



## Winlock Range Ranch Wheeler County, OR



### Property Details:

Price : \$950,000

Acreage : 1,992

Address : Williams Lane

State : OR

County : Wheeler

Zip Code : 97830

MOPLS ID : 21962


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Winlock Range Ranch \$950,000 Wheeler County, OR

If you are looking to build a home, graze cattle or take in some hunting along the creek ~ come see this lightly timbered tract in sunny Eastern Oregon in Wheeler County. This 1992 acres is a mixture of range, timberland, juniper, sage and grass land currently used for summer pasture for 60-70 pair and game hunting opportunities. Mule deer haven! Enjoy this recreational holding with two year round creeks, a choice selection of camping sites and accessible terrain that borders Umatilla National Forest. The property has been logged with 20 percent lightly timbered with a good regrowth. Seller has done some water developments for rotational grazing and game habitat. There are three tax lots with numerous building sites, beautiful meadows along both creeks, with power and phone close. Access is county road and gravel to property line. LOP tags available. It is perimeter fenced on three sides and cross fenced into four rotating pastures with corral complex with a shallow well for stock water, a rocked road suitable for truck delivery, and a safe, mouse-proof, storage unit.

Mixed use recreational, timberland, ranchland, ATV, hiking, biking, equestrian trails. Big and small game, bear, elk, mule deer, turkey, bird watching and wildlife viewing galore. Alder and Wheeler creek frontage on property.

Currently under hunting and grazing lease for 2015. Unique offering priced at \$477 per acre! Call for more details. Property is located in 7S-R24E WM in TL 1600;1046 in Sec 28, 29, 32; TL 1601;2789 & TL 1602;2804 Sec 33. Zoned ETU (Exclusive Timber Use)Taxes for 2015 were \$2411.00. Additional 1040 acres available.

1992.0000 Acres Wheeler County GPS 44.9304 X -119.8342		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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