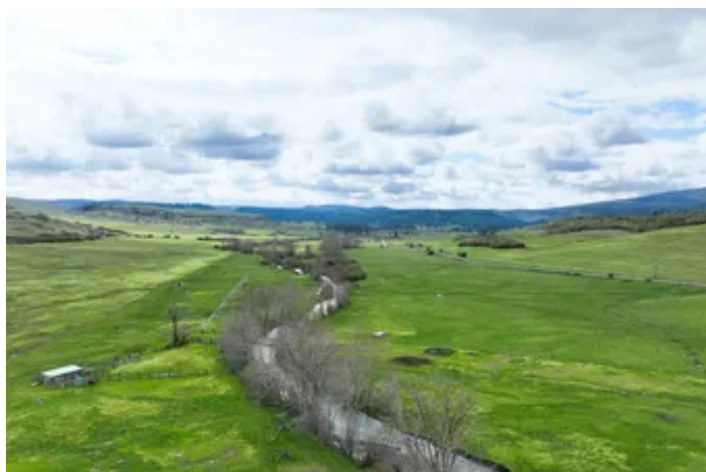


Lower Indian Creek Ranch
68881 Indian Creek Road
Elgin, OR 97827

\$2,500,000
792± Acres
Union County



Lower Indian Creek Ranch
Elgin, OR / Union County

SUMMARY

Address

68881 Indian Creek Road

City, State Zip

Elgin, OR 97827

County

Union County

Type

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

Latitude / Longitude

45.5365 / -117.9007

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

3 / 2

Acreage

792

Price

\$2,500,000

Property Website

<https://whitneylandcompany.com/property/lower-indian-creek-ranch/union/oregon/99047/>



Lower Indian Creek Ranch Elgin, OR / Union County

PROPERTY DESCRIPTION

PRICE REDUCED!! This property consists of approximately 792 contiguous acres of productive farmland situated along Lower Indian Creek, just outside the community of Elgin, Oregon. The land offers a blend of rich agricultural soils, creek frontage, and diverse terrain, making it suitable for a variety of farming and ranching operations. With nearly a mile of Indian Creek frontage, the creek provides the water for the 307 +/- irrigated acres.

Location

The farmland is located near Elgin in Union County, northeastern Oregon. Positioned along Lower Indian Creek, the property enjoys direct access to fresh water and scenic views of the surrounding Blue Mountains. Access to the property is available via maintained county roads connecting to State Highway 82, providing convenient transportation routes to Elgin and neighboring towns.

Land Features

- Acreage: Totalling 792 +/- acres, the property includes a mix of irrigated and dryland fields suitable for crop production, grazing, or pasture.

Acreage Breakdown:

307 wet acres

37 dryland crop acres

400 range acres

48 acres mixed use

- **Topography:** The terrain is gently rolling to moderately sloped, with fertile bottomland along the creek and upland areas providing excellent drainage and vistas. The eastern ridge does get shallow and include a few rock bluffs.

- **Water Resources:** Lower Indian Creek runs through the property, offering a reliable water source for irrigation, livestock, and potential recreational uses. 307 +/- acres of certified water rights out of Indian Creek.

- **Soil Quality:** The soils are predominantly silty loam and loam, well-suited for hay, small grains, and pasture grasses, with good overall productivity ratings.

- **Fencing:** The perimeter and interior fencing are in place, supporting efficient cattle or livestock management.

- **Vegetation:** The land supports native grasses, riparian vegetation along the creek, and portions planted in cultivated crops depending on operational needs.

- **Crops:** The ranch has mostly grown hay and grain crops. Wheat and barley are commonly planted in the cultivated fields, and a nice stand of meadow grass exists in the pastures near the creek. FSA crop and field information is available at buyer's request.

Irrigation

The ranch includes 307 +/- acres of certified water rights out of Indian Creek. Most recently, the irrigation system has been completely upgraded from the POD, the distribution system, and brand-new sprinkling machines were constructed. Those machines include:

- 2 brand-new pumps at POD, including all new electrical panels

- 3 new Reinke center-pivots (zero hours)

Outbuildings/Facilities

The ranch has three houses, a large pole-hay shed with lean-to, several additional supporting older outbuildings, and a working corral for livestock handling.

- 2008 Manufactured home - a 3-bedroom, 2-bathroom, triple wide (approx. 2000 sq.ft.). The home is set on a concrete pad with crawl space. An addition was added on for a back porch/mud room and the home does have central air/heat.

