



RONDE RIVER RANCH
LA GRANDE, OREGON





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\$10,250,000 | 1,442± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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| VALENTINE, NEBRASKA | SHERIDAN, WYOMING |

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Featuring 1,442± deeded acres, over two miles of national forest boundary, and multiple creeks and streams, including approximately one mile of Grand Ronde River frontage, Ronde River Ranch is a premier agricultural, sporting, and lifestyle property that represents the best of the Inland Northwest. The ranch is set in the heart of the Blue Mountains encompassing its own tranquil valley 15 minutes west of the attractive college town of La Grande, an hour from Pendleton, Oregon, home of the world-famous Pendleton Round-Up, and two and a half hours from Boise, Idaho, and its first-rate commercial airport.

Residential and agricultural improvements on the property are of the highest quality and blend functional excellence with aesthetic appeal. The main building compound is situated at the entrance to the ranch along State Highway 244 and features a beautifully crafted three-bedroom farmhouse with a separate garage and ranch office, a large, heated shop and equipment storage building, a well-preserved, historic loft barn, open-sided horse barn with pipe stalls, saddle barn with a remodeled studio apartment, and an excellent set of covered cattle working facilities that emphasize efficiency and safety. A lovely three-bedroom guest home sits adjacent to the ranch's outdoor riding arena and offers expansive views across the ranch from its private, elevated location.

Ronde River Ranch is home to a diverse and verdant landscape highlighted by irrigated meadows, native grasslands, stands of ponderosa pine, and lush riparian areas that support livestock as well as a host of resident wildlife, including impressive numbers of Rocky Mountain elk. Utilizing excellent water rights and a well-maintained pressurized irrigation system with five center pivots and wheel line sprinklers, the ranch offers tremendous operational flexibility and can be managed for a variety of purposes, from cow-calf or purebred operations to seasonal grazing and hay sales.

The ranch lies within the highly coveted Starkey-52 wildlife management unit and based on its size qualifies for up to three landowner preference tags for available big game hunts. Flowing for over 200 miles from the Blue Mountains to its confluence with the Snake River, the Grande Ronde River is one of the state's most beloved waterways and provides important habitat for rainbow trout, bull trout, and runs of summer steelhead and spring and fall Chinook salmon.



LOCATION

Ronde River Ranch lies in the foothills of the Blue Mountains, approximately 15 minutes northwest of La Grande (population 13,100), the county seat for Union County and home to Eastern Oregon University. La Grande is a vibrant, mid-sized community that offers a full range of services and amenities, including high quality healthcare at La Grande Hospital and Regional Medical Clinic, and an excellent, jet-capable general aviation airport, La Grande/Union County Airport. The ranch is accessed from La Grande and Interstate 84 via State Highway 244, an all-season, two-lane road crossing the north end of the property. Pendleton, the commercial hub for northeastern Oregon and home to the world-famous Pendleton Round-Up rodeo event, is an hour's drive northwest of the ranch. Pendleton features an excellent airport that is supported by multiple fixed-base operators and as well as a small commercial carrier, Boutique Air, that provides daily round-trip flights to Portland International Airport. Only 25 minutes in length, these brief flights otherwise eliminate the need to make the four-hour drive between the ranch and Portland. Tri-Cities Airport in Pasco, Washington is an excellent small regional airport two hours northwest of the ranch offering direct flights to ten western cities. Boise, Idaho, and its metropolitan area are two and a half hours southeast of the ranch and home to the area's largest airport with 28 non-stop flights to cities across the US.

