



	Bulk	Parcel A	Parcel B
PUBLISHED RESERVE:	\$7,500,000 / \$357 per Acre	\$5,500,000 / \$339 per Acre	\$2,000,000 / \$415 per Acre ¹
LAST ASKING:	First Time Offered		
SIZE:	21,003± Acres	16,187± Acres	4,816± Acres

ELEVATION: 700± to 2,000± Feet
ZONING: EFU -- Exclusive Farm Use
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash
DESCRIPTION: The 21,003± acre Alkali Canyon Main Block may be one of the largest contiguous ownerships of farm and rangeland for sale in Northeast Oregon. The block is 32.6± square miles and extends 10.7± miles north to south, and 7.6 miles east to west. Elevations range from 700± feet in the north, to 2,000± feet at rim top of Slusher Canyon, foothills of the Blue Mountains.

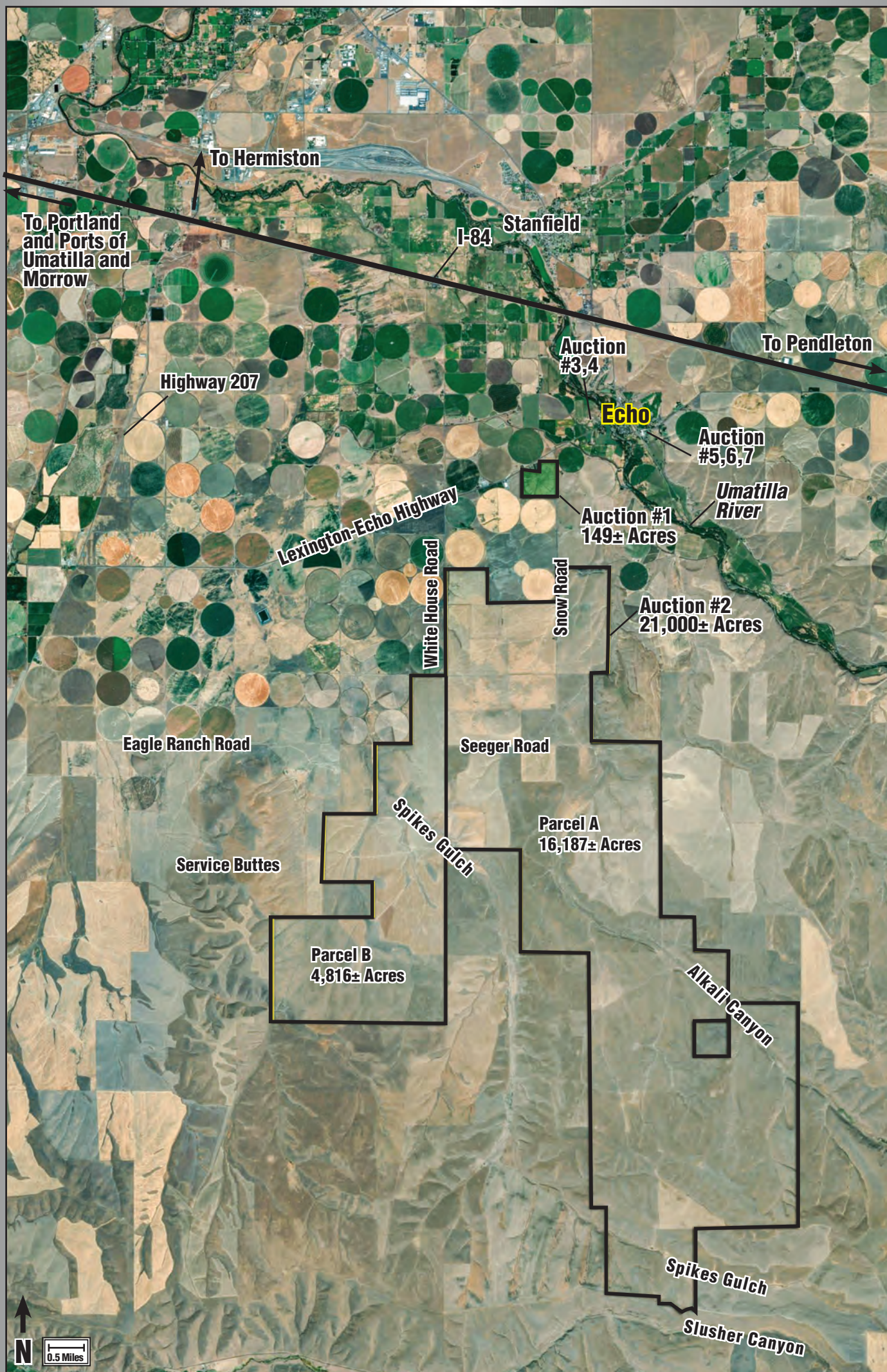
Alkali Canyon is along five miles of the southeast section, and Spikes Gulch is along one mile of the southwest, providing habitat for big game. The property is within the Oregon Department of Fish and Wildlife Columbia Basin Hunt Unit 44, known for mule deer, elk, and upland game, including pheasant and chuckar, due to location between Columbia River drainage basin and Blue Mountains.

