

# Hooker Flat Ranch

607+/- Deeded Acres | 285+/- Acres of Water Rights



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# FOR SALE

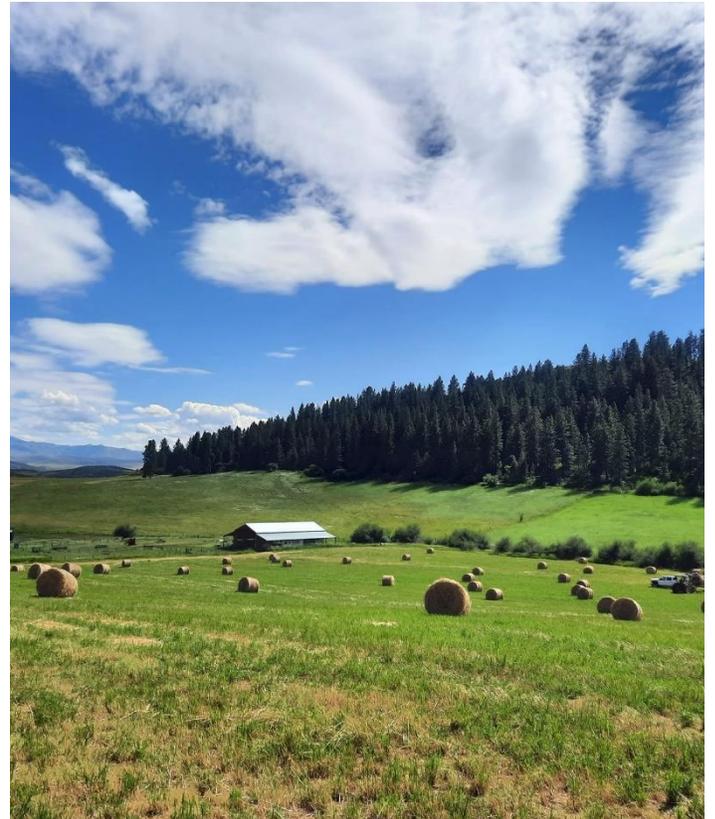


Welcome to Hooker Flat Ranch—a remarkable 607± acre ranch located just outside the charming mountain town of Halfway, Oregon. Nestled in a quiet, secluded valley with year-round access, the property is only minutes from the Snake River and the breathtaking Wallowa Mountains, and just two hours from Boise, Idaho. With 285± water-righted acres, the ranch is well-suited for hay and livestock operations. The gravity-fed irrigation system—requiring no pumping—delivers water from Fish Creek and Long Branch Creek across a network of pipes and ditches, feeding buried mainlines, risers, wheel lines, and flood irrigation zones. Separately fenced pastures, quality fencing, and a strong hay yield of 1.5 to 2 tons per acre (+/-) make the property both productive and well-managed.

The ranch includes a full set of functional improvements, including two homes, multiple outbuildings, hay storage, a Quonset shop, and a covered livestock handling facility with HiQual and Priefert equipment. The main home, built in 1983, offers over 3,000± square feet of well-maintained living space with 3 bedrooms and 2 bathrooms. Features include a sunroom, updated kitchen with stainless steel farm sink and epoxy countertops, a large walk-in pantry, and a cozy living area with French doors leading to a covered patio. The custom rockwork patio includes a built-in BBQ and takes full advantage of sweeping views of the mountains and ranch below. A wood-burning furnace with a 24-inch by 4-foot firebox heats both the home and water system, with an electric backup for convenience.

The northern section of the ranch offers incredible natural beauty, where Fish Creek meanders through a tree-lined mountain meadow surrounded by 135± acres of healthy, well-managed timber. This area supports abundant wildlife, including elk, deer, antelope, turkey, eagles, hawks, and songbirds, while still offering the privacy and tranquility of a true wilderness retreat. Hooker Flat Ranch is a rare find—combining functionality, beauty, seclusion, and accessibility in one of Eastern Oregon’s most scenic and productive landscapes.

