

# Chandler Grande Ronde Ranch

2,389.00 Acres | Union County, OR | \$2,950,000



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## Activities & Amenities

Borders Public Lands  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Stream/River  
Timber  
Wooded  
State Hunting Unit: 51

## Land Details

Address: TBD Nat'l Forest Dev Rd 3733,  
Elgin, Oregon 94904, USA  
Closest Town: Elgin  
Total Acres: 2,389.00  
Deeded Acres: 2,389.00  
Leased Acres: 0.00  
Zoning: Ag  
Elevation: 3,600'  
Topography: Sloped to Steep  
Vegetation: Timber  
Estimated Taxes: \$4,962.26 - 2023  
Source of lot size: Appraiser





### **Property Summary**

The 2389-acre Chandler Grande Ronde Ranch in Elgin, Oregon, is a testament to the blend of agriculture, forestry, and recreation. With its grazing capabilities, timber resources, natural water features, and proximity to the Umatilla National Forest, it offers endless opportunity.







## Land

Grazing and timbering have long been integral to the history of this ranch, shaping its landscape and character over the years. With grazing ground ideal for sheep and cattle, as well as stands of timber ready for harvesting, the property offers opportunities for agricultural and forestry. There is approximately 6-7 million board feet of timber on the ranch.

Scattered throughout the property are numerous small ponds that provide water sources for wildlife and livestock. Additionally, three perennial fish-bearing streams wind through the terrain. The joining of these larger drainages forms a distinctive landscape, featuring canyons and narrow ridgelines.

This ranch is an ideal recreational land tract, offering boundless opportunities for outdoor activities. Bordering the Umatilla National Forest, the ranch integrates with its surrounding wilderness, further expanding its recreational possibilities.

## Recreation

Union County, Oregon, located within the landscapes of the Blue Mountains and the Grande Ronde Valley, offers abundant outdoor recreation opportunities. The Wallowa-Whitman National Forest provides hiking trails and camping grounds, while the Grande Ronde River near Elgin is renowned for fishing. The Blue Mountains are popular for hunting, and much of this natural beauty is protected within the national forests of the region, including the Umatilla National Forest, Wallowa-Whitman National Forest, and Malheur National Forest. These public lands are managed for multiple uses, including recreation, timber harvesting, wildlife habitat conservation, and watershed protection.

Hunting opportunities in Union County offer a variety of game species. Because of the property's location with respect to the Grande Ronde Valley and the Blue Mountain Range, the area provides excellent habitat for wildlife throughout most of the year. Dominant big game use is from elk, black bear, bobcat, mountain lion, wolves and deer, upland game bird (quail / grouse / turkey) and birds of prey (hawks / owls) habitat is evident on the property.







## Agriculture

The Chandler Grande Ronde Ranch has been harvested for timber in the past. During the early 1970's the ranch was under timber contract with Boise Cascade. It was not until the later part of the '70's that timber management and harvesting was conducted via the owners. The last significant harvest occurred in the early 2000's in the southeast portion of the property. Across the ownership, the forest stands are relatively similar in age, between 30 and 70 years old with scattered trees between 80 to 120 years in age.

The property supports Douglas-fir, Ponderosa pine, White fir, Western larch, Englemann spruce, Western White pine, Black cottonwood, quaking aspen, Water birch, Western juniper and Lodgepole pine. Shrubs of note are Scouler willow, ocean-spray, Rocky Mountain maple, common snowberry, Red osier or dogwood and several wild rose species.







## Region & Climate

Elgin, Oregon, experiences a continental climate and is characterized by warm summers, cold winters with snowfall, and mild transitional seasons.

## Location

Elgin is a small city located in Union County, Oregon. It is situated in the northeastern part of the state, in the Grande Ronde Valley, near the foothills of the Blue Mountains. Historically, Elgin's economy has been tied to timber and agriculture. Logging and sawmills were major employers in the region. Agriculture, including farming and ranching, also play a significant role in the local economy.

The nearest urban amenities to Elgin, Oregon, can be found primarily in the nearby city of La Grande, which is approximately 25 miles southwest of Elgin. La Grande serves as the largest city in Union County and offers a range of urban amenities and services as well as the nearest major airport.

