
McCoy Meadows Ranch

Northeast, Oregon

The Opportunity

Nestled in the Blue Mountains of Eastern Oregon, this 2,500-acre +/- ranch is a unique conservation property offering privacy, seclusion and endless recreational opportunities, only 23 miles from downtown La Grande. Miles of year-round creeks meandering through meadows surrounded by timber basins highlights the ranch. There are also seasonal creeks and over 20 ponds on the property. Very diverse terrain, ranging from lush meadows to rolling timbered hillsides and canyons, provide the perfect environment and protection for the herds of rocky mountain elk and other wildlife that call the ranch home. With years of intensive management, this is a showcase of how to produce and maintain premier fish and wildlife habitat.



The Property

Location: Southwest of LaGrande, OR

Access: West on I84 at LaGrande, OR, South on State Highway #244

County: Union

Zoned: Farm Use (EFU)

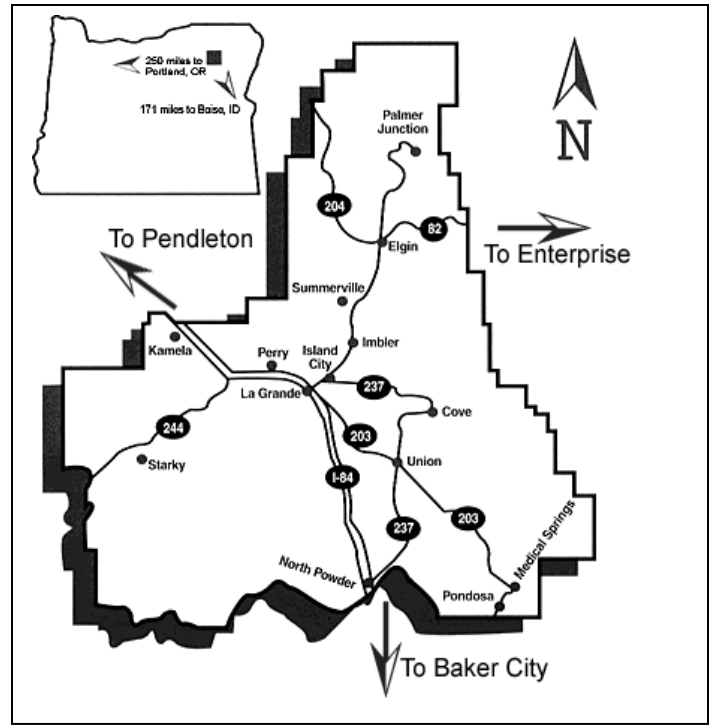
Property Tax (2015): \$4,683.41

Site: 2,500 +/--total acres



The Area

Union County is one of the most attractive rural areas in the Pacific Northwest. Snow-capped mountains, vast forests, churning rivers, rocky cliffs, sage-covered hills, fertile farmlands, and friendly towns: Union County has them all! Nestled at the base of the Blue Mountains on the edge of the fertile Grande Ronde Valley, La Grande is a pretty town with a lot to offer. With a population of just over 12,000, the community is friendly, casual, and has its own brand of sophistication, due in large part to the presence of Eastern Oregon University. The surrounding national forests, lakes, and rivers provide some of the best biking, hiking, skiing, hunting, fishing, snowmobiling, camping, and sightseeing opportunities in the state.



Outbuildings and Improvements

Improvements include a shop, green house, two barns, two cabins, and other miscellaneous outbuildings. The property is fenced, cross-fenced and includes livestock handling facilities with multiple pens, alley and loading ramp. Other improvements include roads, gated game crossings and five wells.



Conservation Improvements

Miles of creeks flow through the heart of the ranch and have been the focus of an extensive watershed improvement plan, enhancing the habitat for the various resident fish while returning the streams to their native course. The adjoining meadows and timbered hillsides have also been managed to provide the greatest habitat for the game in the area such as elk, deer, many others.

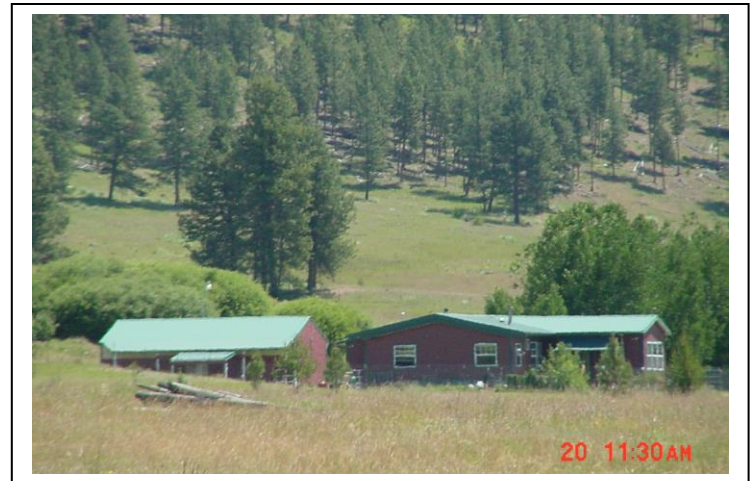


Trophy Hunting Opportunity

One tag will be available each season to hunt Rocky Mountain Elk on the property. This ranch has been managed to provide some of the best habitat in the area for big game, with good feed, cover and water. Stunning numbers of elk reside on the place, including trophy bulls that have not been hunted for nearly twenty years.

Residence

The property has a 3-bedroom; two-bath home with a view overlooking McCoy Creek as it winds through the lush meadows. Other features include a large master bedroom, woodstove, wood deck with awning, newer windows throughout, and a dual water system that can be converted from the well to a spring automatically.



This property provides a rare opportunity in Eastern Oregon for an owner to enjoy a spectacular ranch that has been preserved so beautifully!

**Offered At \$2,250,000
Price Reduced to \$1,500,000**

- *All information furnished is from sources deemed reliable and is published subject to errors, omissions, changes of conditions, terms, price or withdrawal without notice.*

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