

Joseph, OR 78.8+ Acres
66437 Lathrop Rd
Joseph, OR 97846

\$675,000
78.800± Acres
Wallowa County



MORE INFO ONLINE:

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



Joseph, OR 78.8+- Acres
Joseph, OR / Wallowa County

SUMMARY

Address

66437 Lathrop Rd

City, State Zip

Joseph, OR 97846

County

Wallowa County

Type

Farms, Ranches, Residential Property, Horse Property

Latitude / Longitude

45.344011 / -117.133379

Taxes (Annually)

1246

Dwelling Square Feet

1863

Bedrooms / Bathrooms

3 / 1

Acreage

78.800

Price

\$675,000

Property Website

<https://www.landleader.com/property/joseph-or-78-8-acres-wallowa-oregon/65046>



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PROPERTY DESCRIPTION

Property Summary:

- 78.8 acres located 5.5 +- miles from Joseph, OR
- Irrigated with three water right certificates
- 1,863 square foot three bedroom, one bathroom home with partial basement
- Barn, garage, and multiple other outbuildings
- Secluded setting

Property Description:

Welcome to 66437 Lathrop Rd, also known as the Valley Place, located only 5.5+- miles from the highly desirable town of Joseph, OR. This 78.8+- acre irrigated property offers breathtaking scenery of the Wallowa Mountains in a secluded setting away from busy traffic. This is a great opportunity to have a productive farm in an amazing location.

The Valley place is comprised of 78.8 +- total acres covered under three water right certificates. The property is blended between 49.25 FSA acres of tillable cropland and the remainder in irrigated pasture and improvements. Access is from Lathrop Road, which is only shared with two other homes, and Dagget Lane which makes up the Eastern boundary. Irrigation water is delivered from a mainline pressurized by gravity and flood irrigation through open ditches (no irrigation equipment is included in the sale).

The property includes an 1,863 square foot home with a 336 square foot unfished basement. The home consists of three bedrooms, one bathroom, a mud room and built-in storage. Other improvements include a 1,344 square foot barn, detached 525 square foot garage and four other outbuildings. A small corral system connects to the barn. The improvements sit approximately .5 miles down a gravel road shared by only two other homes giving it a quiet location.

Joseph, OR is a small town only 5.5 +- miles from the property offering many activities throughout the year. Just past Joseph is Wallowa Lake which is known statewide for its size, beauty, and world record kokanee salmon. The surrounding area of Wallowa County offers what seems to be endless opportunities for social events, hunting, fishing, hiking, horseback riding, whitewater rafting, skiing and more. It is very difficult to find a better place to live.

Properties like this don't make it to market often. Don't let this opportunity pass by. Contact the listing agent for more information today

*Listing Agent must be present for all showings. DO NOT attempt to view this property without the Listing Agent present. All prospective buyers must be prequalified prior to entry.



