



Browning Homestead



Property Details:

Price : \$375,000

Acreage : 80

Address : 41229 Kahler Basin Road

State : OR

County : Wheeler

Zip Code : 97874


MOPLS ID : 54453

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SOLD!!! End of the road seclusion! Here is your chance to live the quiet country life far from the noise and haste of the big city. Enjoy views of the mountains and valley from this 80 acre dryland farm that is fenced, cross-fenced and surveyed with two tax lots. The terrain consists of native grasses, juniper and sage. This homestead is in a private setting under the shade trees with a cozy 2 bedroom, 1 bath 1920 stucco farmhouse with 1380 sq ft. There is a country kitchen with range and refrigerator, wood stove, 2 wall heaters plus air conditioner. Newer additions are the sunroom and office area. The large utility room has sink, counters, washer, dryer, range and wood cookstove used as a canning kitchen with access to an inside root cellar. There is a 1 bedroom, 1 bath 308 sq. ft. guest house, detached double car garage with concrete floor and attached carport, and numerous outbuildings for storage. Shop area is wired 220. Inside the chain link fenced yard is a variety of bird houses, fruit trees, berries, a windmill, greenhouse, and extensive garden area. There are two springs on the property for domestic and yard irrigation. There is a 3rd spring with a domestic water right and may need pipe replaced. A framed, unfinished 28x52 home on foundation constructed in 1981 has metal roof, electric meter, with attached 28x44 garage with dirt floor, full of miscellaneous bldg. materials. The property has been well cared for and needs some general maintenance. Llama Lane access is unimproved abandoned county road 2 miles (10 minute drive) off Kahler Basin Rd to property. This parcel has dry land crop potential in mild climate at 2800 elevation and a great growing season. Past use of property was for raising burrows. Borders private lands. Wheeler County is known as having the least population of people than any other county in Oregon, and for great recreational opportunities for hunting, fishing and rafting the John Day River which is a short drive from the property (less than 4 miles). This friendly river front town is a destination for many that enjoy this small community and the surrounding beauty and solitude it has to offer. Address is 41229 KAHLER BASIN RD in Spray, OR 97874. Located in T8S R25E TL1500;1502 Section 8 Zoned EFU. Taxes \$3591 and is not in farm deferral. CASH. Bank financing may be limited due to age and condition of homestead.

Shown by appointment only with 24 hour notice. Buyers/Agents must be present at all showings & provide verification of funds or bank pre-qualification before viewing. Seller will not consider offers prior to tour of property.

Mixed use residential, recreational, ranch land in the rural neighborhood in Wheeler County. Mule deer, game birds, ATV, equestrian, hiking and biking trails.

80.0000 Acres Wheeler County GPS 44.8816 X -119.7586		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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