



Secret Valley Ranch



Property Details:

Price : \$445,000

Acreage : 198

Address : 26866 LAYCOCK CREEK RD

State : OR

County : Grant

Zip Code : 97865


MOPLS ID : 33367

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Secret Valley Ranch ~ SOLD!!!! Priced below tax assessed value! Great buy on this equine facility AT 26866 LAYCOCK CREEK RD MT VERNON, OR~ Pristine property in a secluded setting on 198 acres of open meadows and sloping hillsides. This serene setting offers a picturesque backdrop with 360 degree mountain views of juniper and sagebrush dotting the countryside with plenty of the peace and quiet. This upscale horse facility features a 60 x 150 covered indoor riding arena that includes an insulated tack room and spacious viewing area and 3 overhead doors. Arena can be used for equipment storage also. Portable stables are not included in sale and are excluded from listing. Prolific springs can be improved for wildlife, livestock and domestic use. This is a serene setting with long, graveled driveway entrance with three solar powered entry gates complimented by vinyl fencing and large parking area. The immaculate, upscale 4/3 home has been extensively remodeled and features tile flooring and wall to wall carpeting. The master bedroom features a walk in closet and master bath with tile shower and pedestal sink. The living area has recessed lighting and vaulted ceilings, unique floor to ceiling stone hearth with pellet stove, heat pump air conditioner. There are new windows and blinds throughout which overlook the horse pasture and the valley below. The spacious walk through kitchen has hickory pull out cabinets, new counter tops, a breakfast nook, and new dishwasher with tile flooring. French doors accent the dining area to the fenced back yard. There is a water filtration system with domestic spring water and a 3500 gallon cistern with pump house and a 2000 gallon concrete septic tank. There is a mud room, sink and laundry room utility area plus new trex decking. An attached carport with 828 sq ft shop with concrete floor, pellet stove, lots of cabinets and work room completes the package. This property has gentle slopes with wildlife viewing galore and is in close proximity to the Malheur National Forest. Great place to target practice and have room to roam. Taxes for 2018 are \$4319.

Buyers to apply for landowner preference tags in Murderers Creek Hunting Unit. ATV, equestrian, hiking and biking trails with bird watching, mule deer, antelope, upland game, quail, and small game. Cell service with land line

and internet available.
This is mixed use residential, recreational, ranch land with 198 acres dry land pasture that is perimeter fenced and cross fenced. 2000 Sq. Ft. ranch style home was built in 1978 and entirely remodeled, residing in a rural neighborhood in John Day school district. Zoned MUR (Multiple Use Range) located a in T13S-R30E-S35 TL1600. For more information about this area please go to cuppercreeklandcompany.com.

198.0000 Acres Grant County GPS 44.3441 X -119.0786		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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