



PUBLISHED RESERVE: \$150,000

LAST ASKING: First Time Offered

SIZE: 54± Acres

ELEVATION: 2,900± Feet

ZONING: Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 54± acre property is a former sawmill site, located within the City of Wallowa, along Highway 82 within northeast Oregon's Wallowa River Valley, 45 miles north of La Grande, Oregon, at I-84. There is an estimated 2,900 feet of Wallowa River waterfront and the property contains a 27,000 ± square foot, one-story wooden warehouse next to a log pond. The one-story wooden warehouse is 150 X 180 feet, with a 22 foot high ceiling height and had been used for the planing of lumber. There is a small office and restroom. The building is in need of repair. Use of the site as a lumber mill ceased in 1964, and in recent years the property has been used for storage of surplus lumber equipment in the warehouse. Additionally, the warehouse had been leased to a local drilling and trucking company. Currently, there are no leases on the property. Two softball fields, a restroom and concession stand -- called Kirk Jones Memorial Field -- are located on 10± acres of the property in the southwest section. It has been in use by Wallowa High School. Douglas Street, in the southeast section of the property, provides a secondary access to Highway 82.