



69044 Golf Course Rd, Enterprise, OR, 97828

867 acres with gorgeous 360 degree views of the Wallowa Mountains, the Seven Devils in Idaho and the Blue Mountains. There are several spectacular building sites. Dryland farm ground with two ponds and two springs. About 60 acres of pasture around the home site. 563 acres in CRP contracts with \$36,239/year in income 2021-2022. Lots of wildlife, deer, elk and birds. The property qualifies for two landowner preference tags. The rental income from the 3 bedroom 1 bathroom old farmhouse is currently \$8,400/year. There is a detached 864 sq.ft garage with an attached root cellar, a 2000 sq.ft. barn and a 10,000 gallon concrete gravity fed cistern. There are two hand dug wells. There is power to the house and no power to the barn. The barn has a concrete foundation.

The CRP contracts are as follows: 300 acres \$19,993/year expires in Oct. 2022 and one 263 acres \$16,306 expires in Oct. 2023. They can be extended. 40 acres of dryland is rented to a neighbor for \$10/acres per year. Owner carried contract is possible for a qualified buyer at acceptable terms. The farm is located about 8 miles North of Enterprise, Oregon. In Enterprise you will find a K-12 school, a great hospital and medical care, stores and services. It is located about 13 miles from Joseph and Wallowa Lake. Wallowa County is in beautiful Eastern Oregon and offers lots of recreational opportunities like hiking, hunting, fishing, river rafting and more. Zoning: EFU Taxes: \$2,263.36/year in 2020-2021

BASE INFORMATION:

Bed : 3
Bath : 1

LAND INFORMATION:

Total acres : 867.5
Square feet : 1627

BUILDING INFORMATION:

House Style : Farmhouse
Exterior Finish : Fiber Cement,
Shingle Siding
Roof : Metal
Number of Floors : 2

CONVENIENCE:

Property Features: Valley View, Mountain View,

Energy Saving Features: Wood Stove,

Exterior Features: Yard, Pasture, Outbuilding, Barn,



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