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.







### Main House

The main home on Hooker Flat Ranch is a beautifully maintained, two-story residence built in 1983, offering approximately 3,053± square feet of comfortable living space. The home features 3 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and en-suite bath. Interior highlights include updated cortex vinyl flooring, new paint

throughout, a bright sunroom with large picture windows, and a beautifully updated kitchen with stainless steel farm sink, epoxy countertops, and a large walk-in pantry. A wood-burning furnace with a 24-inch by 4-foot firebox provides long-lasting heat and also warms the home's water system, with an electric backup for convenience. French doors off the living room open to a covered back patio with custom rockwork, iron detailing, and a built-in BBQ—perfect for enjoying the sweeping views of the surrounding mountains and ranch.







## Second Home

The second residence on the property is a well-kept 1979 double-wide manufactured home offering approximately 1,008 square feet of comfortable living space. The home includes 2 bedrooms, 1 bathroom, a spacious living area, and an open kitchen concept, a tile backsplash, and French doors leading to a side deck. Interior updates include new paint, vinyl flooring, tongue-and-groove wood accents, and blued pine trim. A covered front porch with Trex decking provides a pleasant outdoor space overlooking the ranch. Heated by a cadet wall unit and wood stove, this home is ideal for guests, extended family, or ranch help— all major appliances included.





### **Remaining Improvements**

The Hooker Flat Ranch is well-improved with functional infrastructure, including a 26' x 30' enclosed shop with power, workbenches, and direct access to a 50' x 30' covered equipment parking area. Additional buildings include a 150-ton hay storage structure, 30' x 30' Quonset with concrete floor, combination tack room and livestock shelter, and covered cattle working facility with HiQual and Priefert equipment.

The gravity-fed irrigation system draws from Fish Creek and Long Branch Creek, distributing water through a network of pipes, ditches, and risers to irrigate up to 285 acres under state water rights. Good perimeter and cross fencing, along with all-weather gravel and well-maintained dirt roads, provide excellent livestock management and year-round access throughout the ranch.







### **Recreation**

Hooker Flat Ranch backs up against public lands and offers exceptional year-round outdoor recreation. Located near the Snake River and just a short drive from the Wallowa Mountains and Eagle Cap Wilderness, the region is ideal for hiking, horseback riding, camping, and world-class big game hunting. The ranch itself attracts abundant wildlife—including elk, deer, antelope and upland birds—making it a natural extension of the surrounding recreational landscape.



Fishing, boating, and water sports are easily accessible at nearby Hells Canyon and Brownlee Reservoir, while snowmobiling and backcountry skiing are popular in the nearby Wallowas during the winter months. Whether you're an avid hunter, angler, or simply enjoy exploring the rugged beauty of Eastern Oregon, the ranch offers direct access to some of the state's most scenic and diverse



## Irrigation

There Hooker Flat Ranch features a highly efficient and low-maintenance gravity-fed irrigation system that draws from two near year-round water sources—Fish Creek and Long Branch Creek. With certified water rights from the State of Oregon covering approximately 285 acres, water is delivered through a combination of closed pipelines, open ditches, and buried mainlines that feed risers, wheel lines, and areas of flood and sub-irrigation—eliminating the need for any pumping. A small holding structure and diversion point strategically distribute water throughout the ranch, supporting a productive mix of native pasture and mixed grass/alfalfa fields.



These pastures are managed through careful rotation and field maintenance to avoid overgrazing and optimizing both forage quality and yield. Hay production on the irrigated ground consistently averages between 1.5 to 2 tons per acre (+/-), making the operation well-suited for supporting cattle through winter. This efficient and sustainable system ensures reliable forage production while preserving the long-term health of the land.



