



**Jett Blackburn
Real Estate Inc.**



Divide Camp – Joseph Oregon

\$959,000



Contact Card

Presented by
Colby Marshall
Jett Blackburn Real Estate
707 Ponderosa Village
Burns OR 97720
Cell (541) 413-5772
Fax (541) 573-5011
colby@jettblackburn.com

Presented by
Ross Rooper
Wallowa Mountain Properties
309 S. River Suite D
Enterprise OR 97828
Cell (541) 263-0472
Fax (541) 426-5963
rarooper@gmail.com



Contact Card



Eastern Oregon Forested Getaway

Introducing Divide Camp, a remarkable forested property spanning 40 acres, located just outside the charming town of Joseph, Oregon. For over 50 years, this captivating retreat has been cherished by hunters, hikers, and mountain explorers alike, offering a wealth of opportunities to explore the surrounding wonders of the Eagle Cap Wilderness and Wallowa Lake.

Originally acquired by the Fossen family in 1968, Divide Camp was established as a haven for elk hunters and as a base for summer horse-packing trips into the majestic Eagle Cap Wilderness. In 2012, the property transitioned to its current form as Divide Camp, Inc., a nonprofit organization dedicated to providing post-9/11 combat wounded veterans with a healing experience immersed in the embrace of nature.

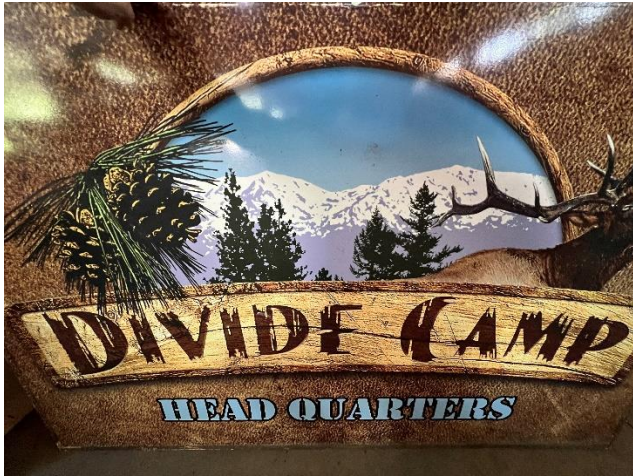
The camp boasts an array of amenities, including six cozy cabins with 17 beds that can comfortably accommodate a large group of people. With three bathrooms, an outdoor picnic shelter with a fully equipped kitchen, a 100-yard rifle and pistol shooting range, a fitness trail with 10 workout stations, and a 3-D Archery Trail with 20 stations the facilities have been meticulously designed and well-maintained over the years, ensuring a comfortable and unforgettable stay for all.

In addition, the camp features a workshop with power, a 2,400-square-foot storage barn for keeping equipment safe and dry, and two solar systems that provide power for lights and spring water cistern pumps. The property has one spring located on the property and potable water is held in a 3000-gallon cistern and one 500-gallon cistern with a solar pump. The camp is perimeter fenced with post and rail and electric New Zealand smooth wire.

Nestled on the divide between the Big Sheep Creek and Little Sheep Creek drainages in eastern Wallowa County, Divide Camp enjoys a picturesque location in the northeastern corner of Oregon. The nearest town, Joseph, named after the esteemed Nez Perce Chief Joseph, is a mere 20 miles away. The camp is situated within the Imnaha big game unit, providing ample opportunities for hunting enthusiasts to pursue elk and deer.

Divide Camp's prime location and well-appointed facilities make it an ideal gathering place for families, friends, or business teams. Whether you're embarking on backpacking adventures into the stunning Eagle Cap Wilderness, rafting down the Salmon, Snake, or Grand Ronde Rivers, or organizing annual hunting trips, this property offers endless possibilities.

Opportunities like Divide Camp rarely come around, making it a place you wouldn't want to miss out on. Whether you are seeking a personal retreat, a nature-focused nonprofit venture, or a revitalization project, the potential of Divide Camp is limitless. Don't hesitate to seize this extraordinary opportunity and unlock the full potential of this remarkable property. Contact us today to secure your chance to own a piece of Divide Camp's rich history and embrace the captivating beauty of Wallowa County, Oregon.



