

**The Baker and Johnston Ranches - Stunning Riverfront
Ranch for Sale in Wallowa County**
81075 82 Highway
Wallowa, OR 97885

\$5,450,500
454.530± Acres
Wallowa County



The Baker and Johnston Ranches - Stunning Riverfront Ranch for Sale in Wallowa County Wallowa, OR / Wallowa County

SUMMARY

Address

81075 82 Highway

City, State Zip

Wallowa, OR 97885

County

Wallowa County

Type

Ranches, Riverfront, Residential Property

Latitude / Longitude

45.484366 / -117.41426

Taxes (Annually)

10527

Dwelling Square Feet

3211

Bedrooms / Bathrooms

8 / 4

Acreage

454.530

Price

\$5,450,500

Property Website

<https://www.landleader.com/property/the-baker-and-johnston-ranches-stunning-riverfront-ranch-for-sale-in-wallowa-county-wallowa-oregon/66235/>



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PROPERTY DESCRIPTION

The Baker and Johnston Ranches - Productive Riverfront Ranch for Sale in Wallowa County

Executive Summary - Irrigated Farm For Sale in [Wallowa County](#)

Welcome to the **Baker and Johnston Ranches**, two highly productive agricultural properties in the Wallowa Valley. This ranch for sale in Wallowa County is nestled between the towns of Lostine and Wallowa, Oregon. These ranches offer a rare opportunity to own over 450 acres of premium farmland, grazing pastures, and irrigated ground, all set against the breathtaking backdrop of the Wallowa Mountains.

The Baker Ranch covers approximately 198.82 acres, offering a combination of irrigated farmland and grazing pasture. The ranch is equipped with an extensive infrastructure to support agricultural operations, including a 3,211 square foot manufactured home, a detached garage, and a variety of outbuildings. These include multiple barns, sheds, grain bins, and a large hay shed, providing storage for hay and equipment.

The property's irrigation system is highly efficient, utilizing water from the Foster Ditch delivered with a 7 tower center pivot, along with Clearwater ditch subsurface water. With the ability to produce two cuttings of alfalfa/grass mix and one cutting of grass hay annually, the Baker Ranch generates approximately 528 tons of hay per year. Recently, this ranch has leased back late season water rights in exchange for cash payments.

The **Johnston Ranch**, spanning 255 +/- acres, features irrigated land, pastures, and numerous outbuildings. The three story main home offers comfortable living space with expansive views of the surrounding valley. Supporting buildings include a large hay barn, multiple machine sheds, a sorting shed, and several other agricultural structures, all strategically placed for efficient operations.

The irrigation system for the Johnston Ranch is derived from Lostine River water rights, ensuring reliable water for crop production. Irrigation water is delivered through four center pivots: 7 tower half circle, 6 tower half circle, 4 tower half circle, and a 3 tower half circle. The ranch produces approximately 540 tons of hay annually across multiple cuttings.

Wallowa, Oregon, with its varying elevations, diverse landscape, and four-season climate, offers a blend of high-desert weather and mountainous conditions. The cold, snowy winters and warm, dry summers make it an attractive destination for both outdoor recreation and agricultural pursuits. Its proximity to the Wallowa Mountains and the Eagle Cap Wilderness provides ample opportunities for hiking, skiing, fishing, and wildlife viewing, making it a place where nature and climate work together to create an extraordinary living environment.

Just the Facts - [Lostine River](#) Waterfront Irrigated Farm for Sale

[Johnston Ranch \(Property 1\)](#)

- **Acreage:**
 - 256 +/- acres
- **Hay Production:**
 - 2 cuttings on Alf/Grass Mix
 - 1 cutting on grass
 - 3 cuttings on Alf for 40 acres
 - Total hay production: 540 tons
- **Water Rights:**
 - Water right off the Foster Ditch
- **Pivots:**
 - 2 pivots up the highway, water rights off the Foster Ditch:
 - 23.79 acres
 - 17.08 acres
 - 1 half-circle corner catcher, rights off the Clearwater Ditch covering 85 acres
 - 1 half-circle pivot in the bottom, covering about 40 acres (used as pasture)
- **Flood Irrigation:**

- 37 acres of land can still be flood irrigated east of barns, in front of the house, and across the highway
- **Livestock:**
 - Can rotate about 75 animals (25 yearlings, 25 older pairs, 25 2-year-old pairs) between various fields without using crop ground