### **Surrounding Area**

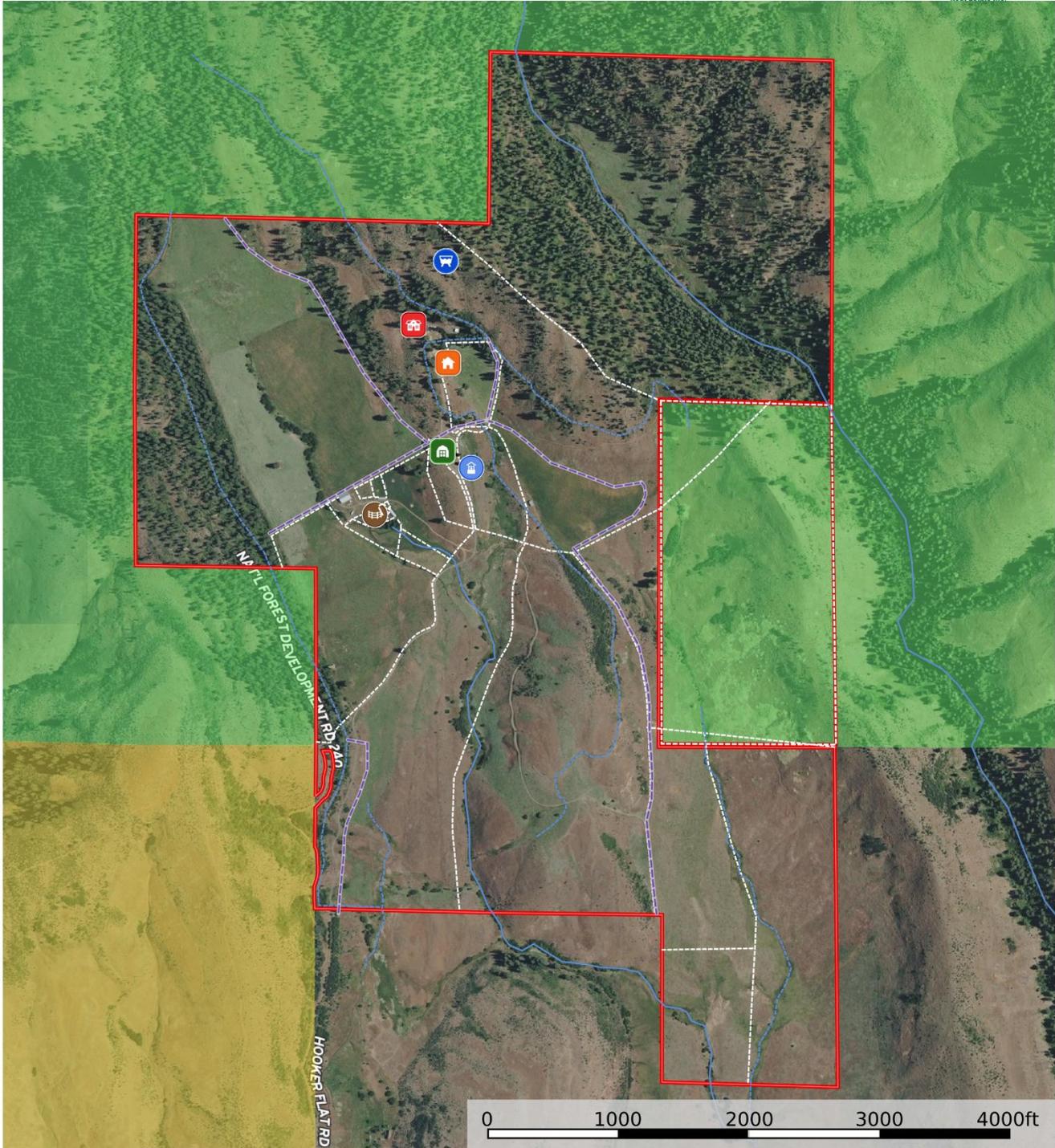
With The ranch is located just outside of Halfway, a charming rural community known for its friendly atmosphere, local events, and access to outdoor adventure in the Wallowa Mountains and Hells Canyon. Nearby Baker City offers full services, a vibrant historic downtown, and a strong connection to Eastern Oregon's ranching heritage.

