



## Contemporary Home at Wrightman Creek



### Property Details:

Price : \$695,000

Acreage : 310

Address : 47345 Ritter Road

State : OR

County : Grant

Zip Code : 97856

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Attention to detail and pride of ownership are evident to the most discriminating buyers from the inside out of this timbered holding on 310 acres. Built by the seller, a licensed residential contractor, and inspired by Frank Lloyd Wright design, this unique and highly energy efficient contemporary split-level home features a living earth roof and fire resistant construction.

As a year-round retreat or a summer solace hideaway this property highlights the scenic backdrop of Eastern Oregon's most diverse topography. The magnificent panoramic view embraces all that nature can offer including one mile of Wrightman Creek frontage and just a stone's throw away from the renowned North Fork of the John Day River, which boasts some of the finest bass, steelhead fishing, hunting, rafting and recreation in the state.

Exterior walls are stained cement stucco with rock veneer, Hardie Board soffit and fascia. The walls have an R-value of 30. The roof is constructed of 12-inch thick structurally insulated panels (SIP) with an R-value of 40. Insulated concrete floors with radiant heat throughout. The windows are vinyl Milgard casements and sliders, hemlock trim with Bali blinds.

Natural landscaping with a scattering of wildflower adorns the stamped concrete walkway leading to the main entry and extends on to an open air 336 sq ft. covered west porch with outdoor rock fireplace, built with on-site stone. The unlimited territorial views of sunsets, mountains and valley below speak for themselves. A walk-in root cellar is incorporated underneath the porch.

The colors of the outside have been brought inside the interior of this 1240 square foot home built in 2013. The lower level features full picture windows that illuminate the spacious open design which includes the kitchen, living room and dining room with natural glow and unique lighting fixtures. The interior walls have an Italian hard trowel finish which is burnished to a shine that reflects superior craftsmanship. The acid stained concrete floors boast rich copper and leather tones. A Woodstock Soapstone Company hybrid wood stove provides cost efficient heat.

The master bedroom and bathroom (with tile shower and laundry facilities) both have floor to ceiling built-in Alder hardwood closets and entry to the 75 square foot covered east porch with an outdoor shower, rock lined flower bed, and access to another tiered deck built for wood fired hot tub.

The kitchen has a hardwood cherry floor and poured concrete counter tops with island. Hardwood Alder kitchen cabinets with pullouts, gas Jenn-Air down draft range, KitchenAid side by side fridge and a large island with a bar sink. Tongue and groove pine ceiling between posts and beams throughout the home.

There are gas on-demand hot water heaters for household use and a new high efficiency electric boiler for the in-floor heat. Power and telephone run underground. Domestic well water is pumped to a cistern. Rain water is collected into an additional storage tank and recycled for landscape.

The 700 square foot shop and garage combination has private guest quarters of 1 bedroom (11.5' x 13.5') and a full bathroom. This combination can be upgraded to an apartment. There is a 40 ft shipping container for storage included on property.

Property borders BLM and private landowners within a green ecosystem in one of the most scenic areas of eastern Oregon. Property resides in a mixed use rural ranch residential homes,with recreational assets and mild timberland within 310 acres. This is on 1 mile of waterfront property in the City of Long Creek school district in Ritter, OR in Grant County..

Landowner preference tags available in the Heppner Unit for rocky mountain elk and mule deer. Wildlife include bear, elk, mule deer, turkey, upland game, quail, pheasant, chukar, dove, grouse, waterfowl, duck, geese, big & small game, rabbit and squirrel. North Fork John Day River for fishing, recreation, rafting with ATV trails and access to public land. Equestrian, hiking, biking trails with bird watching and water sports and well maintained graveled county road 15 frontage. Elevation at 2600 feet. Taxes are \$2507. Zoned for Primary Forest. Property is partially fenced and not on the boundary lines.


Property is located is 25 miles west of Highway 395 at Ritter Junction, just 100 feet from the North Fork John Day River and very close to the Umatilla/Morrow county line. Pendleton has airport services and is around a 2 hour drive with the city of Long Creek (population 150) less than an hour away providing schools K-12, gas, food and lodging.

Topography ranges in elevation form 2600 to 3300 feet with plenty of room for helicopter landing. Jagged, tiered rim rocks, juniper, pine, fir trees with creek and river access compliment the scenery for recreation and ambiance.

The historic location of the old Ritter school house of and its revered hot springs offer a treat to be experienced, all within close proximity .The property is in an upscale, cultured rural neighborhood with large tracts of adjoining full time and absentee landowners who also enjoy the seclusion and privacy this setting has to offer.

If you are seeking a quiet respite to enjoy the great outdoors while gazing into a star filled night from the front deck, watch the thunderclouds roll in from the majestic mountain ranges, witness a vividly colorful sunset or a postitively peaceful morning sunrise ... then this is the haven for you and all creatures great and small. Call for your private showing by appointment only.

POSSIBLE TERMS TO QUALIFIED BUYERS.

310.0000 Acres Grant County GPS 44.8883 X -119.1433		Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com	Cupper Creek Land Company www.cuppercreeklandcompany.com
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