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## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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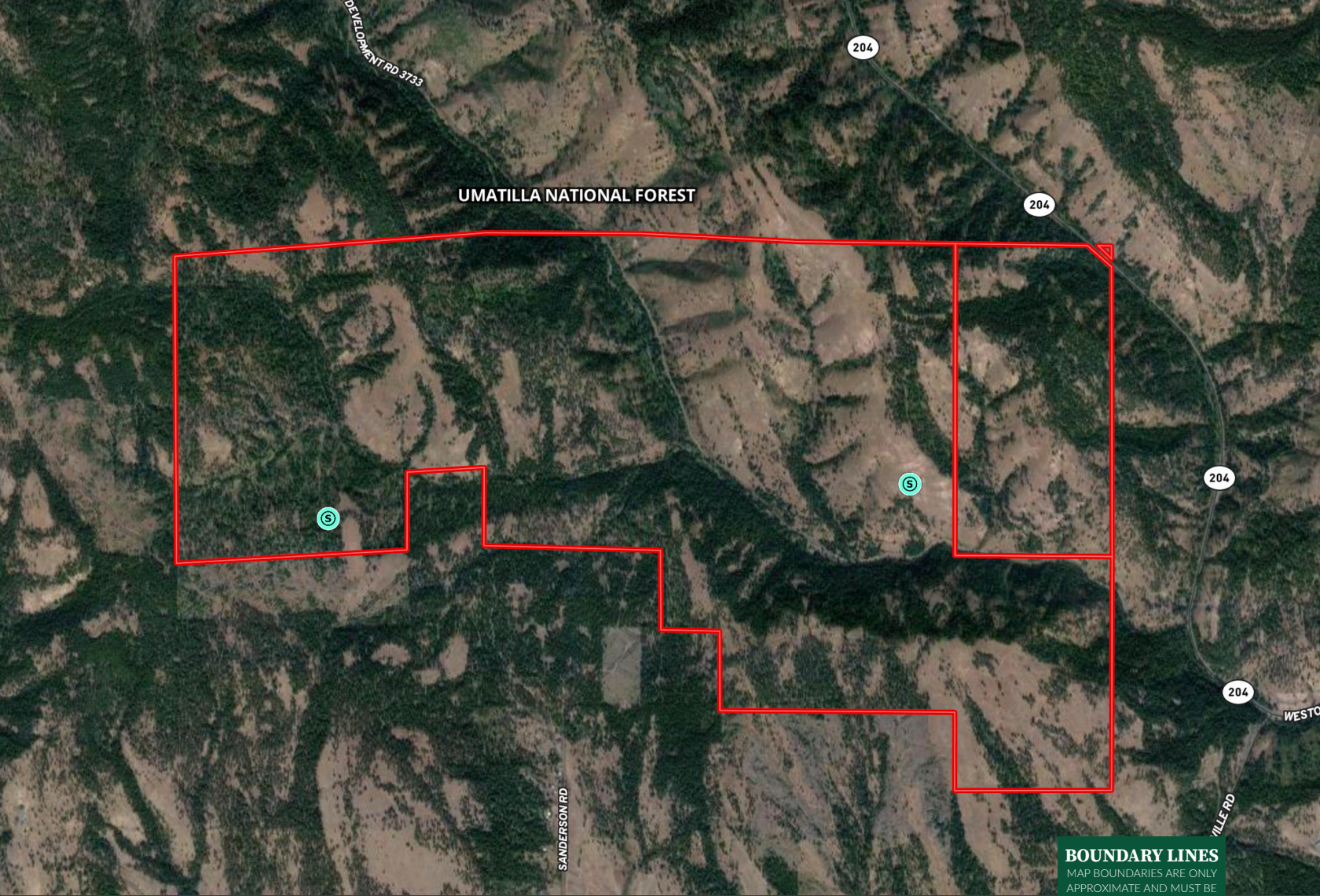
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*- RICK STEINER, SELLER/BUYER*

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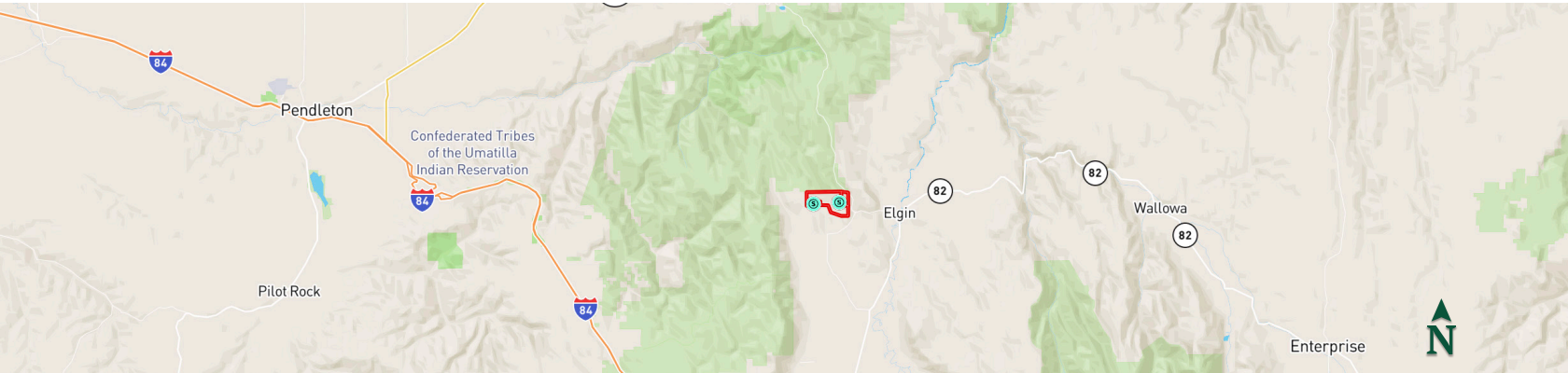






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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