

Big Sheep Ranch
Joseph, OR 97828

\$825,000
1,375± Acres
Wallowa County



MORE INFO ONLINE:

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

Big Sheep Ranch
Joseph, OR / Wallowa County

SUMMARY

City, State Zip

Joseph, OR 97828

County

Wallowa County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

45.356973 / -116.9798

Taxes (Annually)

1694

Acreage

1,375

Price

\$825,000

Property Website

<https://www.landleader.com/property/big-sheep-ranch-wallowa-oregon/62072>



MORE INFO ONLINE:

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

Big Sheep Ranch Joseph, OR / Wallowa County

PROPERTY DESCRIPTION

Property Overview:

- 1,375+- total acres
- 234+- acres of flatter grasslands located on upper elevation
- 138+- acres of timbered draws
- 1,003+- acres canyon hillsides, streams
- 900+- feet of Big Sheep Creek (access from property only) and 940+- feet of Coyote Creek
- Landowner preference tags for deer and elk for Imnaha Hunting Unit #61
- Exceptional upland game bird hunting
- Exceptional hunting for mule deer and rocky mountain elk

Property Description:

Welcome to the Big Sheep Ranch located in the very desirable area of Wallowa County. This property offers a blend of rugged and scenic beauty and is likely one of the best hunting properties on the market. This property won't last on the market long.

The Big Sheep Ranch consists of 1,375+- acres with a blend of bunchgrass prairie, timbered draws, rugged game-rich canyons, multiple springs, ponds and creeks. The property has access from mostly unimproved roads known as Deadhorse Ridge Rd and Armin Rd (also known as Coyote Creek Rd). The top portion of the ranch offers prime livestock grazing with abundant water resources and the bottom portion, known as Johnny Canyon, offers a great route for navigating the canyon portion of the property. The elevation ranges from approximately 5,240 feet to the highest point to approximately 3,600 at the bottom of the ranch.

The Big Sheep Ranch lies within the Imnaha Hunting Unit #61 which is known for exceptional hunting for rocky mountain elk and mule deer. The property qualifies for up to three landowner preference (LOP) tags (buyer to confirm with Oregon Department of Fish and Wildlife). The Big Sheep Ranch owns a portion of a narrow ridge known as the Cat's Back which is considered locally to be among the best chukar hunting in the area. Hungarian partridges, rough grouse, blue grouse, and rocky mountain quail are also abundant on the property.

The town of Joseph, OR is only 16 miles (roughly 24 minutes) from the Northern portion of the property. Joseph is a highly desired town for both living and vacationing thanks to its beauty and abundance of entertainment events. Wallowa Lake is just beyond Joseph offering even more activities for the entire family.

This property is a sportsman's dream located in a very desirable area. This is a great opportunity. Contact the listing agent today for more information.

*All prospective buyers must be prequalified prior to entering the subject property.



