

**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**

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**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>



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## The Madison Place Troy, OR / Wallowa County

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### **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.

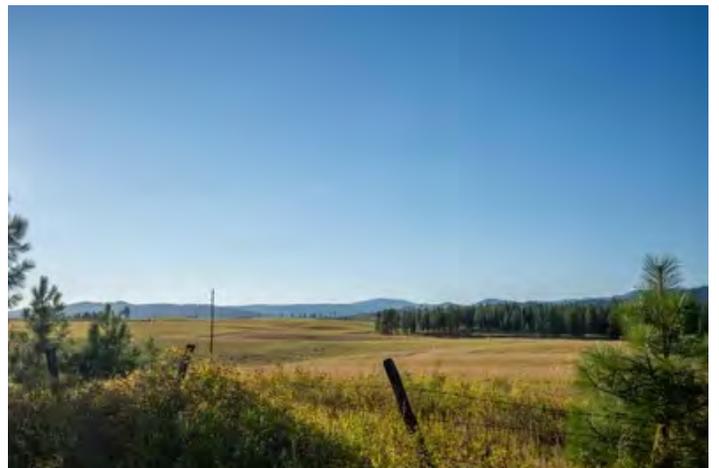
The Madison Place is an absolute gem. The kind of property all the neighbors wish to own themselves. The Seller is motivated and is open to seller-financing with qualified buyers, though cash or conventional terms are preferred. All prospective buyers must be pre-qualified before viewing the property.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