There is a road system that provides access throughout the majority of ownership. Both Snow Road and White House Road provide entry from Lexington-Echo Highway in the north, and Eagle Ranch Road provides access from the west. A rock pit in the north is used for road maintenance.

An estimated 7,715 acres, or 37%, is dry cropland, concentrated mostly in the northern portion of the property, consisting of Atkins fine sandy loam. Balance of dry cropland is in the southern portion and is a mixture of Shano and Burke silt loam. The 7,715 acres has been farmed under a re-crop Spring and Fall program. 2019 yields were 52,000 bushels of soft white wheat purchased by United Grain Growers and Morrow Grain Growers. Please see Supplemental Information Package for 2019 invoices.

There is an estimated 13,188 acres of rangeland throughout the property that is fenced and cross-fenced. The property has supported 2,000 AUMs during winter grazing season. Landscape along both Alkali Canyon and Spikes Gulch has been an attractive calving area for cattle. Soils within the rangeland are Gordon and Bakeoven mixture.

¹ Pending contingent offer - contact Auction Information Office on June 24 for update



Southwest Portion of Parcel B



The 21,003± acre Main Block may have potential for restoration of 7,715± acres of dry cropland with Siberian winter grass, to create a more productive grazing block. In addition, due to size, landscape, proximity to foothills of Blue Mountains, Columbia River drainage basin, and Umatilla River basin, Alkali Canyon Main Block could have additional value as conservation or mitigation land as part of a comprehensive restoration, especially as winter range for elk.

The 21,003± acre main block is being offered both in its entirety, and in two parcels of 16,187± acres and 4,816± acres. Total taxes for the main block are \$21,700.

Parcel A – 16,187± Acres

Published Reserve: \$5,500,000 / \$340 per acre

This parcel of 16,187± acres, 77% of the property, extends north from Snow Road and White House Road to rim top of Slusher Canyon, and south 10.7± miles. The northern half of the property has relatively level topography, and most of the dry cropland. All of Alkali Canyon is located on Parcel A. The rock pit is located East of Snow Road.

The property is cross fenced for grazing. There is a small complex with corrals and outbuildings in the southwest corner, near Spikes Gulch, adjacent to Parcel B. Numerous wells serve livestock ponds.

Elevations range from 700± feet in the north, to 2,000± feet in the southwest along the rim of Slusher Canyon. Moderate to steep north-facing slopes are between Slusher and Alkali Canyon.

Adjoining owners to the east are Pendleton Ranches, Cunningham Sheep, and Piercy Ranch.

Parcel B – 4,816 Acres

Published Reserve: \$2,000,000 / \$415 per acre

This parcel of 4,816± acres is west of White House Road. Primary access is White House Road, and additional access is from Vey Road and Eagle Ranch Road. Most of the parcel is used for dryland crops. Elevations range from 900± feet to 1,400± feet, and are a combination of rolling to moderate south-facing slopes. Spikes Gulch bisects the parcel, and to the west are the slopes of Service Buttes.