ADDRESS: 60027 Divide Camp Road, Joseph OR 97846

LEGAL: T3S, R46E, W.M. Sec 23, Tax Lot 100

ACREAGE: 40 acres - Camp is located on the divide between Little Sheep Creek and Big Sheep Creek in Wallowa County, Oregon, about a 45-minute drive east of the town of Joseph. The property sits at 5400 feet elevation.

TAXES: \$1,138 (2021-2022 tax year)

WATER: One spring located on the property; one 3000-gallon cistern developed in 2012 and one 500-gallon cistern with solar pump

POWER: #1 Solar system - includes 6, 250-watt panels, trace inverter, midnight combiner box, charge controller, wired for generator, and 8 sealed batteries. Provides electricity to 4 cabins, the workshop. Powers the pump that provides running water to 5 cabins.

#2 Solar system - includes 3, 250-watt panels which operate the pump in the spring providing water to the 500-gallon cistern.

SEPTIC: Septic Systems - Lodge, Moose, and A-Frame; three Wilbert Precast 500-gal concrete tanks and Infiltrator Quick4 Equalizer drain field.

FENCING: Property is perimeter fenced; 1000 ft visible from cabins is post and rail, the remainder electric New Zealand smooth wire.

OUTBUILDINGS:

Lodge (1968) 28x28 ft; floor logs covered with OSB & linoleum. The roof is Thermocore Structural Insulation Panels - 8 inches insulation w R-50 insulation factor. Covered w standing seam metal roof; log construction; primary use building; kitchen w 36" gas range, refrigerator, undeveloped loft, pantry room, massive fireplace, wood stove in the kitchen, attached bathroom with shower and toilet. Furniture items include 2 chrome tables (one table seats 8, the other table seats 6), 1 twin log bed, and multiple chairs including two recliners; front porch (28x8 ft.).

Deer Cabin (1968) 14x16 ft; log and OSB floor covered w lock together laminate. Roof is metal. No foundation - sits on pine rounds. metal roof; log construction; sink and kitchen cabinets; propane fire view heater; furniture includes 1 queen bed, 1 twin bed, chrome Formica table, 4 chairs, and propane mini refrigerator. Gas plumbed for refrigerator and range.

Moose Cabin (1986) 16 x 20 ft; log with OSB covered in linoleum and industrial carpet squares. Metal roof, log construction; metal kitchen cabinets; apartment size gas range, boxwood stove w metal stove pipe, shower, toilet, septic system; furniture includes 1 twin bed, vintage sofa, chrome Formica table, on-demand hot water heater. 2 vinyl double pane screened windows in the main room - tiny window in the bathroom.

Bear Cabin (2016) 16x20 ft.; Accessible cabin; floor framed w OSB subfloor covered w laminate; propane heater; 4 large vinyl double pane windows with roll-up blinds and curtains; massive wooden front door and rear man door which leads to redwood deck and ramp to accessible porta potty; covered porch allows transfer from track chair to a wheelchair; There is a small propane fridge in the cabin. Furniture includes 3 twin beds.

Cowboy Cabin (1969) 14x16 ft; floor log covered w boards covered w carpet squares. 3 vinyl screened windows; metal roof; log construction; kitchen counter and sink; plumbed for a gas range and refer; boxwood stove; furniture includes 3 twin beds.

Wapiti "A-Frame" Cabin (1960s) 19x32 ft; (FLOOR), metal roof; kitchen counter w sink and gas range; earth stove for heat; bedroom, loft, bathroom w toilet and sink, septic system; sliding glass doors front and rear; small deck off back.

Picnic Shelter (2017) 24x24 ft; wood frame covered with screen. 2 screen doors on the south side, 1 double screen door on the north side; appliances include full size refer, 3 burner gas range top, large griddle, pizza oven, pellet grill, and Dutch oven table; 15-foot long stainless steel counter top w three sinks, not plumbed - run garden hose from the lodge. 6-foot stainless steel serving counter, many furnished cabinets and cupboards; 8x24 is an outdoor kitchen. 3/4 minus floor covered w outdoor rugs. Roof OSB covered w sheet metal. Constructed from fir milled on-site from harvest trees from the property.

Workshop (2014) 12x20 ft; the roof is OSB with metal roofing; 8-foot lean-to sheds on both sides. Roll up garage door and metal man door. Two vinyl windows. Many hand tools and maintenance supplies and equipment. 12x20 concrete slab floor. Board and batten blue pine exterior siding.