LOCALE

The Grande Ronde Valley, home to the community of La Grande, is distinguished by its stunning natural beauty, rich history, diverse recreational opportunities, and robust farming and ranching sector. Once known as Copi Copi, or “Valley of Peace,” by indigenous peoples, the valley is renowned for its fertile soil and picturesque farmlands framed by the Blue Mountains to the west, the Wallowa Mountains to the east, and the Elkhorn Mountains to the south. The Grande Ronde River and its tributaries are vital to the valley, providing essential irrigation water for the area’s farms and ranches, offering world-class fishing and floating opportunities, and supporting important habitat for a host of native fish species, including runs of salmon and steelhead. Spanning almost two-and-a-half million acres in the northeastern corner of Oregon and western Idaho, the Wallowa-Whitman National Forest surrounds the valley and plays a critical role in the local culture and economy, providing livestock grazing, forest products, wildlife habitat, and year-round recreational opportunities. With landscapes packed with rugged canyonlands, forested backcountry, and high mountain lakes, this diverse national forest truly offers something for everyone, from hiking, camping and boating to downhill skiing and winter sports at Anthony Lakes Mountain Resort 45 minutes south of La Grande. The area's heritage, rooted in Native American traditions and early European settlement, is celebrated through various cultural events and festivals. La Grande, which hosts Eastern Oregon University, benefits from a vibrant academic and cultural scene, while its small-town charm, with local shops and community events, adds to its appeal. Located along Interstate 84, the valley offers easy access to larger cities regional cities while maintaining a low-key, rural atmosphere.





GENERAL DESCRIPTION

Ronde River Ranch is an impeccably improved and meticulously maintained agricultural, sporting, and lifestyle property that epitomizes the finest attributes of the Inland Northwest. The ranch encompasses approximately 1,442 deeded, contiguous acres and includes an adjoining US Forest grazing allotment consisting of about 100 acres at the northeast end of the property. The ranch is home to a diverse and verdant landscape highlighted by irrigated meadows, native grasslands, forested uplands, and lush stream corridors that support livestock as well as a host of resident wildlife

State Highway 244 crosses the northern end of the ranch and provides convenient, year-round access from La Grande and Interstate 84. Approximately 280 acres lie north of the highway and consist of sprinkler-irrigated hay fields and pasture, sub-irrigated meadows, timbered rangelands, and willow and cotton-wood-lined riparian areas. One of the ranch's three irrigation wells is located in this section along with an associated pump house and large hay shed. Additionally, this part of the ranch encompasses approximately one mile of the Grand Ronde River along with one mile of lower Bear Creek, including its confluence with the Grand Ronde. In the 1960s, the lower reaches of Bear Creek were channelized to improve drainage for hay production and pasture. More recently, a restoration project initiated by state, tribal, and federal agencies revitalized lower Bear Creek, transforming it from a straightened channel into a meandering, naturally functioning stream with greatly enhanced fish and wildlife habitat and water quality.

The balance of the ranch lies south of Highway 244 and features the residential improvements and main ranch buildings as well as the remaining two irrigation wells that service the ranch. This section features productive sprinkler-irrigated hayfields, rolling grasslands, timbered uplands, and brushy riparian areas associated with Bear Creek and Jordan Creek and several other season drainages. From the highway, one immediately enters the ranch compound consisting of the main home, shop buildings, barns, cattle-handling facilities, and corral areas. A recently constructed guest home, situated beyond the ranch compound in a private, elevated setting, offers stunning views across vivid green irrigated meadows that attract elk and other wildlife. Whether watching the fog lift from dew-covered meadows, listening to elk bugling as they head toward timber-cover, or stargazing under the darkest of night skies, the guest home enhances the ranch experience and promises unforgettable memories for all who visit.



ACREAGE

Ronde River Ranch consists of 1,442 deeded acres, more or less, plus an associated US Forest Service allotment of approximately 100 acres.



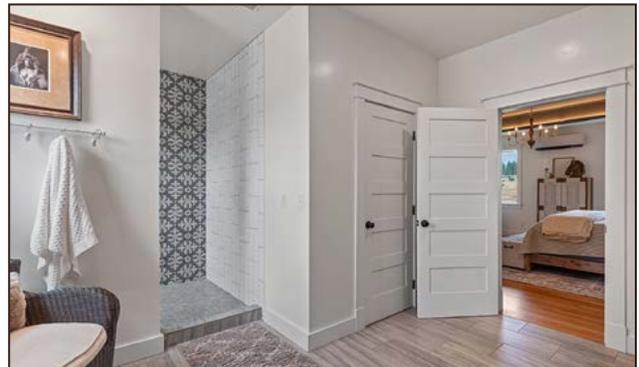
IMPROVEMENTS

A defining feature of Ronde River Ranch is the exceptional quality of the building improvements. Over the past several years, the current owners have either replaced or significantly upgraded each of the major structures on the property, achieving a level of quality rarely seen on ranches of this type. The attention to detail is evident in the outstanding craftsmanship of the main residence and guest home as well as the ranch's operational facilities.

