

FOR SALE: Split Creek Ranch



\$1,550,000

63608 Cattail Lane ~ Joseph, Oregon 97846

- 5,463 square feet
- 4 Bedrooms, 3 1/2 Bathrooms
- 48.65 Irrigated Acres
- Wallowa River frontage
- 3-car detached garage
- 2,465 sq.ft. multipurpose building with a finished shop area.
- Fenced garden area and greenhouse
- Horse shed and corral
- Zoning: EFU (in farm deferral)
- MLS#18505364

Split Creek Ranch: Spectacular country home on 48 acres with the Wallowa River running through! This spacious home was custom built in 1991 for two artists and their family. It has many recent updates. Every room in the house has amazing views and picture windows carefully placed to capture birds-eye views of the Wallowa Mountains. Some features of the home include a cathedral ceiling, two gorgeous rock fireplaces in the great room and master bedroom, a "Birthday Tub" in the master bath and custom light fixtures throughout. There are also two offices on the main level, lots of storage, and a covered slate patio to entertain on. The home has a warm and inviting country style and is fully livable on the main floor if needed. The property is conveniently located between the towns of Joseph and Enterprise with a long, private driveway setting the house off the main highway to ensure privacy. Split Creek Ranch is a private get-away with fishing and swimming holes, walking trails and tranquil sounds of the Wallowa River. Whether you are escaping the hustle of the city with your family or want a peaceful place to retire, this is your dream property.

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Formal entry with built-in shelving and local tamarack wood floors which run throughout the main level.



Great room with cathedral ceilings, a custom chandelier, mountain views, and atrium doors leading to a slate patio.



Gorgeous rock fireplace by a master stonemason with stones from Mt. Joseph and wrought-iron doors.



Kitchen with local tamarack wood cabinets and floors, a breakfast island, pantry, and high-end appliances.



Cozy family room off kitchen with a free-standing soap stone wood stove and built-in entertainment center.



Open dining area with wood beam ceilings, a custom light fixture and doors leading to the back patio.

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Master bedroom with vaulted ceilings, atriun doors to the back patio and a large walk-in closet.



The master bedroom has a beautiful rock fireplace with a sitting area.



The master bath has a gorgeous "birthday tub", a separate tiled shower with 2 showerheads and a double-sink vanity.



Amazing mountain views throughout the home with peaceful sounds of the Wallowa River.



One of two large offices on the main level with a private entry, built-in desks and bookshelves and atrium doors.



Bonus room on third floor with a painting of dragon by a local artist. Would make a great playroom, office or studio.

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The property is in a private location with lots of wildlife to enjoy including deer, elk, owls, hawks and coyotes.



Wallowa River with a 2+ acre island on the property with walking trails and fishing and swimming holes.



The house has beautiful landscaping with flowerbeds and a spacious fenced lawn with underground sprinklers.



Multi-purpose building with concrete floors, a 360 sq.ft. heated shop, covered front porch, bay door and dog kennel.



There is a cute custom chicken house, fenced garden area with fruit trees and berry bushes and raised vegetable beds.



Large corral with a horse shed previously used as a riding arena. This property would make a great equestrian facility!

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Area Information



Location:

Split Creek Ranch is located between Enterprise and Joseph. This area used to be the homeland for Chief Joseph and the Nez Perce tribe. Joseph has many amenities nearby: good restaurants, shopping, banking, auto repair, medical clinics, elementary and high school, art galleries and bronze foundries. From Joseph, a 10 minute drive south brings you to Wallowa Lake for water activities, fishing and the trail head for hiking in the Eagle Cap Wilderness. A 10 minute drive north takes you to Enterprise, the county seat for Wallowa County. Enterprise has the recently built award-winning Wallowa Memorial Hospital, medical and dental clinics, Safeway, public and private schools, churches and shopping. Wallowa County is a popular destination for outdoor recreation including hiking, fishing, hunting, back country skiing and more.

Climate:

The climate in Wallowa County is primarily sunny and dry with the Wallowa Mountains protecting the valley from storms that cross this area. The majority of the rain falls in the spring and fall, and the heavy snow in the winter produces year-round snow pack at the higher elevations. Snow in the valley starts in late November and continues through early April. Most snow melts within days, with snow remaining on the ground during January and February. Summers in Wallowa County are pleasant with highs in the 80's and the nights cooling to a comfortable temperature.

Airports:

The nearest commercial airports are located in Lewiston, Idaho, 75± miles north of Enterprise, and in Pendleton, Oregon, 95± miles west of Enterprise. There are two small airports in the area: one is outside Joseph with a 5,200 foot asphalt runway and the second is the Enterprise Municipal Airport with a 2,850 foot asphalt runway.



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Aerial Map



Home on 48.65 Acres

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