



Agent FullResidential

\$1,700,0000 bd | 1 / 0 ba | 4240 sqft

53578 Big Sky Lane Prairie City, OR 97869

Unit #:Condo Loc:

Status: ActiveDOM: 435

List Date: 5/18/2024Acres: 640

Year Built: 2012 ResaleMLS#: 24559972

XST/Dir: Hwy 395 to Old Bates Rd -to Big Sky

Ln/private road easement behind locked gate

Video: [Virtual Tour #1](#)

7/27/2025 12:36PM

ShowHrs:  
Occ: Owner  
Show: 24 Hour Notice, Appointment Only, Call Seller's Agent  
LB/Loc/Cmb: CALL  
Offer/Nego: Call Seller's Agent  
AG: Julie Mansfield-Smith  
AG Ph: [541-519-6891](tel:541-519-6891)  
AG Cell/Text:  
CoAgent:  
CoPh:

**Private:** Buyer to provide prequalification before viewing. Broker to be present at all showings. Behind locked gate. Appt. only.  
Last Updated: 5/20/2024 6:37:05 AM

**Public:** This breathtaking 640 ac. of sheer beauty with awe inspiring, stunning views simply beckons for your new home to be built! Borders 1 mile of Malheur National Forest, nestled in a high valley near the Strawberry Mountains above Prairie City. This is a picturesque, rural community where recreational opportunities meet natural amenities. The 2800 sq ft shop includes a 40-x72 work area on concrete floor & 1360 sq ft on upper loft with 3 rooms. Features walk in tile shower, 2 bathrooms, mud & laundry room, cooking area, 2 septs, prolific domestic well, wood and electric heat. This is perfect for entertaining and equally suited for a year round getaway. Ideally situated amidst forest, pasture, ponds and creek, the thoughtful design embraces the rugged landscape while providing the utmost in comfort. Deer, elk, bear, coyote, turkey and more call this large piece of paradise home. The ranch is fenced/x-fenced. This offers a unique outdoor lifestyle with an emphasis on year round recreation surrounded by nature. Enjoy this ambiance with the convenience of small town amenities just minutes away. Launch your watercraft from the floating dock where plenty of trout await or take the zipline across the pond that features solar aeriators. Relax on dock with view of waterfall from the gazebo. Snowmobile or cross country ski on this retreat that provides a unique sense of place where you can be one with nature. Secluded with pristine, natural woods and a multitude of existing access roads to all corners of property. This fishing & hunting ranch is on one mile of year-round Dans Creek with 2 private access easements plus LOP tags in Beulah Unit. Enjoy the fully covered pistol & rifle range with targets set up in a pristine outdoor paradise. This park like setting has good timber management thinning in cooperation with NRSC. Cell service & satellite available. Behind locked gate with end of the road seclusion and out the gate access to extensive public lands.Elevation is 4600-4800.  
Last Updated: 5/21/2024 5:18:31 PM

Property Details:

Property Type: Attached	Legal: T12SR34E WM TL 1703	Lot/Land Lease/Rent	PDF Doc(s): 5
County: Grant	SECTION 34	Payment: /	Open House:
Nhood/Bldg:	Tax ID: 12S341703	Lot/Land Lease: No	Upcoming Open House:
Area: 410	Warranty:	Lot Size: 200+ Acres	Broker Tour:
Zoning: PF	Seller Disc: Disclosure	Lot Dimensions:	Upcoming Broker Tour:
Elementary: Prairie City	Other Disc:	Lot Desc: Bluff, Merchantable	
Middle: Prairie City	List Type: Exclusive Right to Sell	Timber, Pasture, Pond, Private	
High: Prairie City	Limited Representation: No	Road, Secluded	
Internet: Yes	Style: Loft, Studio	View: Creek/Stream,	
Address: Yes	Opportunity Zone:	Mountain(s), Pond	
No Blog:	Short Term Rental Allowed:	Waterfront: Creek, Lake	
No AVM:	Floor #:	Body Water: Dans Creek/Fish	
		Pond	
		CC&R:	
		55+ w/Affidavit Y/N: No	

Residence Information:

Upper SQFT: 1360	Fireplaces: / Stove, Wood Burning	Roof: Metal	Foundation: Concrete
Main SQFT: 2880	Green Cert:	Parking: Driveway, RV Access/Parking	Perimeter, Slab
Lower SQFT: 0	Energy Eff. Report:	Garage: 0 / Attached	Basement:
Total SQFT: 4240	Exterior: Metal Siding	RV Description: RV Hookup, RV Parking, RV/Boat Storage	Road Surface: Gravel
Total Up/Main: 4240			Unreinforced Masonry Building:
Additional SQFT:			
Levels: 2			
SFSrc: Assessor			

Approximate Room Sizes and Descriptions:

Great:	M			
Living:	U			
Kitchen:	M			
Dining:	M			
Family:	U			
Baths - Full/Part	Upper Level: 0/0	Main Level: 1/0	Lower Level: 0/0	Total Baths: 1/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator		
Interior: Concrete Floor, Laundry, Tile Floor, Washer/Dryer		
Exterior: Covered Patio, Dock, Fenced, Fire Pit, Gazebo, Patio, Private Road, RV Hookup, RV Parking, RV/Boat Storage, Cross Fenced		
Accessibility:		
Security: Unknown		
Internet: Satellite		
Windows:		
Cool: Other	Heat: Wall Heater, Wood Stove	Fuel: Electricity, Wood Burning
Water: Well	Sewer: Septic Tank	Hot Water: Electricity

Financial:

Property Tax/Yr\$4,099.39 2024	Spcl Asmt Balance:	Tax Deferral:Yes,	Short Sale:No
HOA:No	Dues:		\$ Pre-Approv:
Escrow Pref:		Other Dues:	3rd Party:No
Terms:Cash			Bank Owned/Real Estate
Assumable Interest Rate:			Owned:No
Assumable Remaining Months Ending:			Rent, If Rented:
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith	Agent Lic: 950300098	Agent Ph: 541-519-6891	Agent Cell:	SAID: SMITHJUL
Email(s) Agent: cuppercreeklandco@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Cupper Creek Land Company LLC	Office Lic: 201214553	Office Ph: 541-934-2946	Agent Ext:	Fax:
BRCD: 9CCL01	Owner Perm. Resid: No	FIRPTA: No		
Owner(s): NETTINGA, ROBERT J. (TRUSTEE)	Tenant/Other:	Contact1:		
Tran: 7/27/2025	Exp: 12/31/2025	Contact2:		
Poss:				

Comparable Information:

Original Price: \$1,999,999