MAIN RESIDENCE

Constructed in 2023, the charming craftsman-style main residence is located on the site of the original farmhouse at the ranch entrance and seamlessly blends traditional aesthetics with modern conveniences and sensibilities. The home features approximately 3,330 square feet on two stories with three bedrooms, two and half bathrooms, a spacious kitchen with an attached dining room, an office, and an open living room. The main staircase leads from the entryway upstairs to a den with large windows overlooking the ranch, where a telescope and binoculars are placed next to comfortable chairs for viewing wildlife and quiet reflection. The hallway leads to two guest bedrooms that share a “Jack and Jill” bathroom, while the master bedroom, located at the end of the hallway, boasts a vaulted ceiling with recessed airflow and lighting. The master bedroom also includes a generously sized master bathroom and walk-in closet. The main residence also features a large, two-car garage with a half-bathroom and an office on the second floor. A breezeway that doubles as a covered porch on hot summer days provides direct access to the garage from the main floor of the residence.







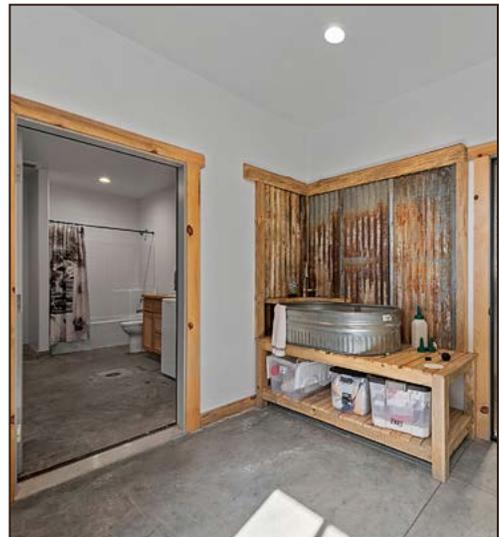
GUEST HOME

Also constructed in 2023, the contemporary-style guest residence is located beyond the ranch compound in a private, elevated setting bordered by a grove of ponderosa pines. Offering wonderful views to the south across the ranch’s irrigated meadows and timberlands, this home could easily serve as the property’s primary residence. Designed around a spacious, open floorplan, the guest home features three bedrooms, three bathrooms, kitchen, dining room, and living area. The third bedroom and bathroom are located on the second floor of the home. Depending on one’s interests, this space could instead serve as a recreation or cinema room. Additionally, the guest home includes an attached, two-car garage.



MAIN SHOP/STORAGE BUILDING

The main shop building at Ronde River Ranch is among the finest we have seen. Built in 2022, the main shop consists of approximately 5,200 square feet and features a concrete front apron and oversized, roll-up doors enabling easy access and ample storage for large pieces of equipment. This heated, well-lit facility also includes a large vet room, full bathroom, laundry area, kitchen, and storage loft. The ranch's fuel tanks are conveniently located here as well.



HISTORIC BARN

Constructed around 1918, the loft barn, sitting opposite of the main residence, is the ranch's signature structure and a well-known landmark for anyone traveling along Highway 244. The barn consists of approximately 6,500 square feet and been well-maintained by the owners. It is currently used for tool and equipment storage as well as nighttime calving.