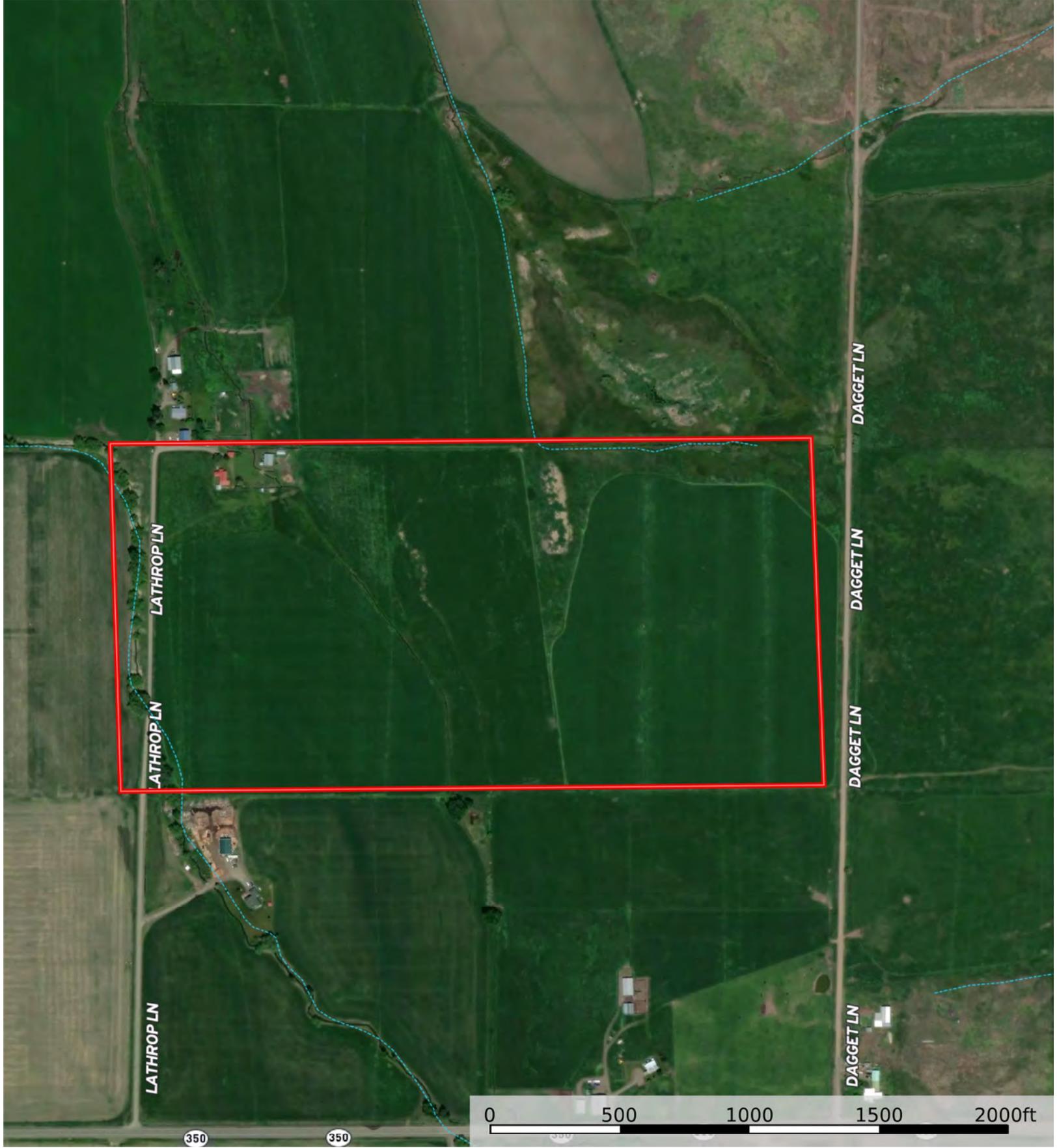
Joseph, OR 78.8+- Acres
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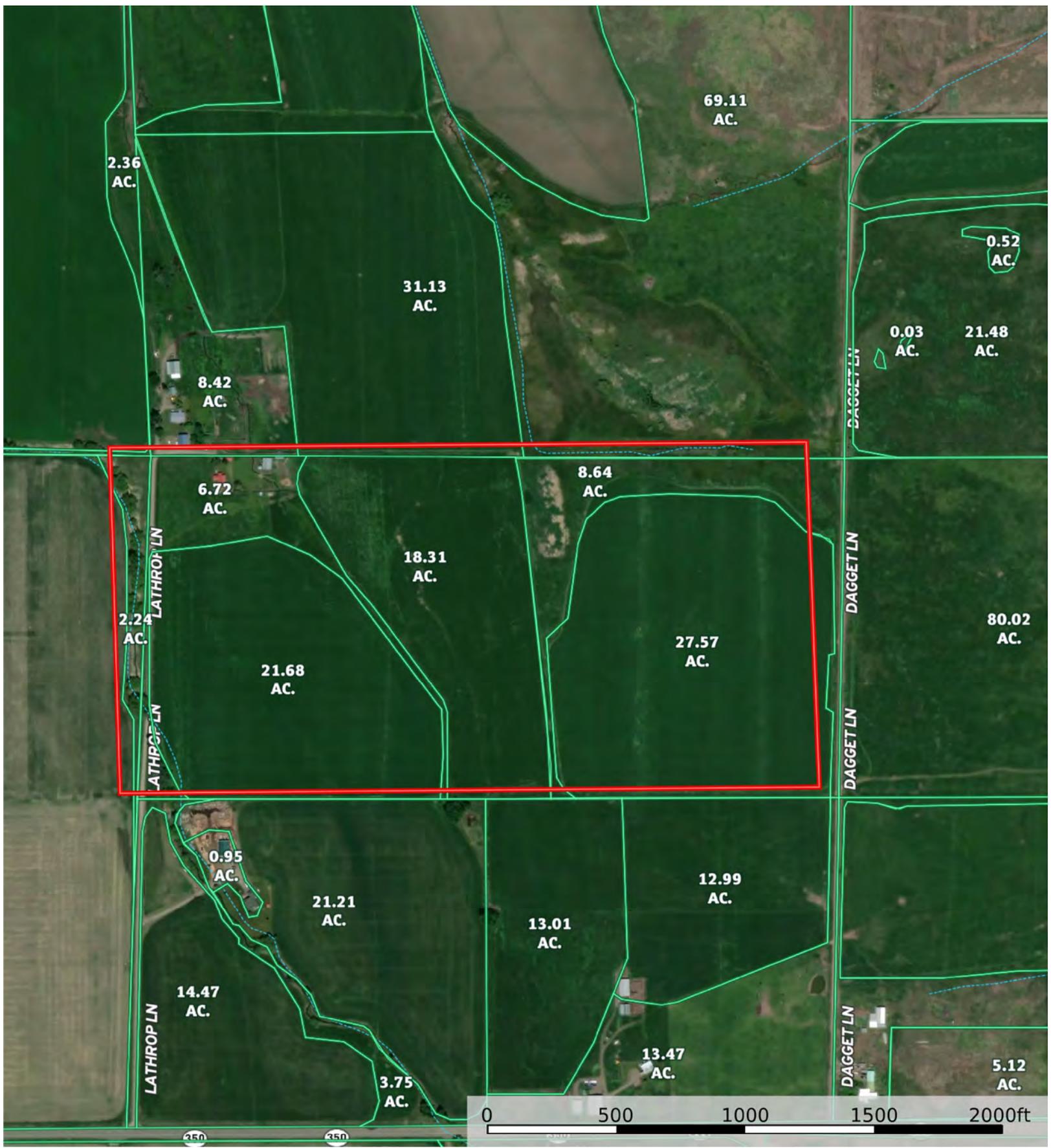
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Joseph, OR 78.8 Acres
Oregon, 78.8 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