Storage Barn (2018) 40x60 ft.; concrete floor, metal roofing, metal siding with opaque corrugated windows; 2 roll-up garage doors, 1 man door; many wall cabinets; walk-in cooler without a compressor.

Top Power shed (2013) 6 ½ x 12 concrete floor (tank top) Roof is OSB covered with metal standing seam and extends an additional 6 or 8 feet. 1 vinyl window. This building is constructed over the 3000-gallon cistern tank.

Lower power shed (2013) 6x8 lean-to storage building insulated. Floor plywood, metal roofing. Metal door.

Shooting range shelter (2015) 8x10 concrete slab. Metal roof.

Garden Shed 8x8 ft; gravel floor, cedar shake siding.

OUTDOOR SPACE:

- Camp is located 10 miles from multiple trailheads into the Eagle Cap Wilderness. USFS snowmobile and cross-country ski areas nearby
- Fitness trail with 10 stations on the property
- Pistol range and 100-yard Rifle range
- 3-D Archery Trail with 20 stations. The course can be shot from an Action Track Chair

Additional personal property items will be included – list available upon request for pre-qualified buyers

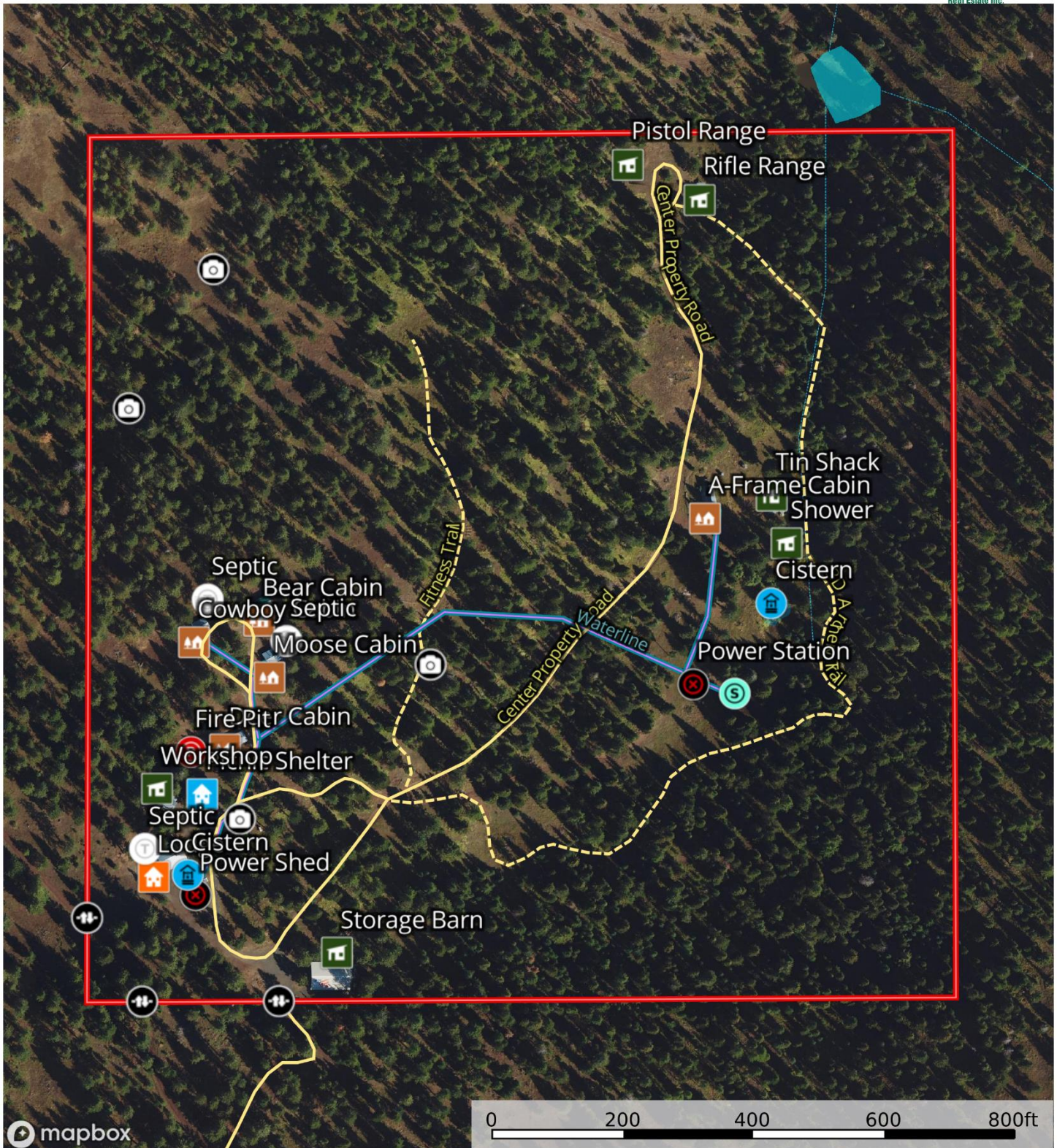




Divide Camp - Wallowa County - Wheeler

Wallowa County, Oregon, 40 AC +/-

United County
Real Estate
Jett Blackburn
Real Estate Inc.



- | | | | | | | | | | |
|-------|-----------|--------|------------------------|-------------|--------------|------------------------|----------------------|----------------|------------|
| Gate | Cistern | Spring | Primary Infrastructure | Septic | Shed / Shack | Photo Point | Fire Pit | Picnic Shelter | Lodge |
| Cabin | Waterline | Trail | Primary Road | Pond / Tank | Boundary | Conservation Easements | Stream, Intermittent | River/Creek | Water Body |

United County Jett Blackburn Real Estate (map for illustration purposes only)