OTHER RANCH IMPROVEMENTS

The property features a host of other structures essential to ranch operations. These include:

- 1,580± square-foot general purpose building for temperature-controlled storage with a bunk room, kitchen area, and bathroom
- Saddle barn with attached studio apartment and bathroom
- Open-sided horse barn with pipe stalls and power for heated watering
- Covered cattle working facilities with a hydraulic squeeze chute and cattle scale, plus sorting pens
- Outdoor riding arena (approximately 240 feet by 150 feet)
- Multiple hay sheds
- Well and pump houses





CLIMATE

Elevations range from approximately 3,000 feet at the north end of the ranch along the Grand Ronde River to approximately 3,400 feet at the southern boundary of the property. The area features a humid continental climate with sunny and dry summers, cold winters, and four distinct seasons. In the summer months, temperatures usually reach well into the 80s with low humidity, while winters tend to be cold and snowy with temperatures ranging from the mid-20s to mid-30s. Spring and fall are milder seasons with temperatures ranging from the 40s to 60s. Precipitation is highest during the winter months, while summer tends to be quite dry with only occasional light showers or thunderstorms. Total annual rainfall in the area is approximately 18 inches.



GENERAL OPERATIONS

Blessed with outstanding water and grazing resources, Ronde River Ranch offers tremendous operational flexibility and can be managed for a various purposes and outcomes, from cow-calf or purebred operations to seasonal grazing and hay sales, with stocking rates adjusted accordingly to meet one's goals. Currently, the owners of Ronde River Ranch manage the ranch themselves, raising hay and maintaining their small cattle herd and personal horses.



WATER RESOURCES

Ronde River Ranch benefits from an abundance of surface and subterranean water and is as close to being “drought proof” as one would find. The Grande Ronde River, Bear Creek, and Jordan Creek are year-round streams crossing the ranch, plus the property features multiple seasonal creeks and developed livestock and wildlife ponds. For irrigation water, the ranch holds a permit from the State of Oregon (G-18808) to irrigate up to 290.8 acres from March 1 through October 31 utilizing three on-site wells. The permit allows for a maximum diversion rate of two and a half cubic feet per second and a volume, or “duty,” of three-acre feet per acre for a total of 872.2-acre feet annually.



FISHERY AND WILDLIFE RESOURCES

Ronde River Ranch offers excellent fishing and hunting. With a mile of both sides of the Grande Ronde River, one can enjoy year-round fishing for resident rainbow trout and seasonal fishing for steelhead when these ocean-going fish migrate into the upper Ronde during the late winter. The ranch is situated within the Starkey-52 wildlife management unit, which is renowned for its large elk herds. Because of its size, the ranch qualifies for up to three landowner preference tags. Surrounded by thousands of acres of national forest and other large, deeded properties, the ranch attracts hundreds of elk through the season as well as an array of other wildlife, including deer, mountain lions, black bears, forest grouse, sandhill cranes, waterfowl, and migratory songbirds.



TAXES

Annual property taxes are approximately \$10,465.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the new owner at closing.



BROKER'S COMMENTS

Ranches in the upper Grande Ronde Valley seldom come to market and often remain in family ownership for generations. Ronde River Ranch represents a unique opportunity to own a highly productive property with first-rate improvements and exceptional recreational and lifestyle amenities in one the of the region's more desirable and tightly held areas.





Click on map above for link to MapRight map of property.

PRICE

\$10,250,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

Oregon law requires that we provide the following disclosure:

REPRESENTATION OF BOTH BUYER AND SELLER INITIAL AGENCY DISCLOSURE PAMPHLET

ORS 696.815 (1) authorizes a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement. Oregon Administrative Rules (OARs) adopted by the Agency provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The material after the broken line can be copied and used as the required Initial Agency Disclosure Pamphlet.

863-015-0215

Initial Agency Disclosure Pamphlet

An agent shall provide a copy of the Initial Agency Disclosure Pamphlet provided for in section (4) of this rule at first contact with each represented party to a real property transaction, including but not limited to contacts in-person, by telephone, over the Internet or World Wide Web, or by electronic mail, electronic bulletin board or a similar electronic method.

An agent need not provide a copy of the Initial Agency Disclosure Pamphlet to a party who has, or may be reasonably assumed to have, already received a copy of the pamphlet from another agent.

“First contact with a represented party” means contact with a person who is represented by a real estate licensee or can reasonably be assumed from the circumstances to be represented or seeking representation.