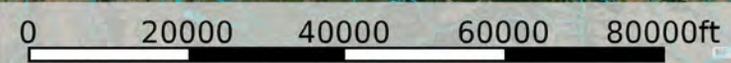
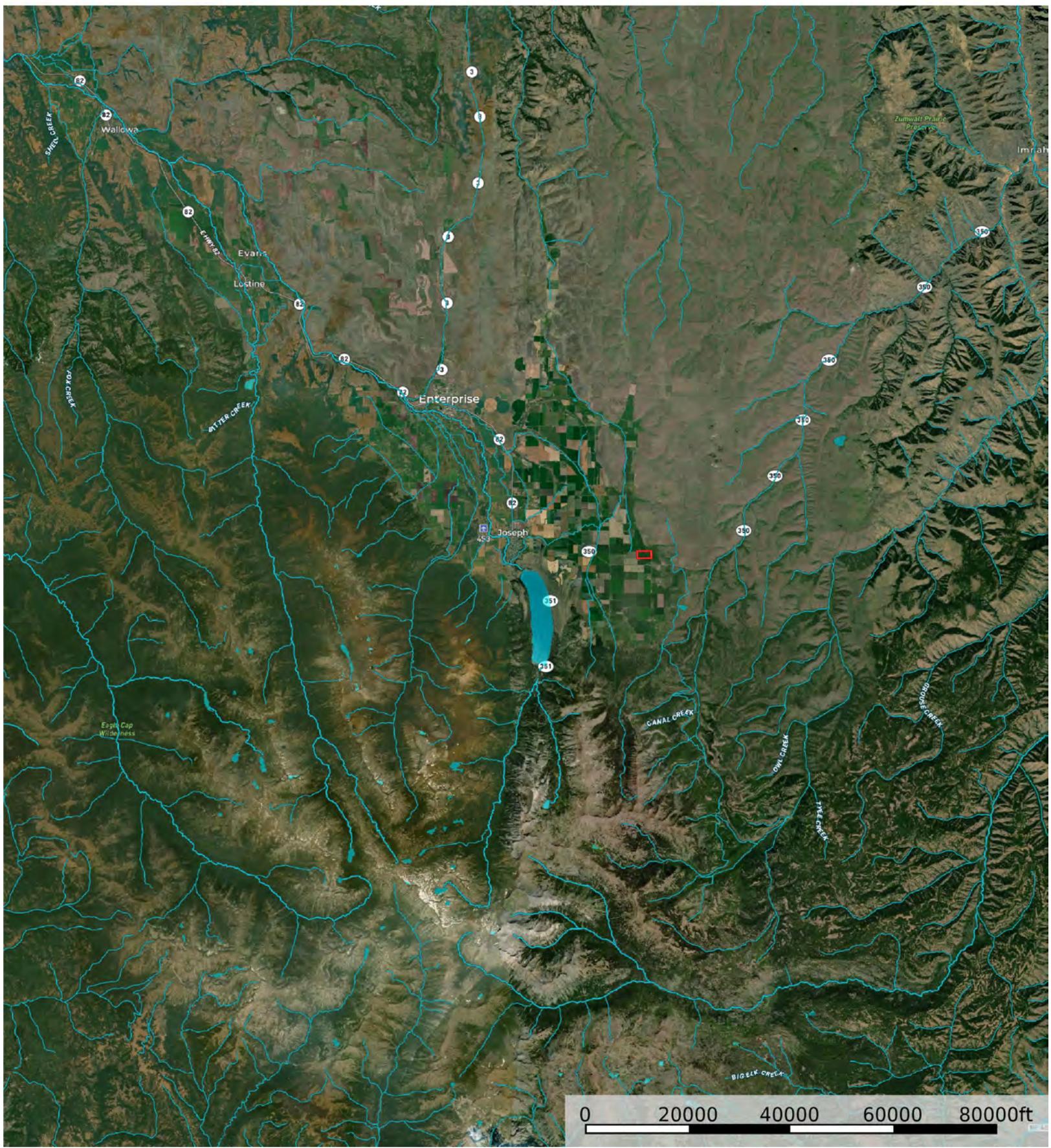
Joseph, OR 78.8 Acres
 Oregon, 78.8 AC +/-