Baker Ground (Property 2)

- **Acreage:**
 - 198 +/- acres
- **Hay Production:**
 - 2 cuttings on Alfalfa/Grass Mix (potential for 3 cuttings if late-season water right is not leased)
 - 1 cutting on grass
 - Total hay production: 528 tons
- **Irrigation:**
 - 1 full-circle corner catcher covering 140 acres
 - Water rights off the Foster Ditch
- **Livestock:**
 - About 80-90 pairs of cattle run on Whiskey Creek Road (on about 500 acres of the father's land and 166 acres of their own)
 - Combined, the land supports 220-250 cows when factoring in leased pastures
 - 70 pairs on leased ground along the Lostine River
 - 15 pairs on leased ground for hay production, with smaller fenced pastures nearby
- **Potential Leasing:**
 - Considering leasing out Whiskey Creek ground until it is sold (approx. 666 acres)

Additional Information:

- **Leased Ground:**
 - An additional 60-acre leased ground, not included in the total, produces about 180 tons of grass from one cutting
- **Conservation Contracts (CStP):**
 - Both the owner and their father have Conservation Stewardship Program (CStP) contracts with NRCS
 - Owner's contract will be completed in the fall; father's contract has two more years remaining
 - Payments from NRCS contract: \$39,999

Both ranches are perimeter fenced and cross-fenced, making them ideal for cattle operations. The Baker and Johnston properties, combined with leased ground, can support 220 to 250 pairs throughout the grazing season. The leased land combined with additional pasture land along Whiskey Creek Road, providing more than adequate grazing and hay production for the ranch

The properties are enrolled in Conservation Stewardship Programs (CStP) through the NRCS, which further enhances the long-term sustainability of the ranches while providing additional income through government programs.

Water for the ranches is plentiful, with irrigation seasons typically running from May 1st to mid-September, supported by pivots, subsurface irrigation, and flood irrigation options.

With their combined acreage, impressive carrying capacity, robust infrastructure, and strategic location in the fertile Wallowa Valley, the **Baker and Johnston Ranches** offer a unique opportunity to own premier ranchland in one of Oregon's most picturesque agricultural regions. Whether for expanding an existing operation or creating a legacy property, these ranches represent the epitome of rural Oregon living.

General Description - Riverfront Irrigated Farm for Sale

The Baker and Johnston ranches is a waterfront irrigated farm for sale in Wallowa County, a region known for its agricultural prowess, dramatic landscapes, diverse outdoor recreation, and distinct four-season climate. Nestled between the Wallowa Mountains and the rolling hills of northeastern Oregon, this ranch for sale in Wallowa County provides easy access to some of the state's most breathtaking natural scenery.

Climate: The area enjoys a semi-arid, high-desert climate with warm, dry summers and cold, snowy winters. Summer temperatures average in the mid-80s°F, offering ideal conditions for outdoor activities. Winters can be chilly, with temperatures often dipping into the

20s°F, and snowfall is common, making it perfect for winter sports enthusiasts. The area's clear, sunny skies during spring and fall provide additional opportunities for recreation and exploration year-round.

Area Highlights: The Wallowa Valley is renowned for its stunning vistas, agricultural heritage, and rural tranquility. Lostine and Wallowa are small, welcoming communities that embody the spirit of the Pacific Northwest's rugged outdoor culture. The nearby towns of Joseph and Enterprise provide a range of amenities, including local art galleries, restaurants, and shops that reflect the area's deep cultural roots and appreciation for local craftsmanship.

Recreation: The region offers a wide array of recreational opportunities. In summer, the Wallowa Mountains are a haven for hikers, backpackers, and horseback riders, with trails that traverse alpine lakes, meadows, and rugged peaks in the Eagle Cap Wilderness. The Lostine River and Wallowa River offer excellent fishing, while Wallowa Lake is a popular spot for boating, swimming, and picnicking. The Wallowa Lake Tramway provides breathtaking views of the entire region from the summit of Mount Howard.

To the east is Hells Canyon, home to the deepest river gorge in North America. Its 652,488 acres offers breathtaking vistas and diverse outdoor activities from world-class whitewater, hiking, and horseback riding, to wildlife viewing and exploring the remote wilderness.

