



## Triplett Timber Tract



### Property Details:

Price : \$425,000  
Acreage : 280  
Address : County Rd 52  
State : OR  
County : Grant  
Zip Code : 97845  
MOPLS ID : 38485

Click [here](#) to go directly to the Triplett Timber Tract

SOLD! Beautiful timbered setting on this exclusive 280 acre property with a half mile of year round Deans Creek frontage. One of a kind residential or recreational offering just 7 miles from John Day. This solar property is buildable with domestic well and zoning permit with septic approval in place to construct your dream home or weekend cabin in the woods. Propane tank on property. Easy access for camp trailer with private easement on dirt road to property. Property has been utilized in summer months for grazing livestock and is perimeter fenced with undeveloped springs. Nicely treed with a few acres fenced for a holding pen for horses or livestock with spring fed trough. Great equestrian property with miles of trails to hike, hunt or ride your ATV. Secluded with majestic views of the valley. Borders private lands with big game hunting in Murderers Creek Unit. Buyers to apply for LOP tags. Borders private land. Peaceful setting with wildlife galore. No timber cruise available. Terms considered upon approved credit. This is a very rare find .....inquire within!

T14S R32E TL 400 Ref 257 SEC 2 & 3. Elevation 4200 to 4950 ft. Taxes \$567 in timber deferral. Zoned Primary Forest. Bear, elk, mule deer , turkey, upland game. ATV, equestrian, hiking, biking trails and bird watching. Mixed use residential, recreational, timberland.

Buyers/Agents must be present at all showings and 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. For more information please go to (coppercreeklandcompany.com)

Grant County  
GPS 44.3838 X -118.8527



Office Phone: (541) 934-2946  
Mobile Phone: (541) 519-6891  
jmsmith@mossyoakproperties.com

Cupper Creek Land Company  
www.cuppercreeklandcompany.com



280.0000 Acres  
Grant County  
GPS 44.3838 X -118.8527



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)