-  Boundary
-  Stream, Intermittent
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Joseph, OR 78.8 Acres

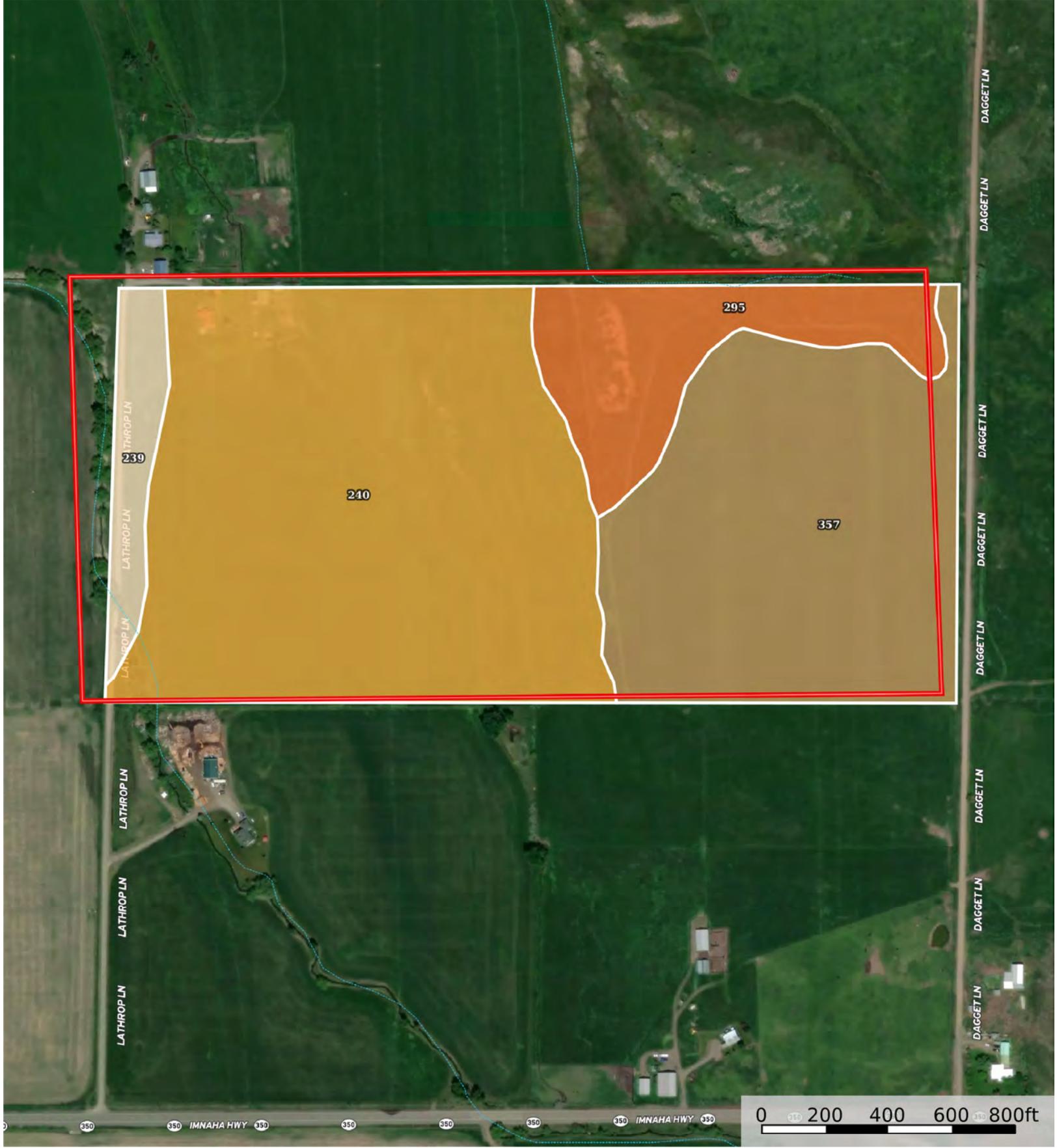
Oregon, 78.8 AC +/-



-  Boundary
-  Stream, Intermittent
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-  Water Body

