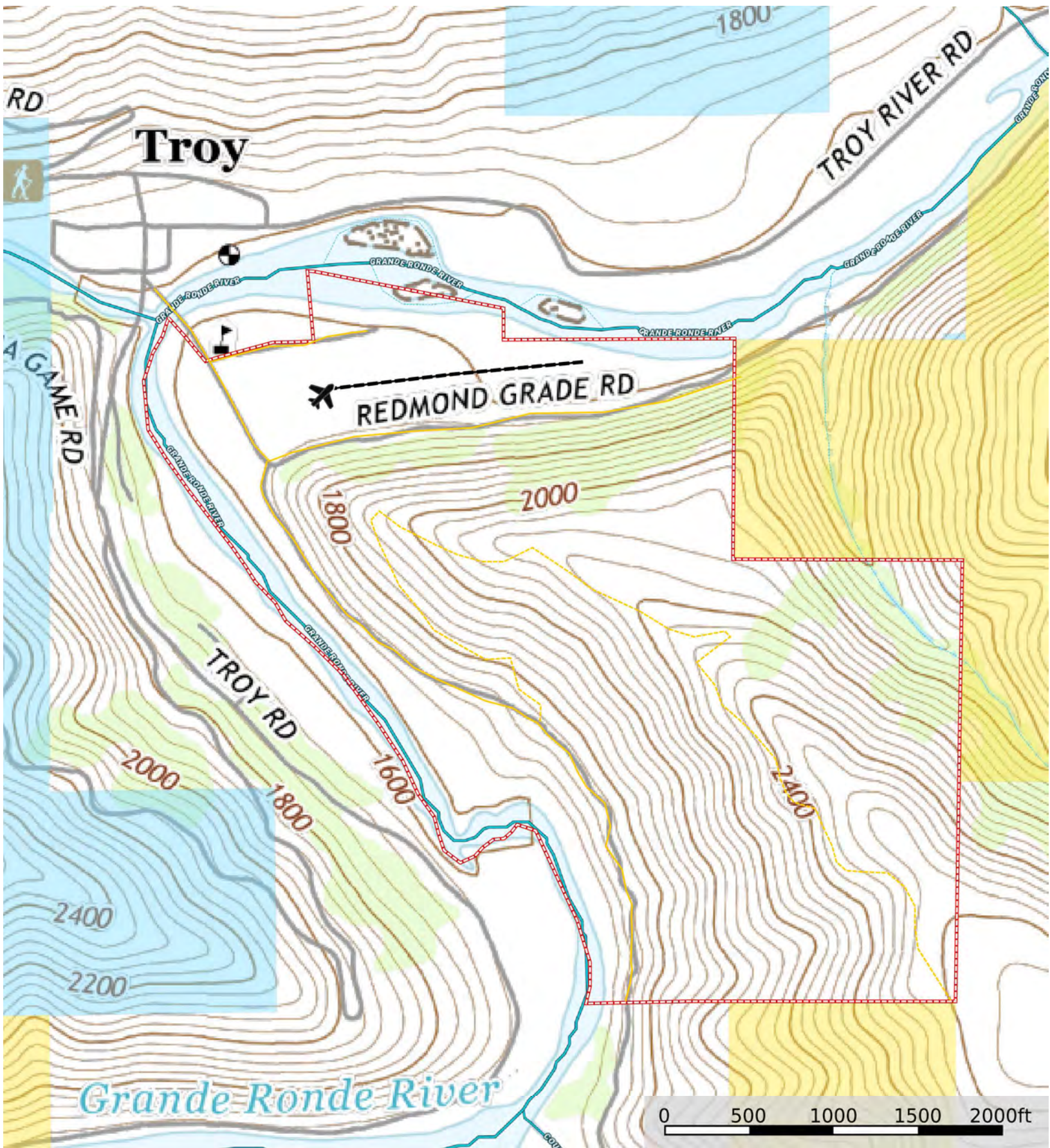


Fogerty Place
Oregon, 273.8 AC +/-



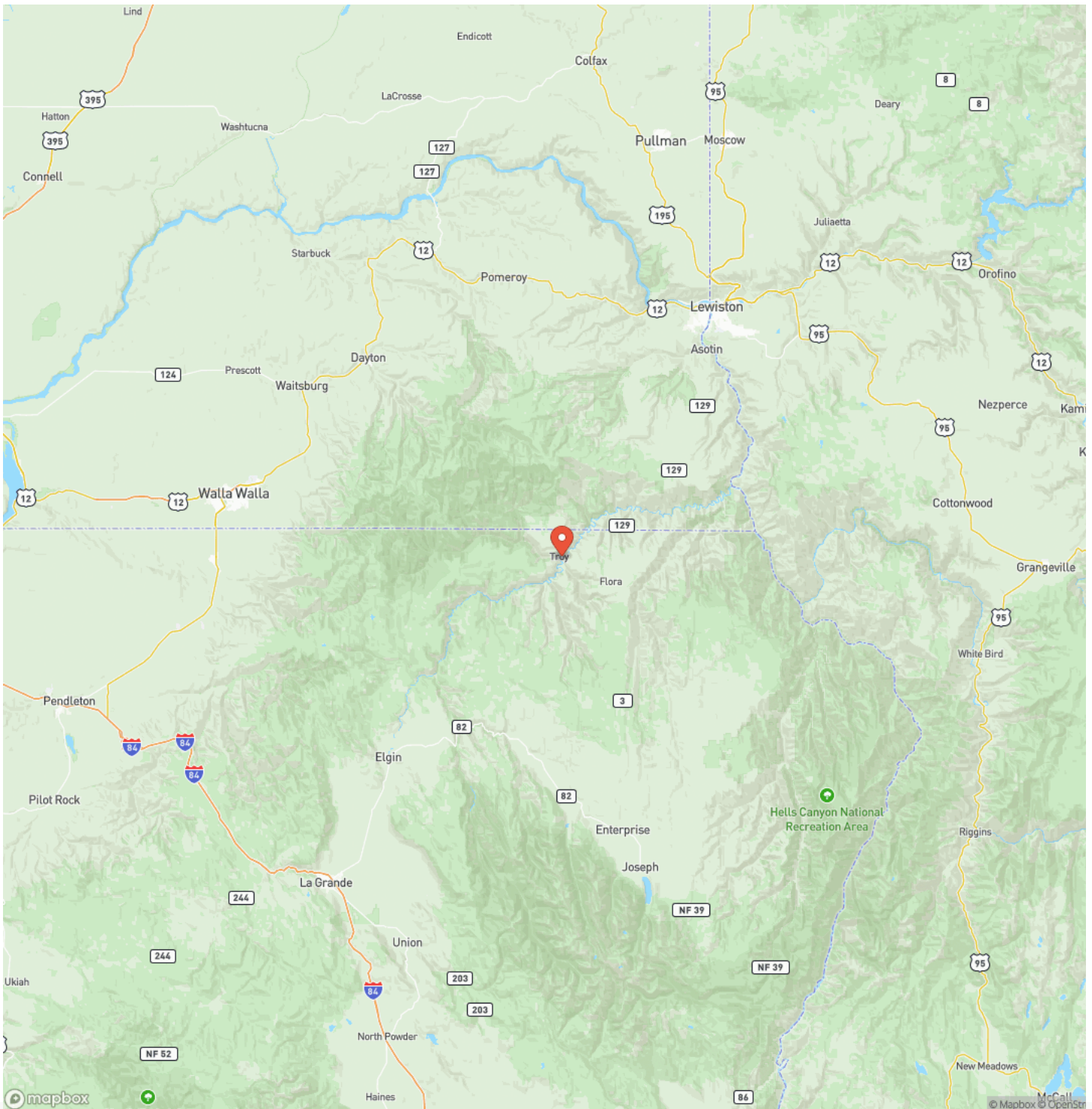
- ✈ Plane
- Primary Road
- Runway
- Road / Trail
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

Fogerty Place
Oregon, 273.8 AC +/-



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Locator Map



Satellite Map



STATE OF OREGON
COUNTY OF WALLOWA

CERTIFICATE OF WATER RIGHT

This Is to Certify, That CECIL F. WALDRIP

97828

of Flora Route, Enterprise, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Grande Ronde River

a tributary of Snake River
irrigation of 30.7 acres

for the purpose of

under Permit No. 35978 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from February 16, 1971

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.39 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$), SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, T. 5 N., R. 43 E., W. M., 1160 feet South and 3340 feet East from NW Corner, Section 4, 2140 feet South and 2260 feet East from NW Corner, Section 4.