



SOLD!! Starvation Ridge



Property Details:

Price : \$1,100,000

Acreage : 797

Address : 42834 ALDER CREEK RD

State : Oregon

County : Wheeler

Zip Code : 97874

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SALE PENDING! PRICE REDUCED!! Starvation Ridge - Recreation abounds on this mountain retreat with deep canyons, cliffs, and open meadows in close proximity to the John Day River. This secluded hunting and recreational retreat near Service Creek features craggy rock formations and panoramic views of the surrounding area with room for small airstrip. Two seasonal creeks flow through a portion of this high desert holding with resident big horn sheep and wildlife galore. Abundant stands of tree covered hillsides with juniper, sage and native grasses. Up to four Deer and Elk LOP tags can be applied for in Fossil Unit. This holding offers diverse topography for horseback riding, hunting, hiking, rockhounding and wildlife viewing.

This would be a great group investment as there are four contiguous tax lots offering potential for multiple dwellings with zoning approvals. There are 3 wells, septic, a tiny hunting hut and 24x48 metal enclosed shop with concrete floors plumbed for bathroom. Power is close to boundary line with potential of solar power.

This off grid sanctuary also has potential to be put in farm deferral per county approvals. There are open range fields for dryland crops, several undeveloped springs and dirt road access. The property borders private lands and ranges from 2300 to 3000 ft. elevation.

Take a short drive from here to the John Day River near Service Creek for some of the finest fishing and rafting in the state. This unique package offers privacy and natural beauty with a breathtaking backdrop of the mountains and valley all behind a locked gate. Must see to appreciate!

Located between Fossil and Spray 2.5 mi. E of Service Creek & 3 mi. N of Hwy 19 on Alder Creek Rd.

Zoned EFU/MUR. Taxes for 2021 were \$4555. Buyers can contact Wheeler County Assessor for possible tax deferral programs and Wheeler County Planning Dept. for information on dwelling approvals.


42834 ALDER CREEK RD Spray, OR 97874

T8S R 23E TL 3012; 3600; 3004; 3013

Wheeler County is located insunny North Central Oregon; it is the least populated and one of the mostbeautiful counties in the state. Wheeler County is as rugged as any in Oregon,with the terrain varying widely from deep river canyons edged in rimrock tohigh timbered mountains covered in pine and fir. Portions of the Ochoco andUmatilla National Forests lie within its boundaries, covering nearly one thirdof the county. Fossil digging, fishing,rafting, hiking, camping, photography and star gazing are among the many funand educational activities that abound here. Designated as a Wild and ScenicRiver, the John Day River, is known worldwide for its native salmon runs and exceptionalbass fishing. Located just three hours fromPortland, Wheeler County is a magnificent place to escape for a weekendadventure. Wheeler County has been called a "GeologicWonderland" and as the place "Where the Sidewalk Ends and the OldWest Begins." Come and make your own adventure of time travel anddiscovery across this mysterious landscape.

There are two John Day FossilBeds National Monument areas located in Wheeler County, the Clarno Unit and thePainted Hills Unit. The Sheep Rock Unit borders the County on the east. Thereare petrified mudslides and lava flows, unique geologic formations and one ofthe most outstanding depositories of prehistoric plant and animal fossils inthe world. The county is also a hunter'sparadise for big game and world-class bass fishing along the John Day River.Our communities of Fossil, Mitchell and Spray offer exceptional home cooking atlocal cafes as well as accommodations ranging from motels to quaint bed &breakfasts to working cattle retreat ranches.

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<div>797 Acres Wheeler County GPS 44.8469409 X -119.9534324</div>		<div>Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com</div>	<div>Cupper Creek Land Company www.cuppercreeklandcompany.com</div>
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