



Herold Ranch



Property Details:

Price : \$749,900

Acreage : 234

Address : 43101 Ritter Road

State : Oregon

County : Grant

Zip Code : 97856

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Herold Ranch in Ritter

SOLD!! Want to escape COVID 19? If you want to opt out of your cramped urban space, here's your chance to have fresh air, privacy and live in this scenic setting. Tucked away in this remote, eastern Oregon valley lies 234 +/- pristine acres sprinkled with timber, juniper and lush grass with three quarters of a mile of creek frontage. Nestled in a scenic backdrop of this diverse topography is an exceptional hideaway with a unique, energy efficient custom built home constructed by the seller in 2000. Pride of ownership and attention to detail are evident to the most discriminating buyers from the inside out. Serenity and solitude are found here, offered in this mildly timbered recreational retreat with a multitude of amenities. The views of nature's garden at its best are free, embracing a panoramic view from every angle.

Full picture Milgard windows with Andersen French doors, sliding screens and track lighting illuminate the spacious, open design overlooking the timbered valley below. Inside this humble abode the kitchen, living room and dining room have open beam vaulted ceilings with cost efficient radiant floor heat throughout and Quadra Fire wood stove. The interior features hardwood flooring with plenty of storage cabinets with built in entertainment center and bookshelves in living area.

The kitchen has a pantry and Corian counter tops with octagon island. Stainless steel appliances include double size Frigidaire refrigerator and freezer side by side, Frigidaire propane 5 burner range/oven and Maytag dishwasher with on demand hot water.

The master bedroom has a large walk through double sided closet and attached bathroom with wide handicap accessible cultured marble shower. Both spare bedrooms offer built in bookshelves, one with an en-suite bathroom.

Separate laundry facilities are in the mud room entry complete with maple cabinetry with direct access to a guest bathroom and shower. The home is handicap accessible.

Natural landscaping with a scattering of wildflowers and rock lined flower beds adorn the front yard view with Trex deck ready for your hot tub to view starlit nights.

Power and multi-line telephone run underground. Limited cell service utilizing boosters in the house and in the office with Verizon wifi service.

The domestic well is pumped up to three underground 1200 gallon tanks shared with the domestic spring. These tanks gravity feed the buildings with excellent pressure. The overflow from the well and spring feeds to four 1550 gallon holding tanks in the 40x27 detached garage with concrete floor and spacious cabinets, workshop area plus attic for more storage.

The 1500 square foot guest quarters, office and shop combination has concrete floor with radiant heat throughout and shares the domestic well and uses a separate septic system. These private guest quarters include office/living area, 2 bedrooms and a full bathroom plumbed to add a kitchen. There are other storage buildings included on property.

There are two solar installations totaling over 7 KW of grid tied power production. There are two separate bird netted blueberry patches of approximately 1 acre each. A large terraced garden area boasts raised beds for produce. Fruit trees include a variety of plums, apples, peaches, apricots, nectarine, peaches and pears plus raspberries, blackberries, strawberries, currants, aronias, cornelian cherries and bush cherries for canning or freezing.

This gently sloping mountain property in Grant County is a beautiful testament to the unique lands of north Eastern Oregon. Exceptional valley views full of wildlife, native grasses and flush timber pockets make up the majority of the property that has been managed by the owners, who are a true stewards of the land. Property has pine and fir trees in good health with no timber cruise available at time of listing. Sellers have completed programs for forest health stewardships with ODFW, NRCS and Monument SWCD.

Three quarters of a mile of Six Mile Creek runs right through the center of this diversified holding along a graveled, county maintained road with year round accessibility. Property is perimeter fenced and not on the boundary lines. The Middle Fork of the John Day River, full of Rainbow trout and other fly-hungry fish, provides a scenic drive enroute to this hidden treasure. This area has a mix of adjoining private ranches and absentee landowners within a green ecosystem in one of the most scenic areas of eastern Oregon.

This wildlife showcase is a one of a kind offering and just a short drive from the renowned Middle and North Forks of the John Day River with thousands of acres of BLM access, boasting some of the finest bass, steelhead fishing, hunting, rafting and recreation in the state. Buyers to apply for landowner preference tags available in the Heppner Unit for rocky mountain elk and mule deer.

Property is located 15.5 miles west of HWY 395 at Ritter Junction, and although in Grant County, 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. UPS comes daily! This community includes good neighbors who also enjoy the seclusion and privacy this area offers. The property is in a culturally rich rural neighborhood. The historic (ghost?) town of Ritter and its revered hot springs offer a treat to be experienced, all within close proximity.

Jagged tiered rim rocks, juniper, pine, fir with babbling creek and a rolling river compliment the scenery for recreation and ambiance. Topography ranges in elevation from 3400 to 3900 feet with plenty of room for helicopter landing.

If you are seeking a quiet respite to enjoy the great outdoors, gazing into a star filled night from the front deck, or watching the thunder roll in or witnessing a beautiful sunset or sunrise, this is the haven for you and all creatures great and small. Call for your private showing by appointment only.

Wildlife viewing include bear, elk, mule deer, turkey, upland game, quail, chukar, dove, grouse, waterfowl, duck, geese, big & small game.

Furnishings may be negotiated or included in purchase price.

Located in T-7SR-29E-TL5300 (234+/- Acres)

Taxes are \$4299.

Zoned for Primary Forest and Multiple Use Range.

234 Acres Grant County GPS 44.8872 X -119.1434		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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