During winter, the area transforms into a wonderland for snowshoeing, cross-country skiing, and snowmobiling, particularly around the Wallowa-Whitman National Forest. The abundant wildlife and serene landscapes also make the region ideal for photography and birdwatching.

Whether exploring the expansive wilderness, enjoying the quiet rural charm of the valley, or taking part in year-round outdoor adventures, Lostine and Wallowa provide access to some of Oregon's most picturesque and rugged landscapes, making them ideal destinations for nature lovers and outdoor enthusiasts alike.

Wallowa, Oregon, located in the northeastern part of the state, sits at the foothills of the Wallowa Mountains and experiences a semi-arid, continental climate characterized by distinct seasons, significant temperature variations, and moderate precipitation levels. The area is renowned for its beautiful landscapes, rugged terrain, and clear, crisp mountain air.

Elevation and Geography:

Wallowa lies at an elevation of about 2,921 feet (890 meters) above sea level, but the surrounding Wallowa Mountains, often referred to as the "Alps of Oregon," rise dramatically, with some peaks exceeding 9,000 feet. These elevation changes contribute to diverse microclimates within the region.

Climate Type:

The region falls under a semi-arid, continental climate (Köppen climate classification: Dfb), typical of higher elevations in the inland Pacific Northwest. This type of climate brings warm summers, cold winters, and a relatively dry atmosphere, particularly in the valley areas.

Seasonal Weather Overview:

- **Spring (March - May):** Spring arrives slowly in Wallowa, especially at higher elevations. In March and April, temperatures can still be quite cool, especially at night. Snow may persist into early spring in the mountains, but the valley begins to thaw, and green emerges as the snowpack recedes. Daytime highs in the spring average between 50°F and 70°F, with lows ranging from 25°F to 40°F. Precipitation tends to increase slightly, with April and May marking some of the wetter months.
- **Summer (June - August):** Summers in Wallowa are warm and dry, with average high temperatures ranging from 75°F to 85°F in the valley. However, heat waves can occasionally push temperatures into the low 90s°F. The higher elevations in the Wallowa Mountains stay cooler, making them ideal for hiking and outdoor activities. Nights remain relatively cool, with temperatures dropping into the mid-40s to low 50s°F, providing respite from the summer heat. Summer is typically dry, with limited rainfall, and is marked by clear, sunny skies.
- **Fall (September - November):** Fall in Wallowa brings cooler temperatures and stunning autumn colors as the valley and mountains transition from the warm, dry summer. Temperatures begin to decline in September, with highs ranging from 60°F to 75°F early in the season and dropping into the 40s°F to 60s°F by November. Nighttime temperatures can fall into the 20s°F or even lower as winter approaches. Fall is typically dry, although rainfall begins to increase by late October.

- **Winter (December - February):** Winters in Wallowa are cold, particularly at higher elevations. Average high temperatures in the valley hover around 30°F to 40°F, while overnight lows can dip below 20°F and occasionally fall into the single digits. Snowfall is common and significant, especially in the Wallowa Mountains, where it accumulates to several feet in the higher elevations, making the area popular for snow sports like snowshoeing and cross-country skiing. Snow-covered landscapes dominate the scenery, and valley residents can expect snowfall accumulation during the winter months.

Temperature Ranges:

- **Summer:** Highs between 75°F and 85°F; lows between 45°F and 55°F.
- **Winter:** Highs between 30°F and 40°F; lows often below 20°F and dipping into the single digits during particularly cold spells.
- **Spring and Fall:** Highs between 50°F and 70°F in spring; 40°F to 75°F in fall. Lows generally range from 25°F to 45°F in both seasons, depending on the month.

Precipitation History:

Wallowa, like much of northeastern Oregon, has a semi-arid climate, with moderate annual precipitation primarily concentrated in the winter and early spring months.

- **Annual Precipitation:** Wallowa receives around 12 to 15 inches of precipitation annually in the valley, with higher amounts (up to 20-25 inches) in the nearby mountains. The majority of this precipitation falls as snow during the winter months and as rain during the spring.
- **Snowfall:** Wallowa can experience substantial snowfall in the winter, with some valley locations receiving 40 to 60 inches annually, while higher elevations in the Wallowa Mountains can receive upwards of 150 inches or more. Snow often begins to fall in late November and can persist through March or even April in the higher elevations.
- **Rainfall:** The bulk of the rainfall occurs in the spring and early summer, with April and May typically being the wettest months. Summer months are generally dry, with very little rain, while fall sees an uptick in precipitation as temperatures begin to cool.