Adjoining owners to the west are Eagle Ranch, Pine Canyon Ranch and Echo Canyon Ranch.

LOCATION:

Parcel A

Map # 3N29C000, Tax Lots 2100, 2200, 2000, 2600, 2500, 2700, 2300, 2400

Map #2N29C000, Tax Lots 600, 700, 800, 1100, 1105

Map #1N29C000, Tax Lots 300, 308

Parcel B

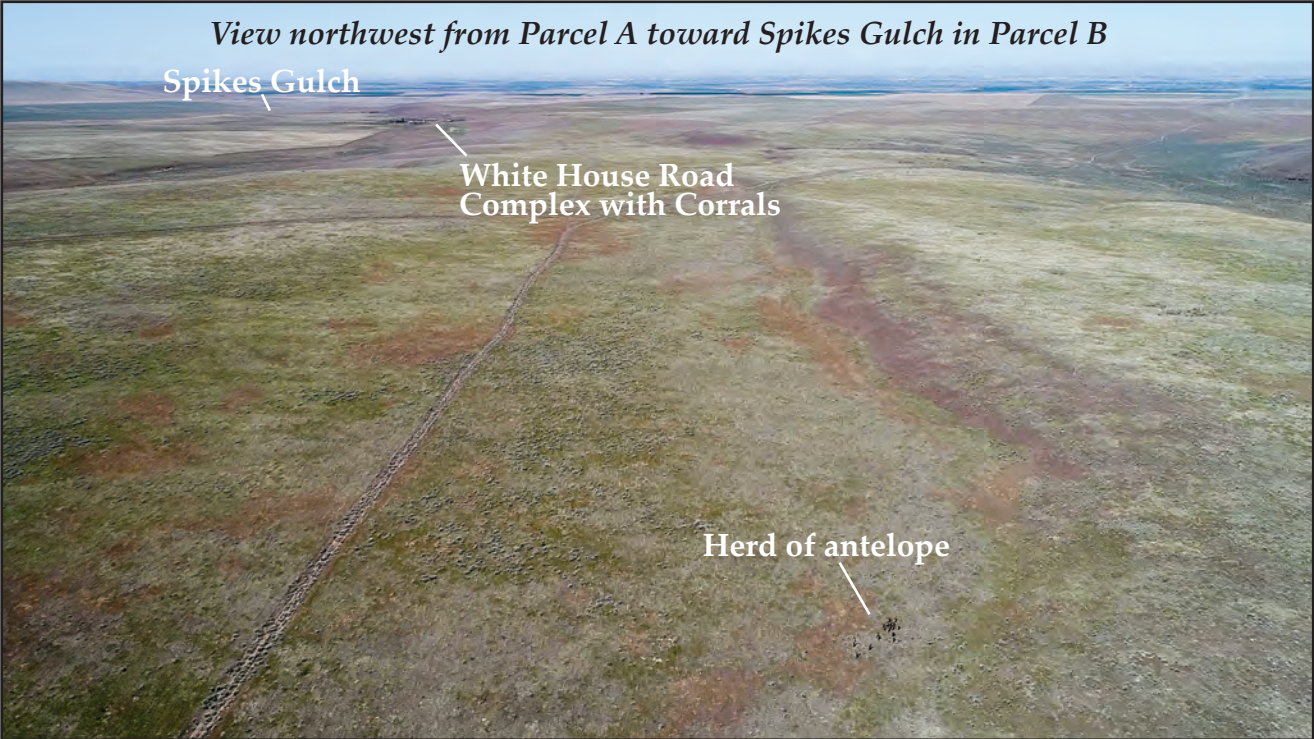
Map # 2N28C000, Tax Lot 100

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 10, 2020

Livestock pond on Main Block near dry cropland



View northwest from Parcel A toward Spikes Gulch in Parcel B



Property is fenced and cross fenced