**Big Sheep Ranch
Joseph, OR / Wallowa County**

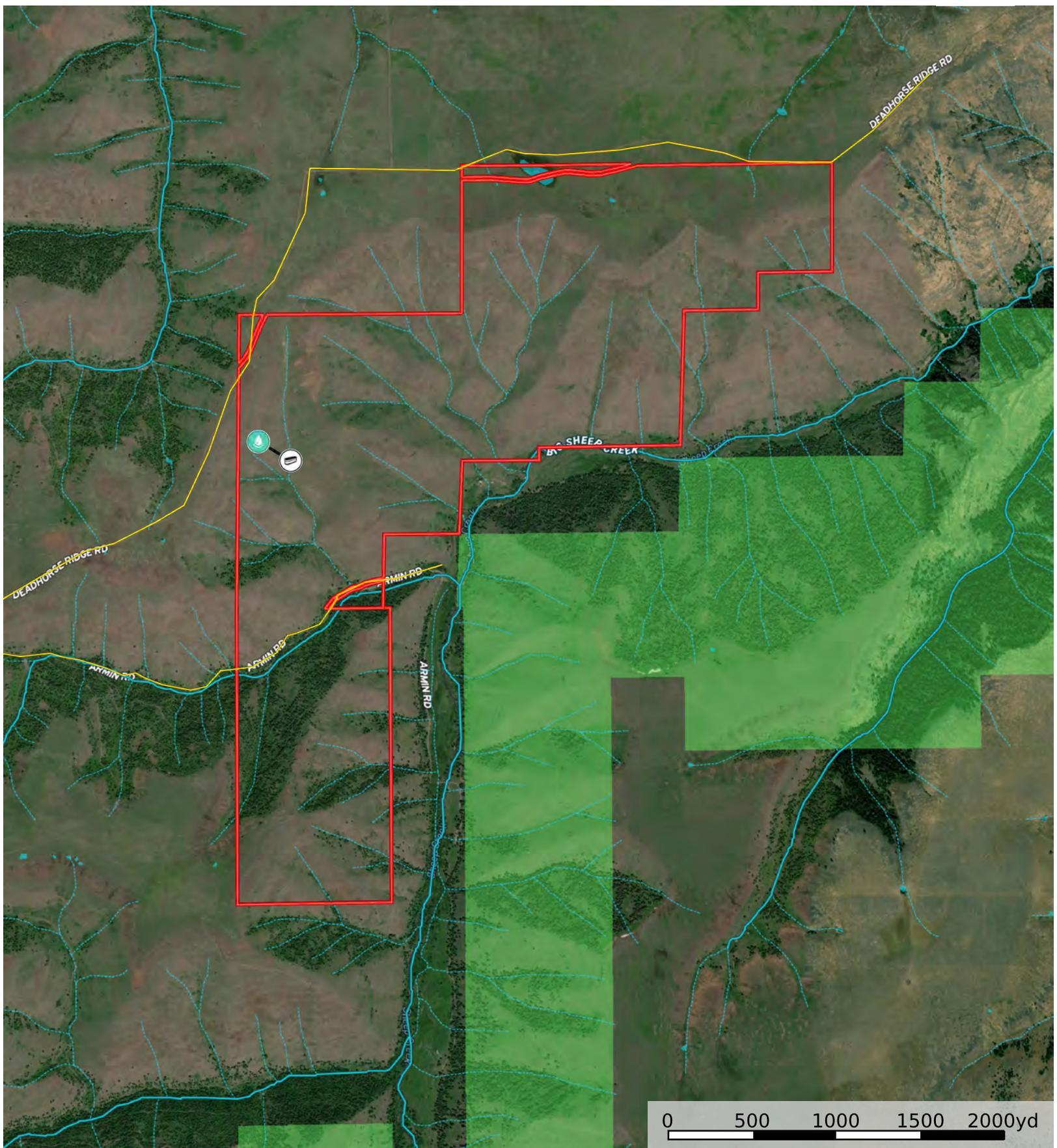


MORE INFO ONLINE:

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

Big Sheep Ranch

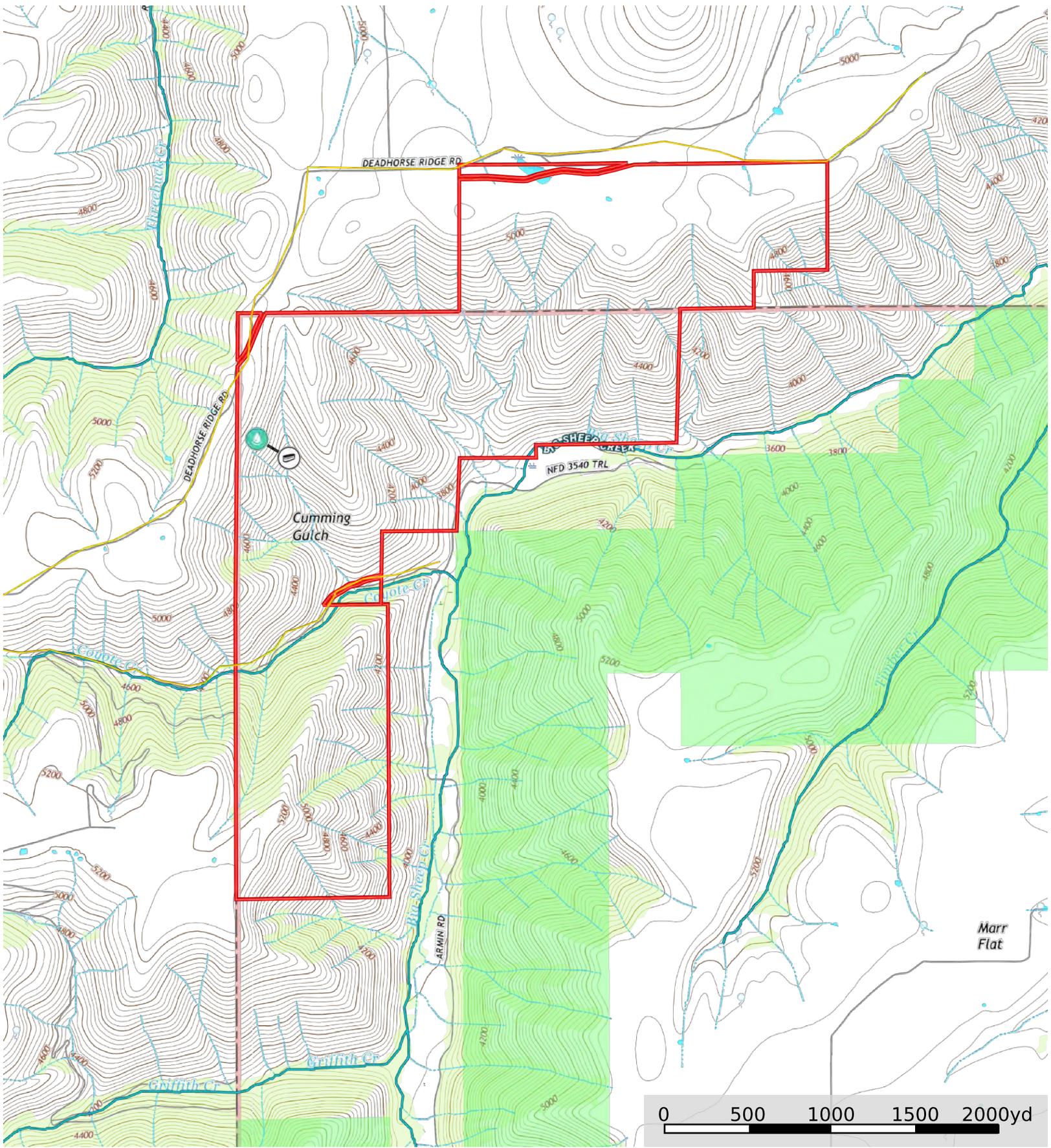
Oregon, 1375 AC +/-



- Trough
- Spring
- Primary Road
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