This region is rich in history, with the Oregon Trail running directly through the Baker Valley and preserved landmarks and interpretive sites throughout the area. The landscape blends deep cultural roots with stunning natural beauty, making it a unique and enriching place to live, work, and explore.





**Hooker Flat Ranch - Halfway OR**  
 Baker County, Oregon, AC +/-



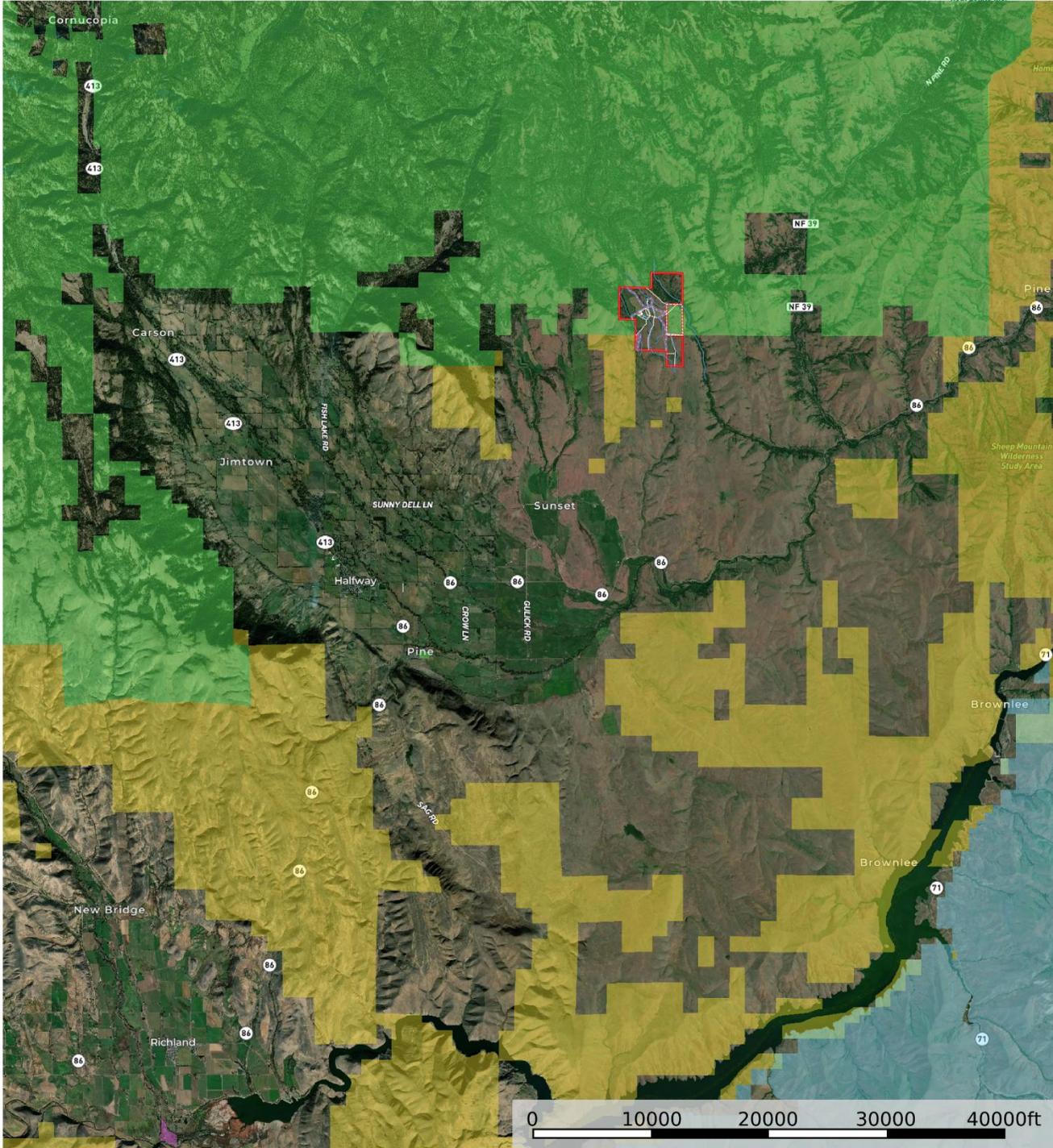
- |          |                    |                |            |                   |               |               |          |                  |       |
|----------|--------------------|----------------|------------|-------------------|---------------|---------------|----------|------------------|-------|
| Well     | Water Storage Tank | Pens           | Shop       | House             | Main House    | River / Creek | Pipeline | Irrigation Ditch | Fence |
| Boundary | Boundary           | Forest Service | State Land | Fish and Wildlife | National Park | Other         | BLM      | Local Government |       |

