

**The Wilson Place**  
76214 Reynolds LN  
Troy, OR 97828

**\$795,000**  
318± Acres  
Wallowa County



**The Wilson Place**  
**Troy, OR / Wallowa County**

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**SUMMARY**

**Address**

76214 Reynolds LN

**City, State Zip**

Troy, OR 97828

**County**

Wallowa County

**Type**

Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

45.981171 / -117.483347

**Taxes (Annually)**

925

**Acreage**

318

**Price**

\$795,000

**Property Website**

<https://www.landleader.com/property/the-wilson-place-wallowa-oregon/43913>



**MORE INFO ONLINE:**

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

## **The Wilson Place Troy, OR / Wallowa County**

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### **PROPERTY DESCRIPTION**

Price reduced from \$950,000!

Here's a chance to own one of the neatest properties in a highly desirable area. The Wilson Place is 318+- acres located on Grouse Flats above the town of Troy, OR and everyone who's seen this place sure wouldn't mind owning it. This is a great opportunity to make it yours!

The Wilson has a lot to offer for being just 318+- acres. There are rolling grassy hills, patches of mature timber, 800+ feet of frontage to Bear Creek, and picturesque views of the gorgeous Blue Mountains rich with wildlife. There's also a rock pit, graveled entry road, and homesite with underground power in place. The homesite even sits in a private location away from public roads. It doesn't get much better than this.

Wildlife frequent The Wilson Place which lies within the coveted Wenaha Hunting Unit. Being in Oregon increases your chances of drawing a tag significantly through the Landowner Preference (LOP) tag program. Drawing a Wenaha Elk Tag would otherwise only happen 2-3 times in one's entire lifetime. Trophy Whitetail, elk, mule deer, turkey, and grouse frequent this property, and the Wenaha Wildlife Area feeding grounds are located nearby where trophy elk are regularly seen in the winter months. Convert some of the 222+ FSA acres of farmland to alfalfa, clover, or other desirable feed and have more wildlife than you can ever dream of. The opportunities aren't lacking for wildlife enthusiasts. The nearby Grande Ronde River is known to be among the best fisheries in the area for trout, steelhead, bass and more. The Wenaha-Tucannon Wilderness is just over the hill with multiple trail heads nearby.

Troy, OR is a small town located 15 minutes to the South. It is busiest during fishing, hunting, and rafting season. Recreation and the agricultural community are the main economic drivers. The town of Lewiston, ID and Enterprise, OR are about 1.5 hours away and offer all of the other amenities one would need.

Touching one of the corners to this property is The Madison Place, also for sale by the same owner. Several other properties in the area are available from the same owner as well.

The Wilson Place is a true gem in a highly desirable area. It is remote, where land influenced by man starts to transition into wild, untouched wilderness. A place that many consider to be its own world. Noise and people are rarely a problem here and there's no better place than to get away from it all, but still have connection to the power grid and cell phone service. The seller is motivated and is open to owner financing for qualified buyers, though cash or conventional terms are preferred. All prospective buyers must be prequalified before entering the property. Contact the listing agent for more information today!



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## Locator Map

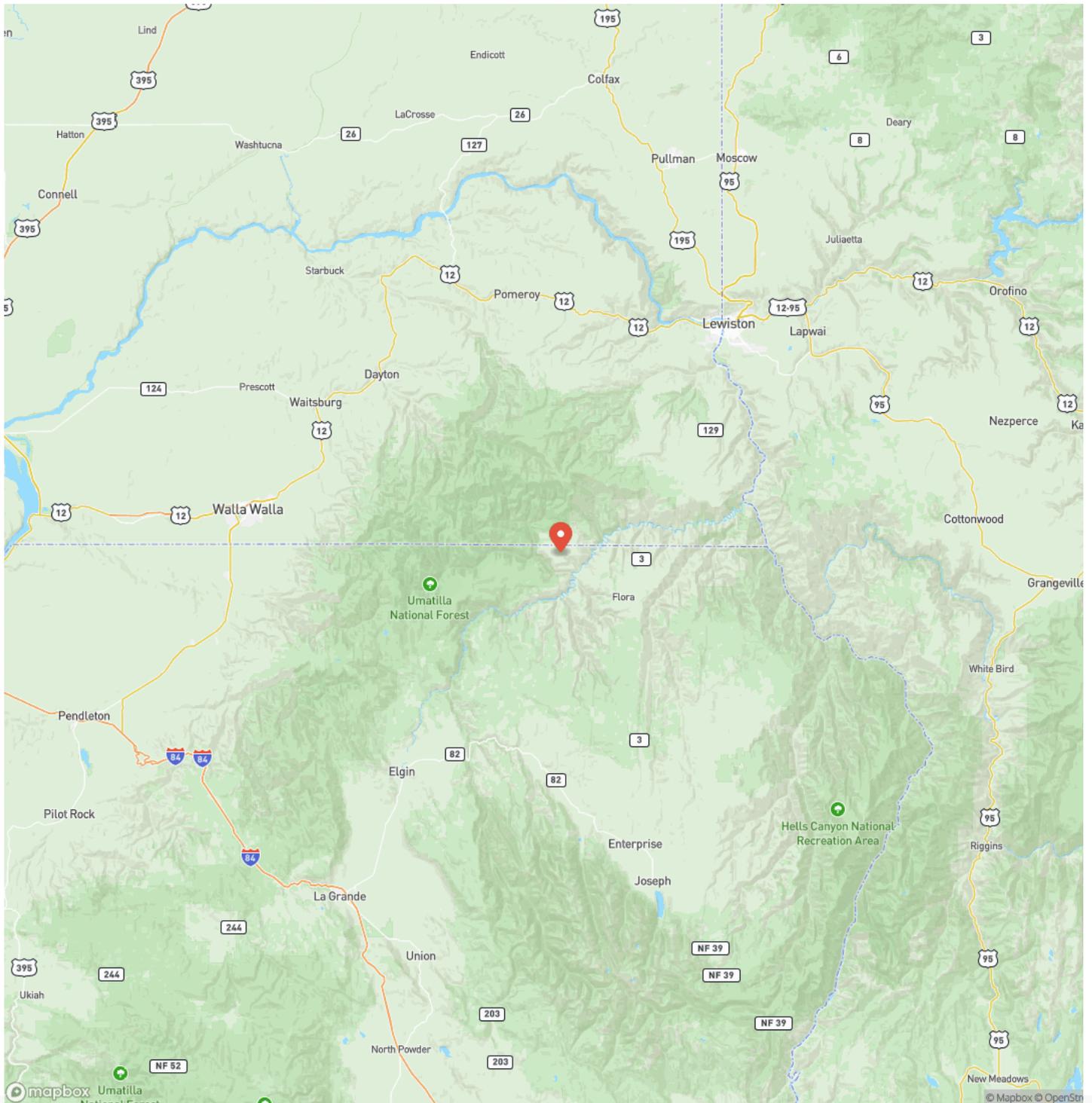


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## Locator Map



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## Satellite Map



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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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