

The Madison Place
76815 Mallory LN
Troy, OR 97828

\$2,500,000
1,018.500± Acres
Wallowa County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

The Madison Place
Troy, OR / Wallowa County

SUMMARY

Address

76815 Mallory LN

City, State Zip

Troy, OR 97828

County

Wallowa County

Type

Hunting Land, Farms, Ranches, Recreational Land, Residential Property, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

45.991601 / -117.520837

Taxes (Annually)

3450

Dwelling Square Feet

1296

Bedrooms / Bathrooms

1 / 1

Acreage

1,018.500

Price

\$2,500,000

Property Website

<https://www.landleader.com/property/the-madison-place-wallowa-oregon/43723>



The Madison Place Troy, OR / Wallowa County

PROPERTY DESCRIPTION

The chance is here to own a very desirable property located in the Blue Mountains of Eastern Oregon. As you enter the headquarters of this 1,018.5+- acre ranch, the beauty and productivity that surrounds you is astonishing. This is the kind of place that turns your head as you pass by. When people first see this place, "oh wow" are often the first words spoken. Talk to all of the neighboring landowners and they will all tell you this is among the finest properties in the entire area. Welcome to The Madison Place!

The Madison Place is located in the highly desirable area known as Grouse Flats above the small town of Troy, OR. This is where land influenced and altered by man starts to transition to wild untouched wilderness. An area famous for its remoteness where even the public roads can sit for days without any use. The kind of area where distance is measured in time and not miles. The kind of peace and solitude you find here is second to none.

Enterprise, OR is located about 1.5 hours South of the property and Lewiston, ID is a little longer to the North. The quiet town of Troy is just 20 minutes to the South. Gravel roads take you from the ranch down to Troy and pavement will take you from there. Lewiston and nearby Clarkston, WA offer all the amenities you will ever need being a larger community, including the Lewiston-Nez Perce County Regional Airport. Enterprise and nearby Joseph, OR are common travel destinations offering many activities such as rodeos, concerts, and water sports at nearby Wallowa Lake. Troy is a popular area during rafting, hunting, and fishing seasons. A fireworks show is held annually in Troy around the 4th of July which has seen significant growth in recent years.

The landscape within the borders of The Madison Place consists of rolling grassy hills and patches of timber. There are approximately 562 +- FSA acres of farmland that is currently seeded to a perennial grass mix ideal for grazing livestock. The soils appear to be deep and productive slightly resembling the famous rolling hills of the Palouse country located to the North. The timber is predominately ponderosa pine and douglas fir which has been meticulously managed for a park like setting. Springs, ponds, and multiple wells are found throughout the entire property offering an abundance of water resources.

The property is located within the coveted Wenaha Hunting Unit and doesn't lack opportunities. Trophy class elk, mule deer, and whitetail are often spotted within the boundaries of the ranch. Being in Oregon allows for Landowner Preference (LOP) tags drastically increasing your odds to hunt. The Wenaha Unit elk tags often take 20+ years to draw otherwise! Multiple wildlife areas surround the property including the famous Wenaha Wildlife Area feeding grounds. Go out in winter months and witness hundreds of elk, some of them with massive antlers, feeding on hay nearby. This is the kind of property that wildlife enthusiasts dream of owning. The nearby Grande Ronde River offers abundant trout, small mouth bass, steelhead, and more. Within a few miles of the ranch is easy access to the Wenaha-Tucannon Wilderness with hundreds of miles of trails to explore.

Multiple improvements are located on the property with connection to the power grid. Cell phone service is found throughout the property. A cozy log cabin with one bathroom and a sleeping loft is conveniently located with easy access to Mallory Lane. Near the cabin is a 6,750 sq/ft hay barn with stalls and a tack room and a 1,200 square foot quonset hut. The tack room was built to be heated and with wire mesh lining inside the walls to keep the mice and rats out. The property is well set up for horses with the addition of a roping arena, round pen, and other holding pens. Located approximately .5 miles past the cabin down a rock road is a developed homesite with buried electricity and a well already in place. A rock pit is located near the additional homesite.