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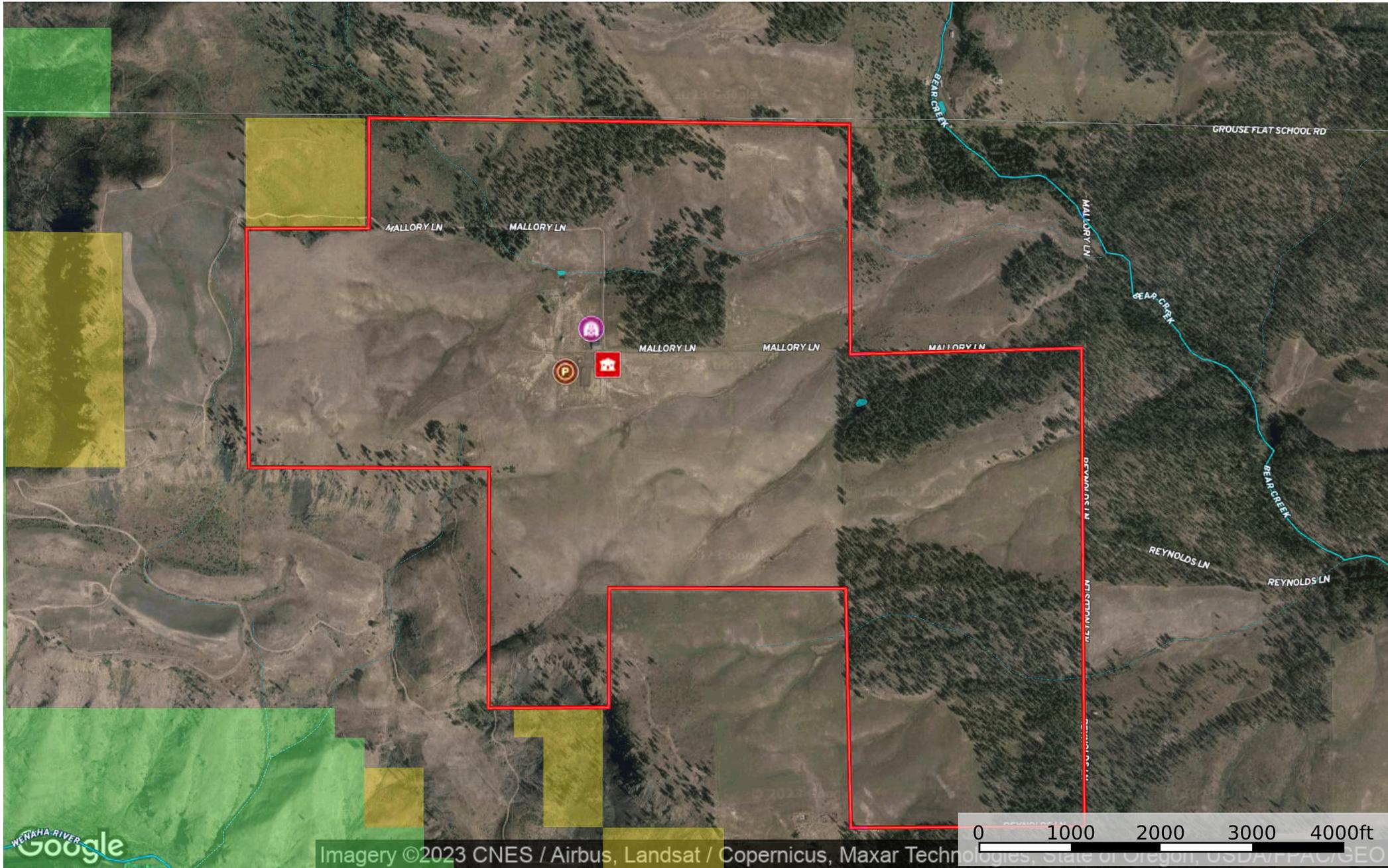
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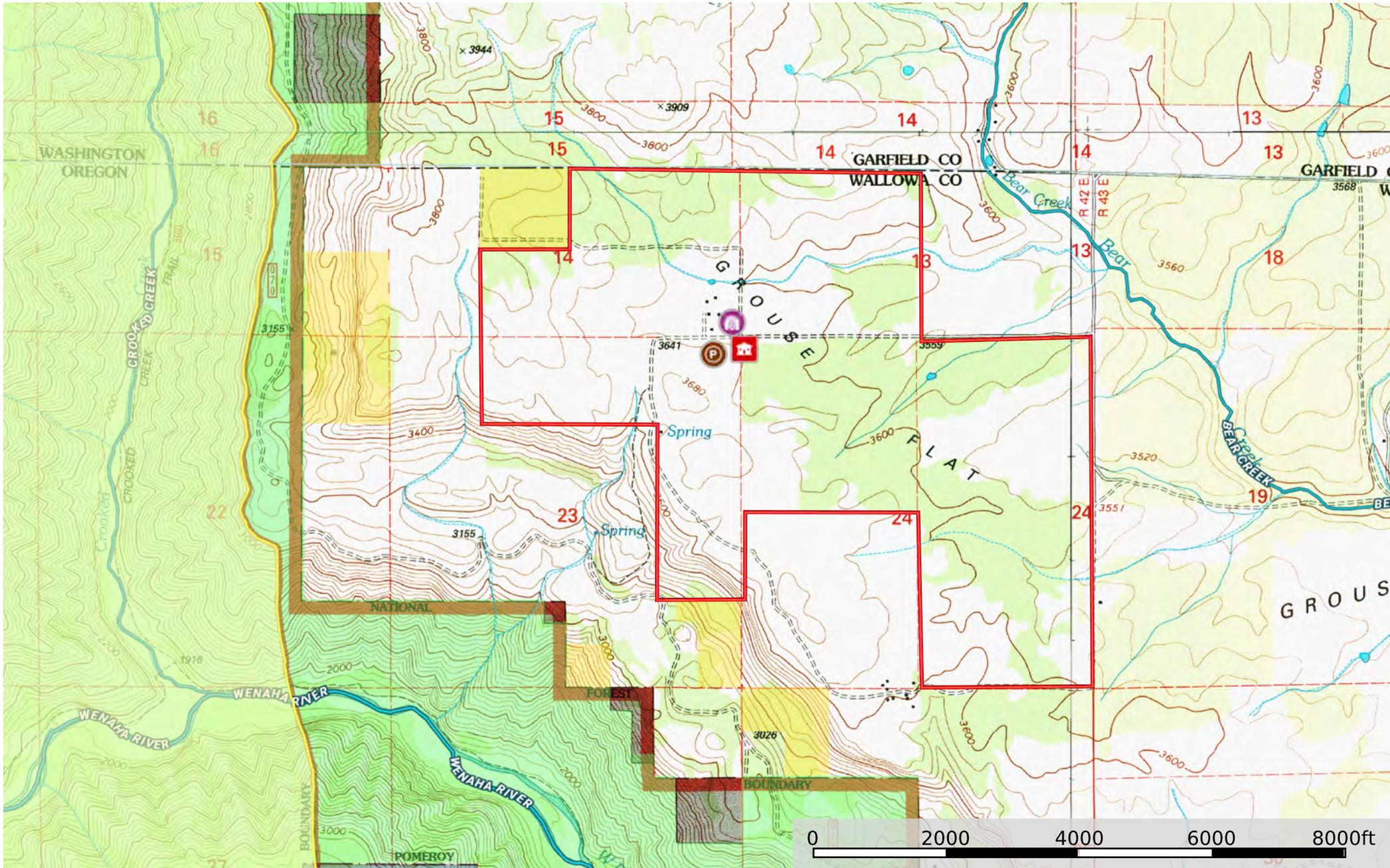


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- Pens
- Main House
- Barn
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
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**Land and Wildlife LLC**  
Serving Oregon, Washington, and Idaho  
Medford, OR 97504  
(866) 559-3478  
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

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