The Initial Agency Disclosure Pamphlet shall be printed in substantially the following form:

INITIAL AGENCY DISCLOSURE PAMPHLET (OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a real estate licensee (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller’s Agent -- Represents the seller only;

Buyer’s Agent -- Represents the buyer only;

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

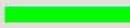
No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

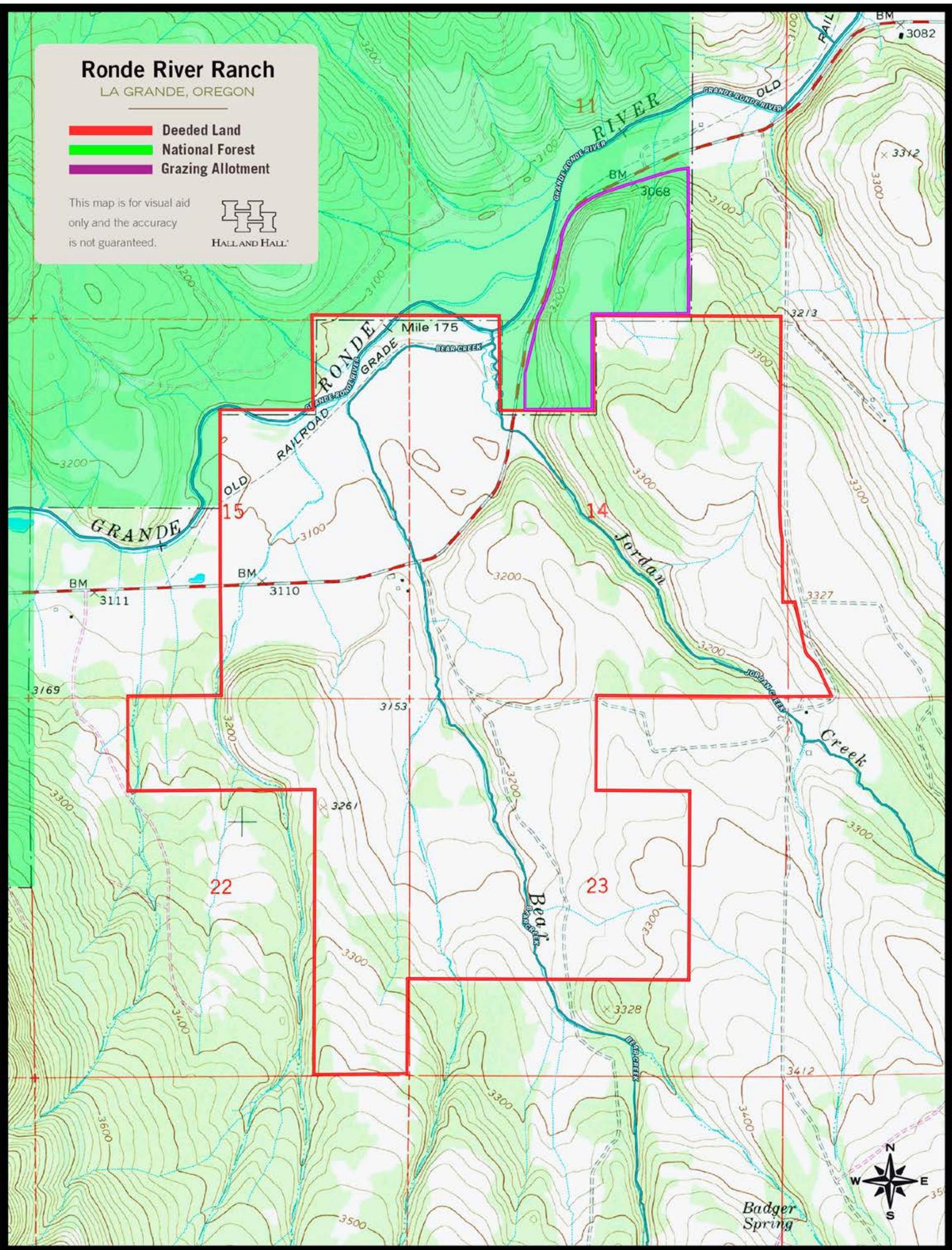
Trent Jones of Hall and Hall is the exclusive agent of the Seller.

Ronde River Ranch

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-  Deeded Land
-  National Forest
-  Grazing Allotment

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