- Original Farmhouse - Built in 1920, a 3-bedroom, 1-bath (approx. 1200 sq.ft.) ranch house with enclosed front porch.

- Bunkhouse - Built in 1920, a 1-bedroom, 1-bath (approx. 775 sq.ft). Some improvements have been recently added to the bunkhouse.

Climate and Agricultural Potential

The Elgin area benefits from a temperate climate with four distinct seasons, ample sunlight, and moderate annual precipitation, supporting a wide range of crops and livestock. The combination of creek frontage, fertile soils, and established agricultural infrastructure makes this an ideal property for expansion or diversification of farming operations.

Potential Uses

- Crop farming (hay, grains, specialty crops)

- Cattle ranching or livestock grazing

- Recreational activities (fishing, hunting, horseback riding)

- Conservation or habitat enhancement

Distance to Destinations:



La Grande, OR (I-84)	20 miles
Tri Cities, WA	105 miles
Walla Walla, WA	60 miles
Boise, ID	180 miles
Wallowa Lake	50 miles
Eagle Cap Wilderness	10 miles

Quick Facts:

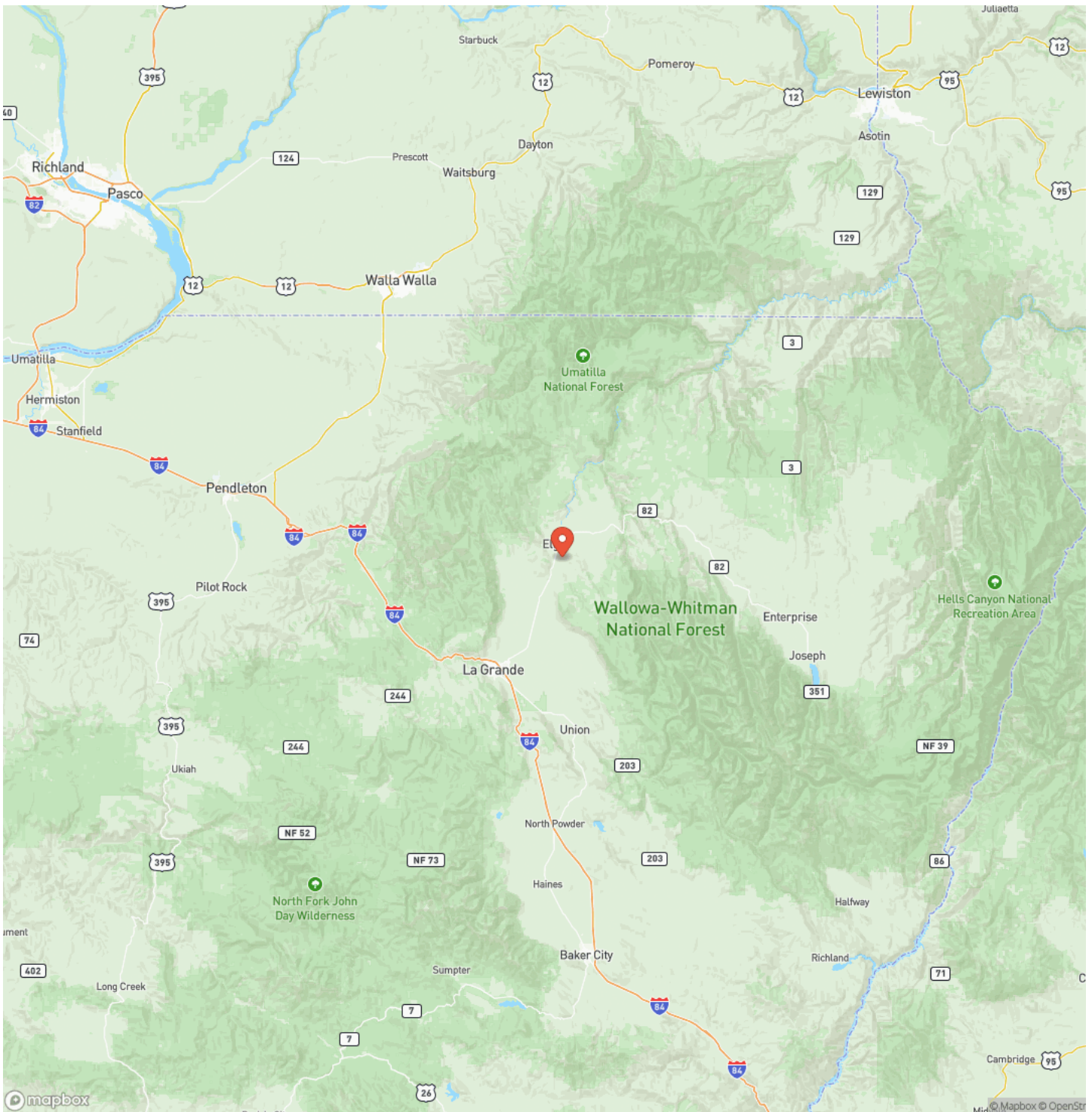
- 792 +/- total Acres
- 307 +/- irrigated acres
- 3 dwellings, Hay shed, working corral
- 3 NEW Reinke Pivots and supporting distribution system
- 1 mile of creek frontage
- Excellent recreation options with both hunting and fishing