The Madison Place is an absolute gem. The kind of property all the neighbors wish to own themselves. The Seller is motivated and is open to seller-financing with qualified buyers, though cash or conventional terms are preferred. All prospective buyers must be pre-qualified before viewing the property. Please contact the listing agent for more information about the property and comparable sales.

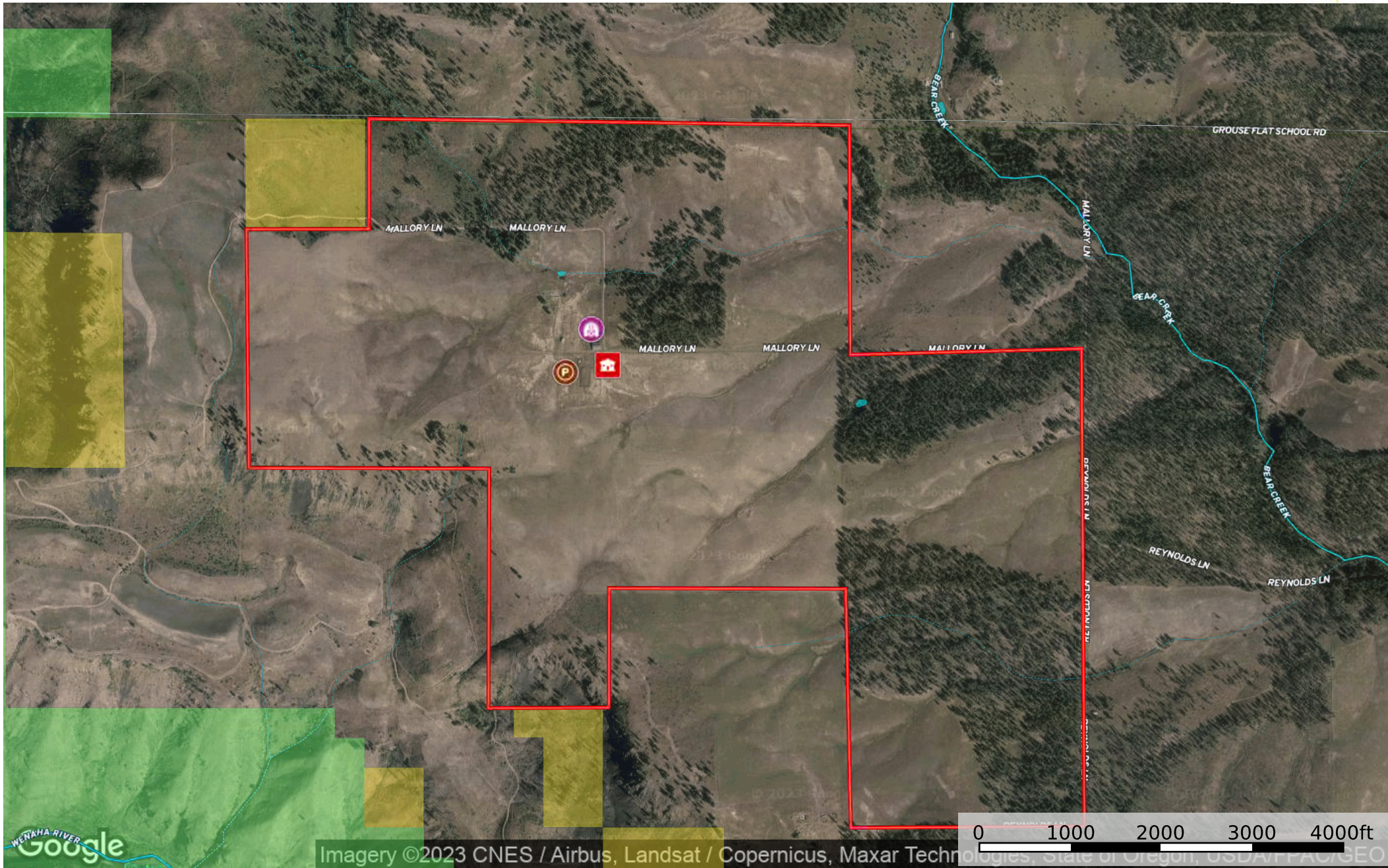


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Pens

Main House

