



## 585 Acres Land on North Fork John Day River



### Property Details:

Price : \$495,000

Acreage : 585

State : Oregon

County : Grant

Zip Code : 97817

MOPLS ID : 16074

Click [here](#) to go directly to the 585 Acres Land on North Fork John Day River


SOLD!!!! Rugged, remote and off grid! This 585 acre retreat has to be one of the best hidden secrets in Northern Grant County. This is the first time on the market in over 45 years. This gem dandy is tucked along both sides North Fork of the John Day River and totally surrounded by thousands of acres of BLM lands for out the gate hunting and recreation. Serenity is one word to describe this rare offering. Spectacular scenery ... and sunrises and sunsets can be viewed from where the remnants of an old historic homestead once stood a root cellar is still intact overlooking mother nature at its finest. If only those old boards could talk!

There is good dirt road access along one and a half miles of this prolific river frontage on this pristine setting where the water is chock full of bass, steelhead and chinook salmon. (See ODFW survey). Craggy rimrocks offer a scenic backdrop with numerous undeveloped springs plus seasonal Squaw and Ditch creek frontages. Fragrant sage, juniper, wildflowers and a scattering of timber are part of the package, all tucked behind a locked gate with privacy and seclusion. This is one unique bundle of recreation at its finest. Buyer to apply for LOP tags and buildability with county planning department and is in a Scenic Waterway. Property is in farm deferral and under grazing lease for 2020. Located approximately 28 miles (First 13 miles pavement then 15 miles of gravel road) off Hwy 395 at the Ritter turnoff and 3+/- miles off county road 15 at Wrightman Canyon. Access is limited to 4WD vehicles or ATV's on unimproved BLM road across the bridge at the North Fork John Day River at 2 MPH. You cannot get in a hurry to get here! It's worth the drive when you arrive. Fishing, floating, recreation & hunting galore. Elevation 2200 to 2600. No power or cell service. Solar capabilities could be implemented.

Property is located in T7SR29E WM TL2101; Ref 7701. Seller prefers cash and will retain recorded easement through this parcel to access other tax lots at the confluence of the North and Middle Fork Rivers available for sale under same ownership. Seller has additional acreages that can be acquired on NFJD & MF River. ([Web Link listed above]) Taxes: \$743 for 2019 in farm deferral. Zoning : Primary Forest (PF) and Multiple Use Range (MUR). Light

Timber, good range land pasture on prolific waterway. Recreational offering with bear, elk, mule deer, turkey, upland game, quail, chukar, waterfowl on river with duck, geese, offshore fishing on North Fork John Day River. ATV trails, public land access, equestrian, hiking , biking trails, bird watching. Rafting, floating and supreme fishing.

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.

585 Acres Grant County GPS 44.9530 X -119.2947		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
--	---	---	---





585 Acres  
Grant County  
GPS 44.9530 X -119.2947



Julie Mansfield Smith  
Office Phone: (541) 934-2946  
Mobile Phone: (541) 519-6891  
[jmsmith@mossyoakproperties.com](mailto:jmsmith@mossyoakproperties.com)

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