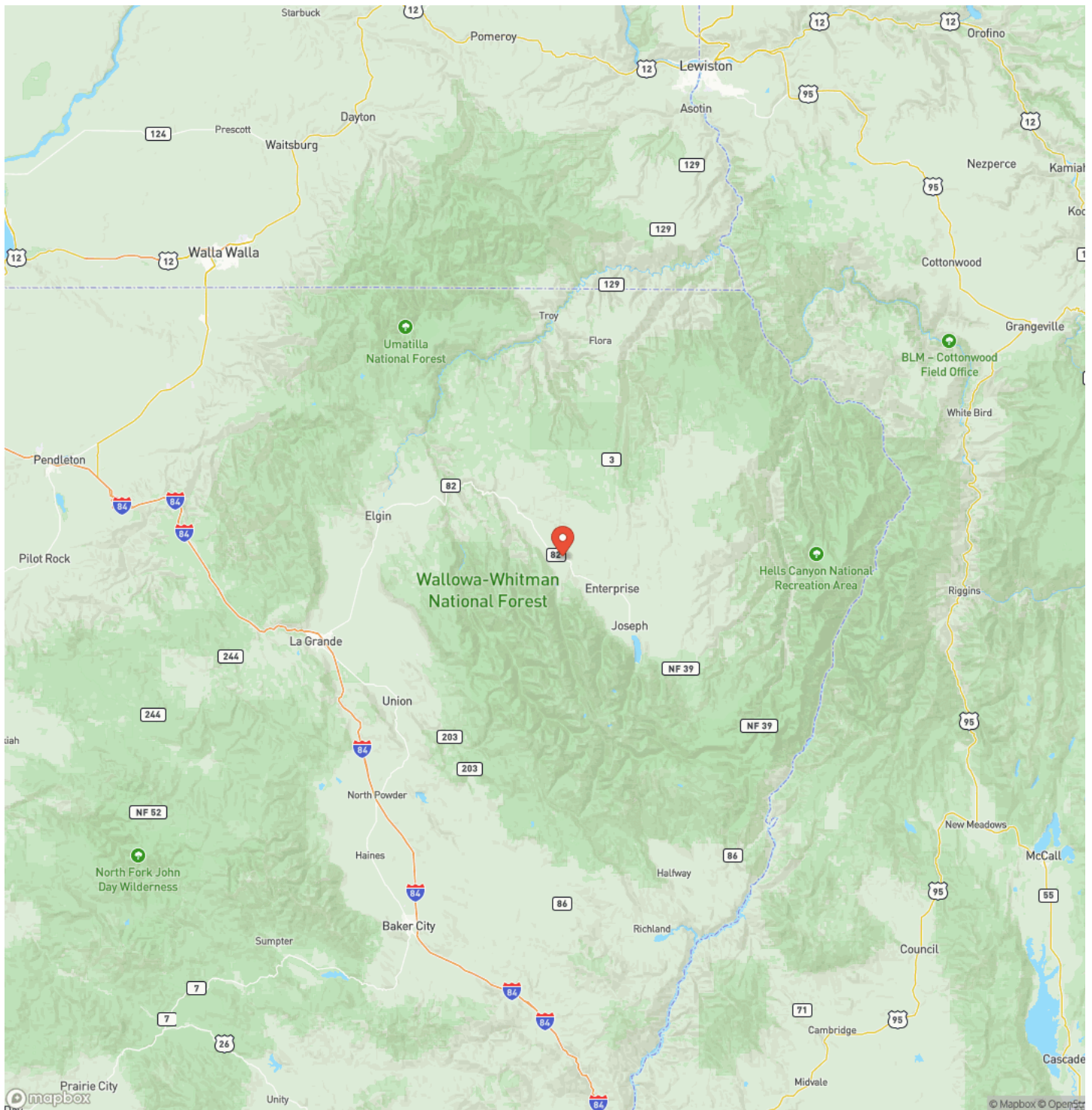
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Wallowa, OR / Wallowa County**



Locator Map



Locator Map



Satellite Map



The Baker and Johnston Ranches - Stunning Riverfront Ranch for Sale in Wallowa County

LISTING REPRESENTATIVE

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NOTES

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This image shows a blank sheet of white paper with horizontal 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.

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