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3 acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

0.3 acre Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
14.9 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
6.9 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$
8.6 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 4
T. 5 N., R. 43 E., W. M.

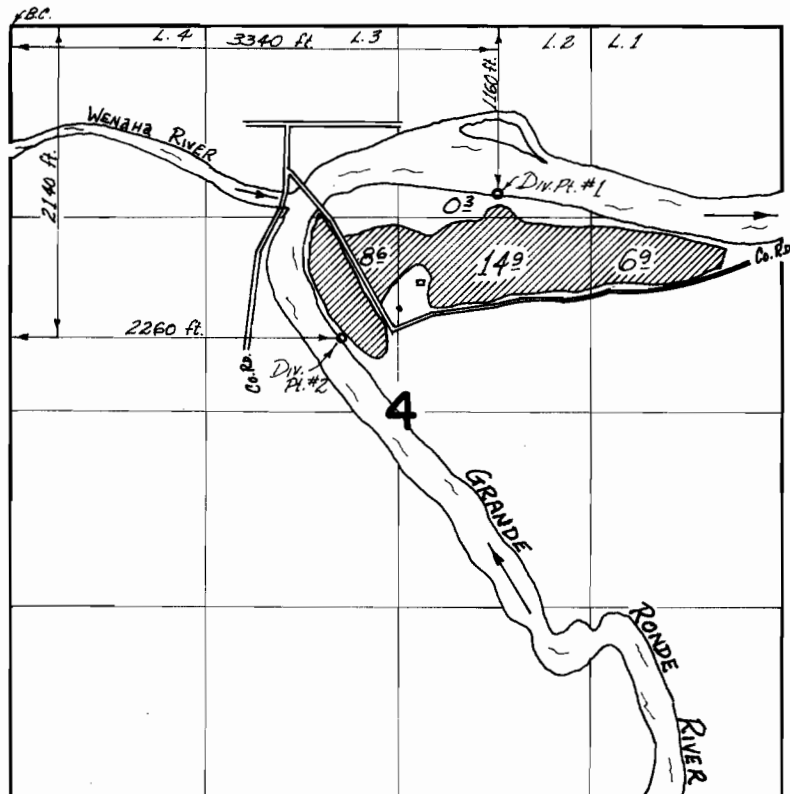
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. October 24, 1974

Chris L. Wheeler
State Engineer

T.5N.,R.43E.,W.M.



FINAL PROOF SURVEY
UNDER

Application No. 47963 Permit No. 35978
IN NAME OF

CECIL F. WALDRIP

Surveyed AUG. 14 1973, by D. NORBY

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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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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