Joseph, OR 78.8 Acres

Oregon, 78.8 AC +/-



- Boundary
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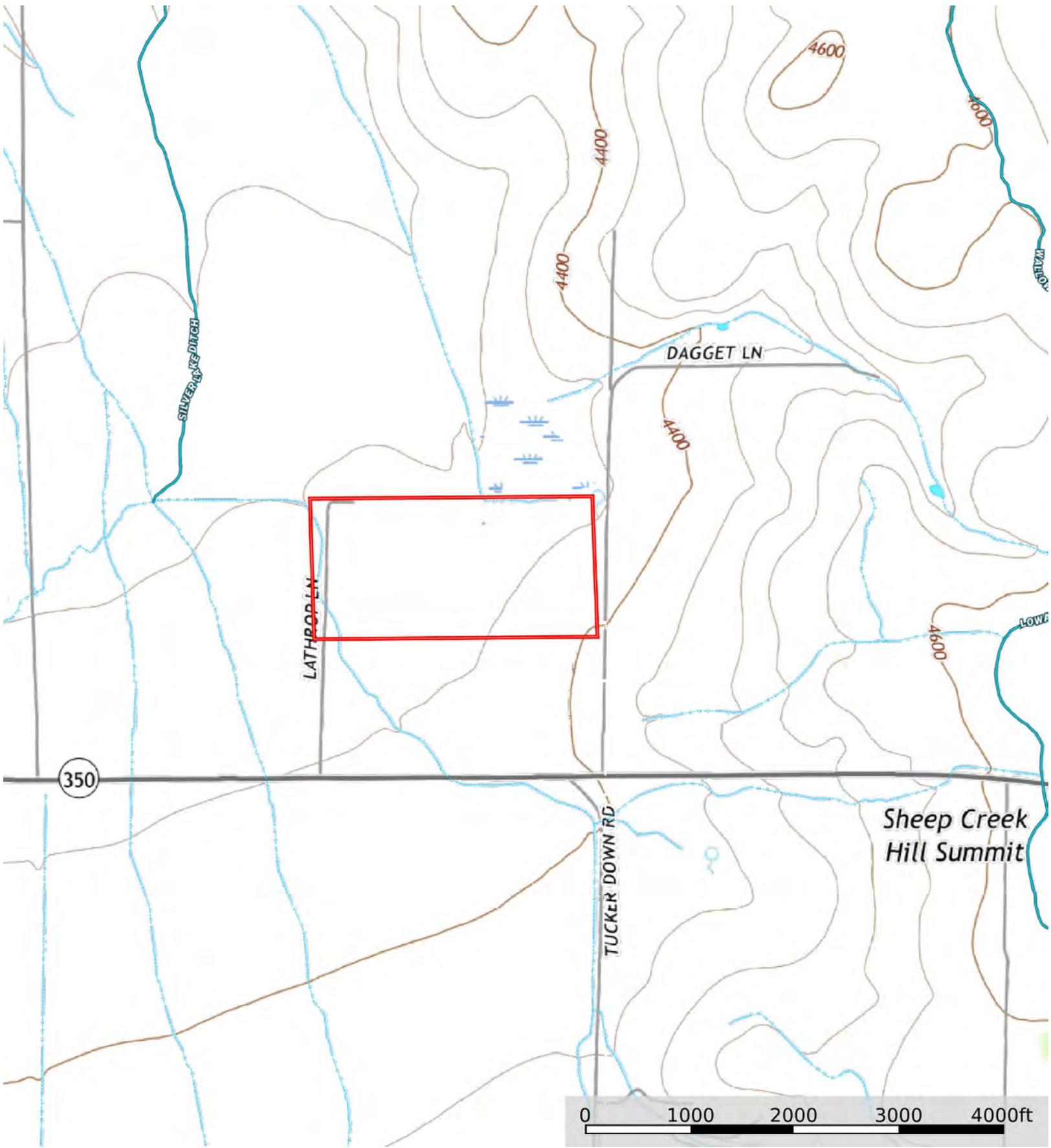
Boundary 81.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
240	Redmount silt loam, 0 to 3 percent slopes	40.97	50.52	0	26	3c
357	Zumwalt-Harlow complex, 2 to 8 percent slopes	26.87	33.14	0	19	4e
295	Sturgill silt loam, 0 to 2 percent slopes	9.69	11.95	0	18	4w
239	Reavis silt loam, 0 to 3 percent slopes	3.56	4.39	0	30	3c
TOTALS		81.09(*)	100%	-	22.9	3.45

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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Oregon, 78.8 AC +/-



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DISCLAIMERS

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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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