Big Sheep Ranch

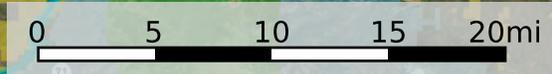
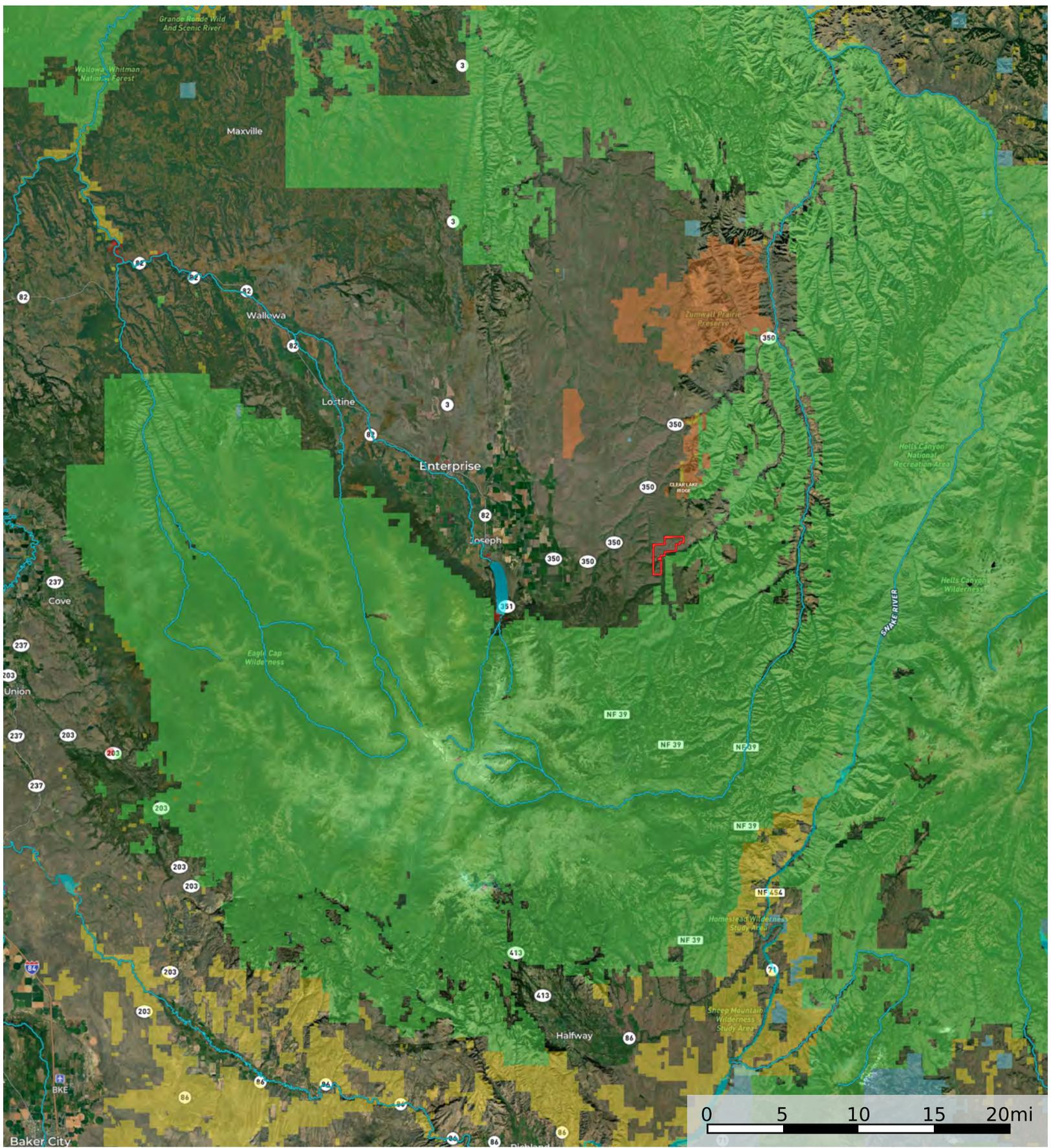
Oregon, 1375 AC +/-



- Trough
- Spring
- Primary Road
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

Big Sheep Ranch

Oregon, 1375 AC +/-



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

MORE INFO ONLINE:

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



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

MORE INFO ONLINE:

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