United County Jett Blackburn Real Estate (map for illustration purposes only)  
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**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



**Hooker Flat Ranch - Halfway OR**  
 Baker County, Oregon, AC +/-



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**ADDRESS:** 48247 Hooker Flat Road, Halfway OR 97834

**LEGAL:** T7S, R47W, W.M. Sec 19 & 30, Tax Lots 500 & 600

**ACREAGE:** 607.8 acres (+/-) deeded

- Permitted Water Rights: 285 acres (+/-)
- Pasture: 322.8 acres (+/-)
- Federal: 75 acres (+/-)
- Improvements: 9 acres (+/-)

**TAXES:** Tax Lot 500 \$350.47 (2024-2025 tax year) Exclusive Farm Use  
Tax Lot 600 \$4,581.14 (2024-2025 tax year) Exclusive Farm Use

**Main Home**

**YEAR BUILT:** 1983

**SQ. FT.:** 3,053 sqft (+/-); two story home with garage

**HEAT/COOL:** Wood burning furnace, pellet stove, electric forced air; no cooling system

The wood-burning furnace system features a large firebox with a 24-inch opening and a 4-foot depth, allowing the owner to load large pieces of wood and maintain a fire for approximately 24 hours. This system also heats the property's water tanks, with an electric backup available when needed

**LIVINGROOM:** Located off the dining room area and covered back patio; cortex vinyl flooring, new paint, raised ceiling, large double pane picture window overlooking main entry and acreage, built in wood cabinets, recessed lighting, French doors leading to patio

**DINING AREA:** Located off the living room, kitchen, and sunroom room areas; cortex vinyl flooring, new paint, raised ceiling, crown molding, custom lighting; access to sunroom overlooking the front yard and acreage

**SUNROOM:** Located off the dining area and kitchen with access to the front door; tile flooring, raised ceiling, large picture windows. This is an enjoyable space overlooking the front yard and acreage

**KITCHEN:** Open to the sunroom with access door to garage; cortex vinyl flooring, new paint, raised ceiling, painted wood cabinets with updated hardware, stainless steal farm sink, rock backsplash, epoxy countertops, crown molding, window overlooking the entry, good lighting, large butler pantry for ample shelving and storage



**APPLIANCES:** Refrigerator, dishwasher, electric range/stovetop, washer, and electric dryer, stand up freezer; all in good condition

**BEDROOMS:** 3 bedrooms

- One bedroom on the first floor and two bedrooms on the second floor
- Main bedroom – located on the second floor; large room with walk-in closet and traditional closet spaces, carpet flooring, new paint, ceiling fan with light, and en-suite bathroom which hosts cortex vinyl flooring, single sink vanity with tile countertop, linen cabinet, light/fan, easy step-in shower
- Bedrooms 2 & 3 – one room located on first floor and second room on the second floor; each room has cortex vinyl flooring, nice-sized or oversized closet spaces, new paint, updated lighting

