



Blue Heron Hideaway



Property Details:

Price : \$450,000

Acreage : 17

Address : 27781 Blue Heron Road
(AKA Damon Rd)

City : John Day

State : Oregon

County : Grant

Zip Code : 97845

MOPLS ID : 64510

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SALE PENDING! Breathtaking views of Canyon and Aldrich Mountain ranges set a beautiful backdrop to the serenity that awaits in and outside this sweet, simple, humble abode.

This cozy 2/ 2 custom designed home was completely restored in 2022 with numerous upgrades throughout. The sun fills this dwelling with warmth and light, bringing the colors of the outside in with the new double pane windows to view nature at its best. The artistically brushed abstract of color on concrete flooring throughout compliment the open floor plan of living, dining and kitchen space. This haven features an island with a double sink, hickory cabinets, easy pull out doors and Formica counter tops. Refrigerator included. No range. There is a wood stove for heat along with mini splits for added heat and air conditioning. Both bathrooms have showers (no tubs) with a new hot water heater. Large wall to wall pantry lines both sides of the hallway for extra added storage space. Master bedroom offers walk in closet and attached bathroom.

The outside offers simple, elegant landscaping with native grasses, rock accents and garden area. Open Hardy Plank deck offers lots of space to sit and sunbathe or enjoy the views or relax in the shade under the covered porch. There are two covered porches, one on the east side of the house and one on the west side of the house. The east side has a enclosed area for storage.

The adjoining private landowners offer a peaceful and scenic entry and views of green pasture and irrigated hay land.

10 GPM well is very sufficient along with 13 acres irrigated pasture or hay fields with water rights and easement to and from the John Day River. 10 HP pump and handline included. Property was last seeded 3 years ago

into grass/alfalfa mix. Seller reports two cuttings are average when last production was harvested in 2021 .The balance of 4 acres of dryland pasture can house a horse or 4 H project.

There are level areas to park an RV or construct additional outbuildings. Small carport plus storage area with concrete flooring. There is new cement lap exterior siding along with a new metal roof plus new electrical throughout the home. Septic system has DEQ approval. Property has been surveyed and is fenced and cross-fenced. Septic system installed with DEQ approval. There is an attached small carport with storage area and laundry room where a dryer is included.

There is a bridge to access property across the John Day River on the graveled easement road with access to the property off Highway 26. This gem is conveniently located between Mt Vernon and the city of John Day, less than a 10-minute drive either direction and about 3000 elevation. This quaint and cozy offering is vacant and move in ready.

This one of a kind holding is located in rural Grant County, with a population roughly 7200. This scenic paradise is approximately 150 miles from Bend, 270 miles from Portland or 250 miles from Boise, Idaho. This area is well known for its attraction to recreation, hunting, fishing and beautiful high desert mountain landscape that ranges from 2000 to 9000 elevation.


Enjoy wildlife viewing, hear echos of nature calling, enjoy star gazing along with the beauty of mellow sunrises and crimson sunsets along the skyline of the mountain outcroppings. A gentle and serene setting is waiting for your arrival. This is an extremely rare find in residential real estate and hard to come by with all the amenities offered, witnessing nature at its best. This would make a great vacation rental home, full time residence or weekend retreat.

Current taxes are \$2267 with seller in deferred tax with Veteran Discount. Buyer to verify potential changes in tax amount. Zoned EFU. Call today for a private showing.

Buyers Broker must be present and provide prequalification before viewing.

Photos compliments of Anita Monchamp (Boethin) and Sue Stovall Photography.

Drone footage provided by Final Approach Drone Videography, Cliff Smith, FAA Licensed Drone Pilot

17 Acres Grant County GPS 44.424508 X -119.032752		Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 jmsmith@mossyoakproperties.com	Mossy Oak Properties Cupper Creek Land Company www.cuppercreeklandcompany.com
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