



## Riverfront Home in Ritter



### Property Details:

Price : \$380,000

Acreage : 41

Address : 47523 Ritter Rd

State : OR

County : Grant

Zip Code : 97856

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SOLD! Recreation awaits! Get back to nature at its best at this private, timbered retreat with a half mile of the North Fork of the John Day River frontage for fishing and rafting galore. This unique offering also borders BLM for out the gate adventures in Heppner Hunting Unit. Remodeled 2 bedroom, 2 bath ranch style home has 2497 sq. ft. and includes bonus room (easily can become a third bedroom) and numerous upgrades throughout. Kitchen has vinyl flooring, hickory cabinets and cozy breakfast nook. Living room with carpet, vaulted ceilings, french doors, Blaze King wood stove plus propane and oil heat. Wrap around trex deck overlooks river. Home has post and pier foundation, metal roof and new windows. Concrete walkway/patio, 14x20 workshop, 24x48 open metal storage shed with enclosed work room inside and attached 3-bay 40x16 tractor cover on backside, 2 stall horse shelter and extra outbuildings for storage. Nicely shaded lawn with domestic well, garden area, fruit trees. Perimeter fenced with grass pasture and 11 acres water rights. Ritter Rd/County Rd 15 access about 12 miles from Ritter Hot Springs. Utilities in place with telephone land lines and satellite internet. No cell service. Zoned PF in timber deferral. 2300 elevation. Taxes \$2307. 41 acres in T7S R29E TL1802 REF8046 SEC 7. Possible terms OAC with half down! Call for your private showing.

Elk, mule deer, turkey, upland game, waterfowl, ATV, equestrian, hiking and biking trails, bird watching.

41.0000 Acres  
Grant County  
GPS 44.9710 X -119.2753



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