**BATHROOMS:** 2 bathrooms

- Main bedroom en-suite bathroom (described above)
- Hallway guest bathroom – linoleum floor, single sink vanity with tile countertop, tub/shower combo

**LAUNDRY:** Separate room located off the kitchen; linoleum flooring, electric washer and dryer hookups, storage cabinets

**STORAGE:** Located on the second floor; tiling flooring, area used as storage area. No windows or closet space

**FRONT PATIO:** Located on the front of the home with access to the front door overlooking acreage; decorative stone, not covered

**BACK PATIO:** Located on the south side of the home with access to the living room; the covered patio hosts decorative rock flooring, is self-supported with post/pier construction, custom rock and iron work, built in BBQ. This is an enjoyable space overlooking the mountains and acreage

**GARAGE:** Smaller two car garage space, concrete floor, electric door opener (not functional), walk door to front yard area, farm sink with storage; the area hosts the electric furnace, two water tanks, and attic access

**ROOF:** Metal; good condition

**SIDING:** Wood; good condition with newer paint

**WINDOWS:** Double pane storm windows



**FOUNDATION:** Concrete; good condition

**OTHER:** New interior paint throughout the home  
9 ft ceilings on first floor  
2X6 interior wall construction  
The home is very well-kept

**Manufactured Home**

**YEAR BUILT:** 1979 – Double-wide manufactured home

**SQ. FT.:** 1,008 sqft (+/-)

**HEAT/COOL:** Cadet wall heater, wood stove

**LIVINGROOM:** Located off the kitchen and dining area; vinyl flooring, new paint, raised ceilings, blued pine molding, large double pane picture window overlooking main entry and acreage; area hosts covered front porch and main entry

**KITCHEN:** Open to the dining and side deck areas; vinyl flooring, painted wood cabinets, Formica countertop, tile backsplash, corrugated steel wainscoting, window overlooking the back area, French doors leading to side deck, good lighting

**APPLIANCES:** Refrigerator, dishwasher, electric range/stovetop, washer, and electric dryer; all in good condition

**BEDROOMS:** 2 bedrooms

- Two bedrooms have vinyl flooring, new paint, tongue and groove accent walls, closet spaces, and double-pane storm window

**BATHROOMS:** 1 bathroom – linoleum floor, single sink vanity with wood cabinet and Formica countertop, shower, light with fan

**FRONT PORCH:** Covered front door area, Trex decking, self-supported, wood decking and rails with custom accents. Very pleasant area overlooking acreage

**ROOF:** Metal; good condition

**SIDING:** Wood; good condition with newer wood stain

**WINDOWS:** Double pane storm windows

**FOUNDATION:** Post and pier



**OTHER:**

New interior paint throughout the home  
Newer exterior siding and stain  
New door trim and moldings  
The property is very well-kept

**Shop/Hay Storage/Outbuildings/Pastures**

**OUTBUILDINGS:**

Shop/Covered Parking (Shop: 26ftX30ft / 800 sqft +/-; Covered Parking: 50ftX30ft / 1500 sqft +/-) – two large primary areas with the shop having a concrete floor and closable doors, the covered parking area is three-sided and dirt floor; wood frame and post and pole building, walk door between shop and covered parking, 110 and 220 power, built-in storage and work benches, standpipe water. This is a workable space that allows for parking large vehicles inside and/or undercover

Quonset Building (30ftX30ft / 750sqft +/-) – metal building with concrete floor, closable garage door, walk door, built in shelving, separate storage space built inside the building; no power or water at the building

Covered Hay Storage (60ftX80ft / 4800 sqft +/-) – post and pole construction, metal roof, dirt floor, center storage area with covered wings (included in the square footage); 150 tons (+/-) of hay storage capacity

Tack Room/Livestock Cover (Tack Room: 15ftX15ft / 375 sqft +/-; Livestock Cover: 15ftX45ft / 675 sqft +/-) – two primary areas with the tack room having a concrete floor and closable doors and the livestock cover being three-sided and dirt floor; post and pole construction, metal room, power

