



## LBH Ranch (661 Acres) in Monument



### Property Details:

Price : \$848,000

Acreage : 661

Address : 47127 WALL CREEK RD B  
(661 Ac)

State : OR

County : Grant

Zip Code : 97864

MOPLS ID : 47690

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The LBH Ranch (661 Acres) in Monument ~

SOLD!! The Little Bit of Heaven Ranch offers just what the name implies! This peaceful sanctuary is a hidden gem boasting 661 acres of privacy and end of the road seclusion with all the comforts of home, including your own private landing strip with over one mile of Wall Creek frontage.

Tucked within the confines of this rare find is a recreational playground for hunting, hiking and horseback riding to name a few. There is a log and shingle 2 bedroom, 3 bath rustic retreat plus sleeping loft used as an extra bedroom. 1995 sq ft, vaulted ceilings, loft, skylights, built in appliances, claw foot tub, utility room and rock hearth fireplace plus outside deck and BBQ pit. There is also a round pen to hold your horses. This turnkey ranch is behind a locked gate and all household furnishings are included with power, land line phone and internet satellite available. Cell service is limited. Call for a list of rolling stock that can be purchased outside of escrow.

There is a one room 17x21 vintage log cabin, 24x36 shop with lean to and 3 sheds. The hut is another one room cabin perched near Neal Butte overlooking the breaks of Johnny Cake Mountain with striking views of the North Fork John Day River. The scenery on top of this lookout is nothing short of extraordinary. Fly in to this recreational retreat on your own private grass 1100 ft air strip suitable for short take off and landing aircrafts.

This 661 acres is a unique mountain ranch with rugged beauty with diverse topography ranging from mild timber to craggy rimrocks, sage, juniper and open meadows for dry land farming plot. The terrain is comprised of a mix of


native grasses and rangeland. Prolific domestic spring water and other developed springs for stock or wildlife are scattered throughout. This pristine setting offers excellent wildlife viewing with buyers to apply for LOP tags in Heppner Unit. It also borders BLM and private lands located 10 miles north of Monument, OR near the end of a county maintained road with year round access. Monument is approximately 120 miles from Pendleton, 60 miles from John Day, 225 miles from Portland and 140 miles from Bend. The population is estimated around 150 residents.

Picturesque beauty surrounds you with some of the finest hunting and fishing in the state plus plenty of out the gate adventures. As you travel to the property prior to reaching the boundary line, there is access to the North Fork John Day River along the same county road that dissects the property where rafting and fishing are popular pastimes.

If you are seeking a quiet respite away from the hustle and bustle of city life, this is the perfect location as a private retreat, for a church club, family compound, hunt club or full time residence with end of the road seclusion behind locked gate.

Elevation ranges from 2400 on Wall Creek to 3400 at the highest peaks with majestic mountain views from Neal Butte. Zoned MUR and not in tax deferral. Taxes are \$6071. Property is partially fenced and not on the boundary line. Sellers prefer cash and serious inquiries only. Located in T8SR28ETL703;7407 T7S28ETL3202;7404.

Mixed use residential, recreational, ranch land. Bear, elk, mule deer, turkey, upland game, quail, chukar, grouse. Close to North Fork John Day River. ATV trails with public land access, equestrian & hiking trails, bird watching. SOLD 1-27-2020

661.0000 Acres Grant County GPS 44.9149 X -119.4090		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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