



## 160 Acres Timberland on Camas Creek



### Property Details:

Price : \$235,000

Acreage : 160

Address : 39013 S Hwy 395

State : OR

County : Umatilla

Zip Code : 97880

MOPLS ID : 34453

Click [here](#) to go directly to the 160 Acres Timberland on Camas Creek

Unique offering at the confluence of North Fork John Day River at Camas Creek in Umatilla County. Great hunting and recreational retreat borders Umatilla National Forest. This lightly timbered holding includes an older homestead (needs TLC) located on Hwy 395 and North Fork John Day River Rd in Ukiah, OR. Private river access offers rafting and some of the best steel head and bass fishing in eastern Oregon. Enjoy lounging at nicely treed picnic area for an afternoon barbecue. Beautiful views of timber, creek, river & valley with small shared airstrip. Boundaries are not fenced and no survey of record. Property has 7 acres water rights (Buyer to verify use over last five years) with spring water for domestic use. Shared spring is unrecorded and not hooked up to home. Buyers to verify use of each. Power, phone and septic in place. Seller needs cash. See documents for ownership. Taxes \$775. Zoned EFU. PROPERTY WILL BE SOLD AS-IS.

Buyers/Agents must be present at all showings and are required to provide client verification of funds or capability of purchase price before viewing property and prior to any presentation of offer. Sellers will not consider offers that occur prior to the tour of the property.

Mixed use residential, timber, ranch land. 160 acre property in Umatilla County. Buyer to verify LOP tags in Heppner Hunting Unit. Recreational property with fishing, boating, hiking, relaxation. Water sports, bird watching, biking, hiking, ATV & equestrian trails. Public land access. Geese, duck, waterfowl, grouse, dove, chukar, bear, elk, mule deer, turkey, upland game. Zoned GF/CWR in Ukiah school district and rural neighborhood. 3 bedroom, 1 bath home with 1920 sq. ft. built in 1936. Buyer may apply for replacement dwelling. Hwy 395 road frontage. Call for more details. For more information about this

area please go to [cuppercreeklandcompany.com](http://cuppercreeklandcompany.com)

160.0000 Acres  
Umatilla County  
GPS 45.0115 X -118.9962



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Mossy Oak Properties  
Cupper Creek Land Company  
[www.cuppercreeklandcompany.com](http://www.cuppercreeklandcompany.com)





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