Covered Cattle Handling Facility (20ftX75ft / 1500 sqft +/-) – post and pole construction with metal roof, all sides open; the structure covers a HiQual cattle working system that includes squeeze tub, adjustable leadup ally, and preg cage connected to a Priefert manual squeeze chute

Firewood Storage – a separate enclosed area is constructed on the north side of the main home used for small equipment and firewood storage

**FENCING:**

Good perimeter barbed wire fencing. Fencing around the main pastures is also a combination of barbed wire and stacked pole fences.

**ROADS:**

Primary roads are good all-weather gravel; secondary routes are two-track dirt road in good condition. Good access throughout the property

**PASTURES:**

The property includes separately fenced areas of native grasses and mixed grass/alfalfa. Pasture and irrigation water is supplied by the irrigation system and creek water that runs through the property. These meadows and



pastures are in good, productive condition thanks to active management practices designed to support both hay production and livestock grazing while preventing overgrazing.

Hay production on the pastures yields 1.5 to 2 tons per acre (+/-)

The ranch includes over 135 acres of timber, featuring a mix of ponderosa pine, mountain mahogany, aspen, and willow trees. The northern portion of the property feels like a world of its own, with Fish Creek meandering through a tree-lined mountain meadow. The timber has been actively managed, including a recent thinning project completed by the owners to reduce wildfire risk and promote forest health.

**IRRIGATION:**

Fish Creek and Long Branch Creek provide a near year-round water source across the property. State of Oregon water rights authorize irrigation for up to 285 acres.

A small holding structure and diversion point allow the owner to gravity-feed water—without the need for pumps—through a combination of closed pipes and open ditches. This system supplies a buried mainline with feeder lines and risers that serve wheel lines and areas of sub-irrigation or flood irrigation.

Certificate #	Permit #	Type	Acres	Priority Date
11290	8603	Primary	226.5	June 6, 1928
10339		Primary	56.7	1908
28768	19673	Primary	1.8	June 7, 1950
<b>Total: 285 acres permitted</b>				

**WILDLIFE:**

The property is home to a wide variety of wildlife, including large populations of elk, as well as deer, antelope, turkey, chukar, eagles, hawks, and numerous songbirds. While predators such as wolves and cougars are present in the area, they have not posed significant challenges to the current owner’s livestock management.

**WELLS:**

2 domestic/livestock wells

- House Well with Cistern – 400 feet deep, 15 gal/min (+/-) – this well is connected to a 1000 gal cistern tank installed west of the main home. The system has two alarms which notify the owner if the tank is filling and/or if the pump is not operating
- Livestock/Yard Well – 200 feet deep, 15 gal/min (+/-)

**POWER:**

Idaho Power



**United Country Jett Blackburn Real Estate**

Jett Blackburn Real Estate Inc. is an independently owned and operated brokerage, proudly affiliated with United Country Real Estate. Originally established in 1960, Jett Blackburn Real Estate remains the longest-standing real estate firm in the region, with a strong reputation for specializing in the sale of farms, ranches, hunting properties, recreational land, and rural homes. As of 2025, Curt Blackburn continues to lead the company as owner and principal broker, carrying on a legacy of trusted service and deep market knowledge in Eastern Oregon.

United Country Real Estate is a national franchise-based real estate marketing company that has been a leader in the rural and lifestyle property market for over 95 years. Primarily focused on recreational, agricultural, and ranch properties. Their success is driven by a robust and targeted marketing platform that includes national advertising, specialty websites, and strategic partnerships. Key exposure channels include Land & Farm, Lands of America, Capital Press, Western Livestock Journal, Farm & Ranch, Lands.com, and more. United Country is also partnered with Realtree United Country Hunting Properties and UC Ranch Properties, providing an unmatched network for buyers and sellers of high-value land and lifestyle assets.

**Presented By**



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