P: 541-413-5668

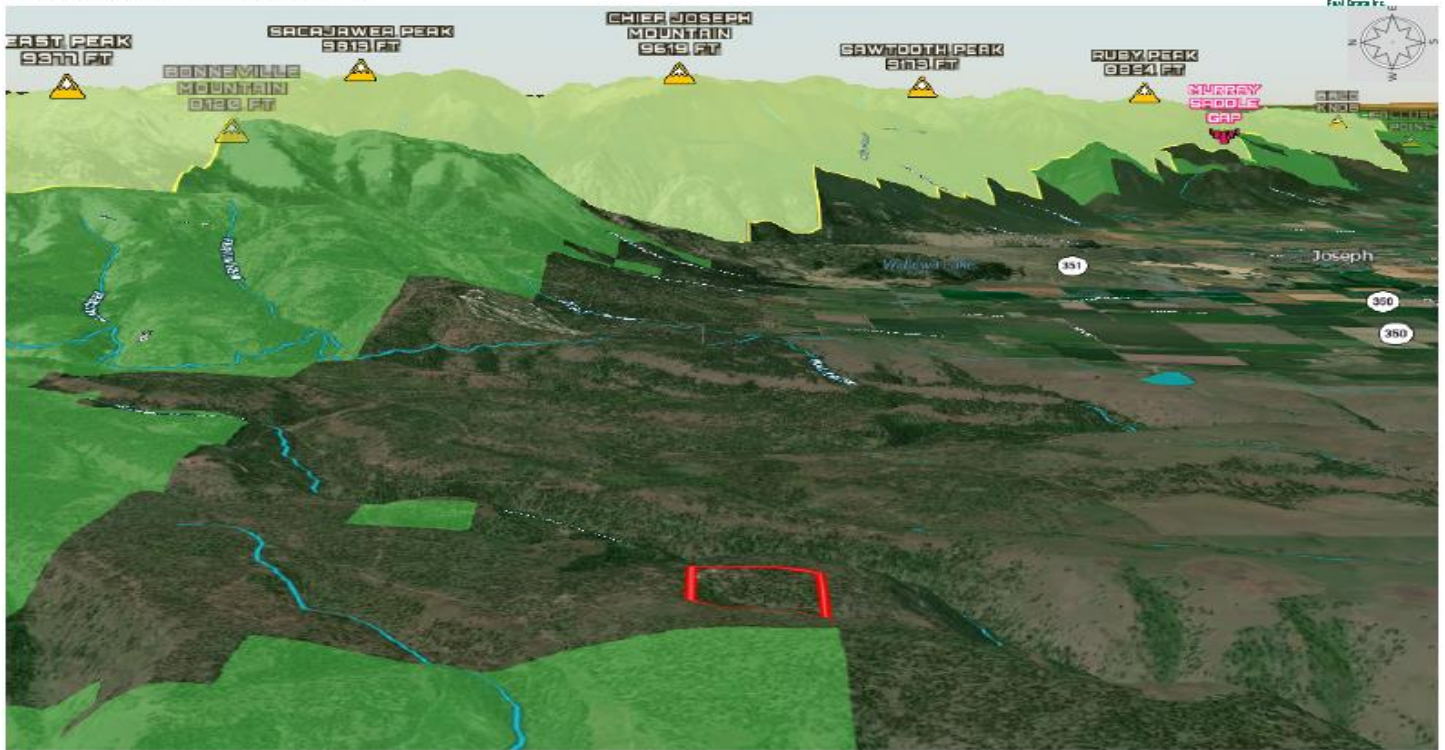
office@jettblackburn.com

707 Ponderosa Village, Burns, OR 97720



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Divide Camp - Wallowa County Wallowa County, Oregon, 40 AC +/-



Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government Conservation Easements Stream, Intermitent River/Creek Water Body

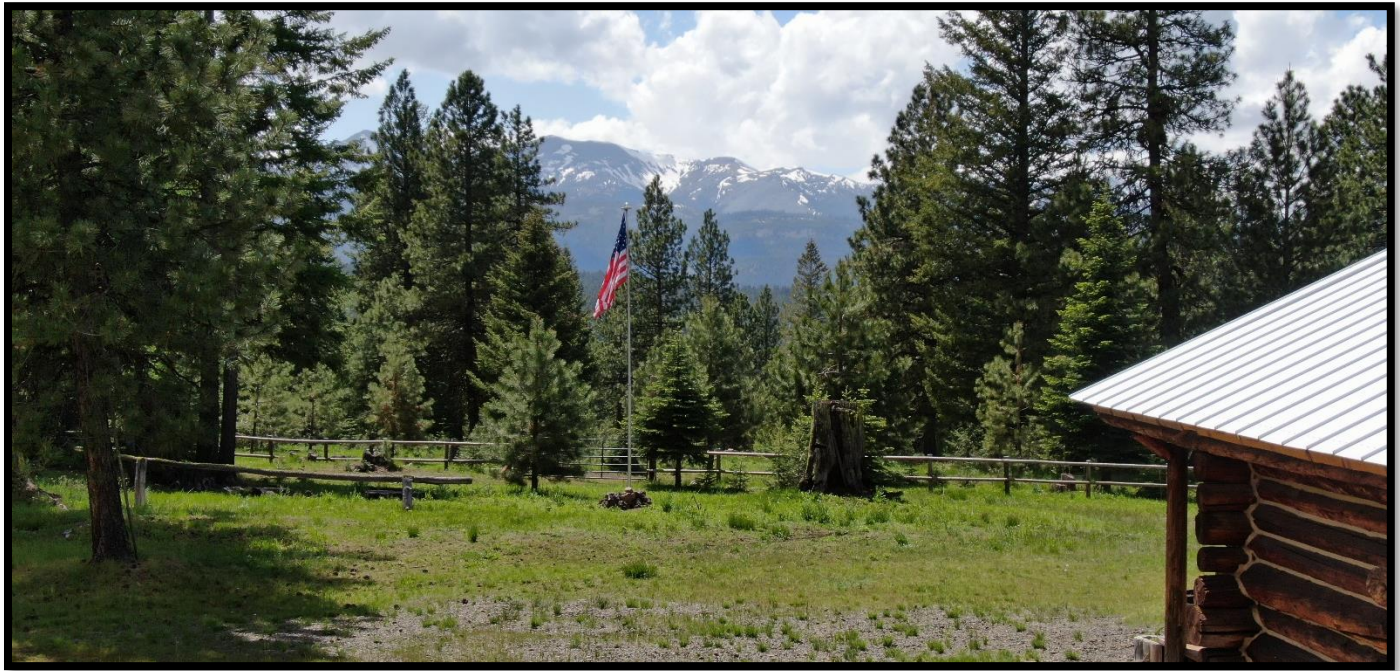
United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5668 office@jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id. Services makes no warranties or guarantees as to the completeness or accuracy thereof.





**Jett Blackburn
Real Estate Inc.**



Divide Camp Joseph Oregon

Contact

Colby Marshall or Ross Rooper

(541-413-5772) - (541-263-0472)

for information or to schedule a showing