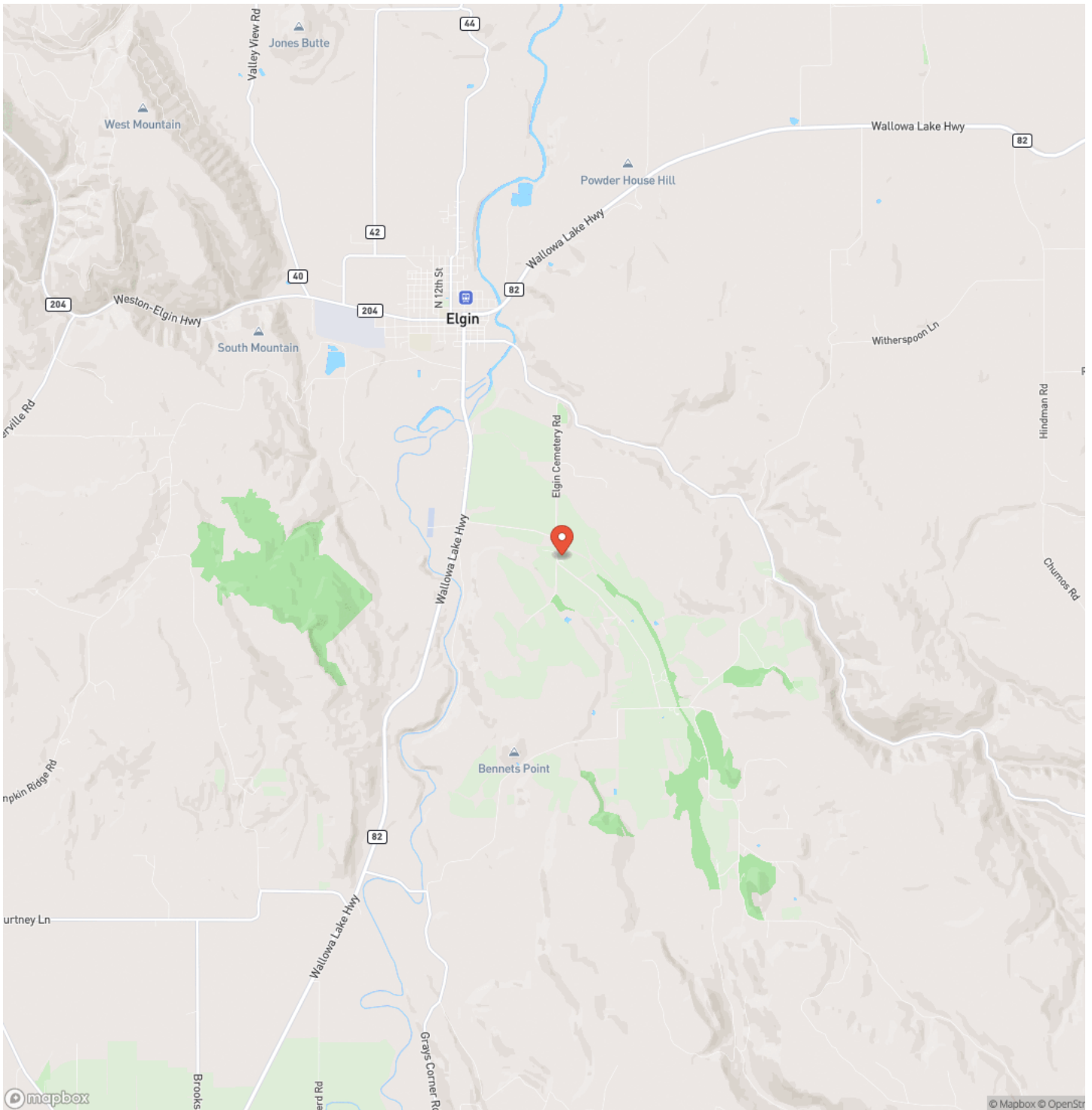
Lower Indian Creek Ranch
Elgin, OR / Union County