Barn

Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

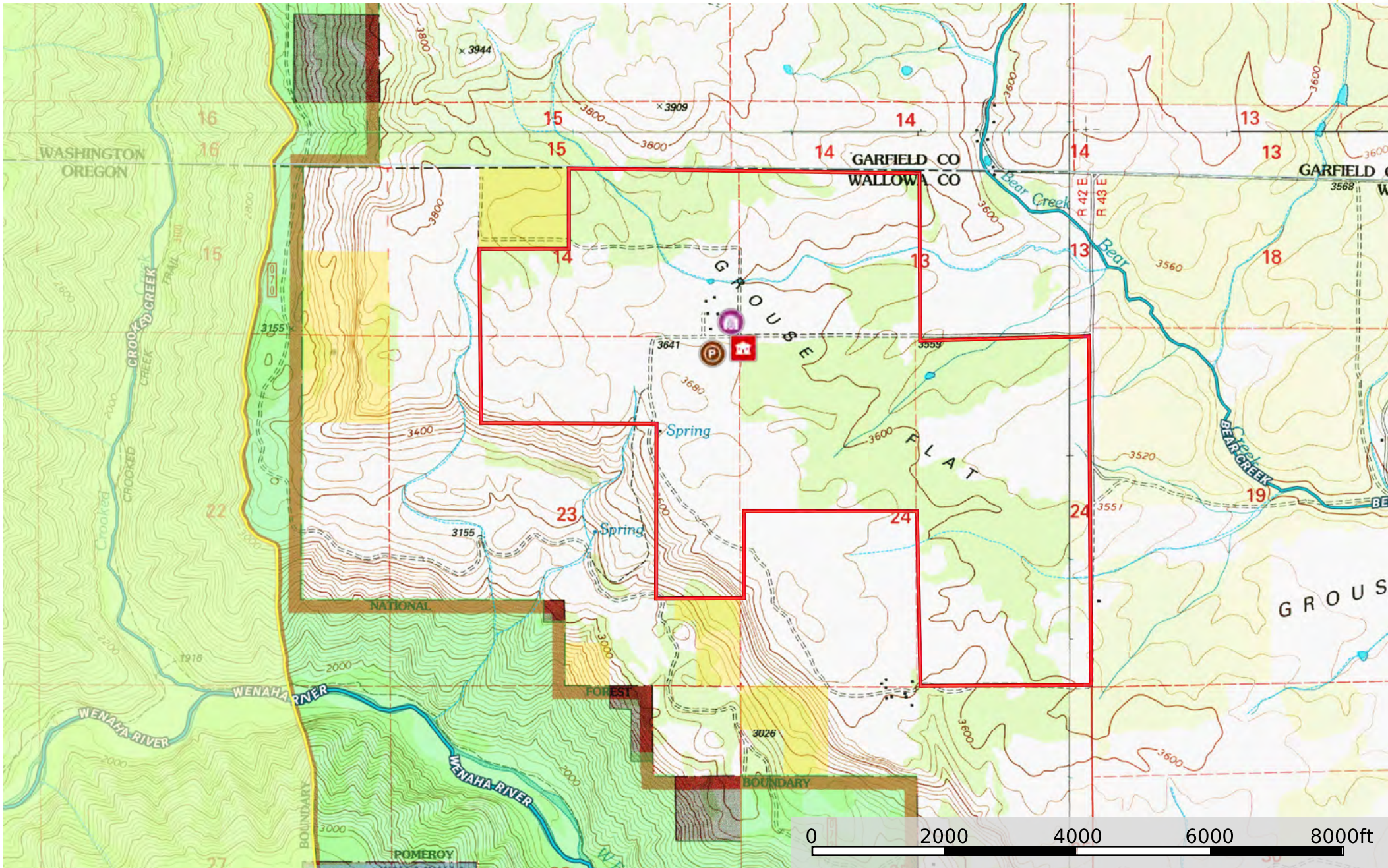
Local Government

Conservation Easements

Stream, Intermittent

River/Creek

Water Body



LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Howard

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Address

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City / State / Zip

Enterprise, OR 97828

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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