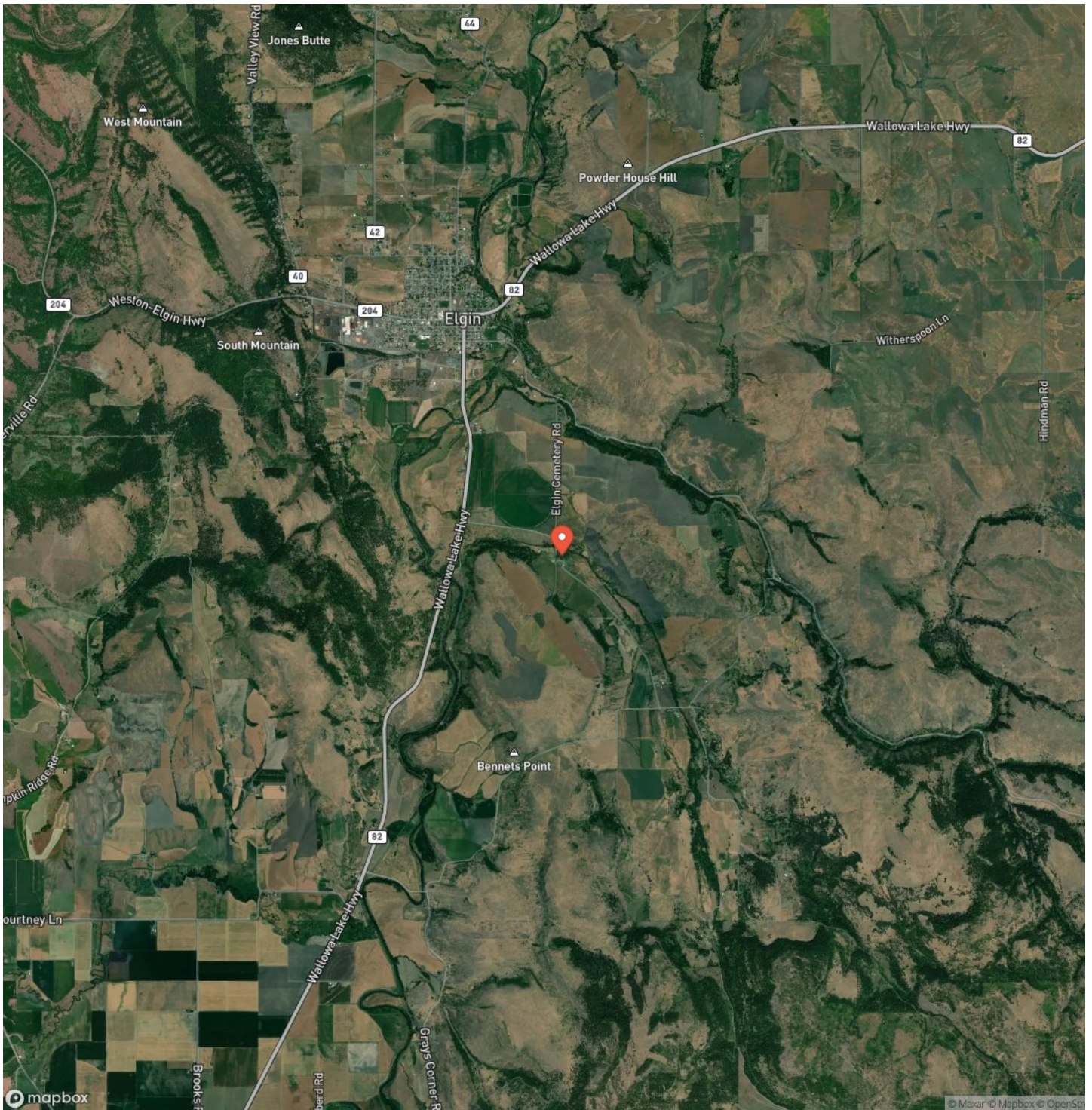
Locator Map



Locator Map



Satellite Map



Lower Indian Creek Ranch Elgin, OR / Union County

LISTING REPRESENTATIVE

For more information contact:



Representative

Blake Knowles

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Address

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City / State / Zip

Pendleton, OR 97801

NOTES



This image shows a single 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.



<https://whitneylandcompany.com/>

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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101 SE 3rd
Pendleton, OR 97801
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