



Sunny Meadows Ranch



Property Details:

Price : \$1,475,000

Acreage : 560

Address : 25036 Luce Creek Road

City : John Day

State : Oregon

County : Grant

Zip Code : 97845

Click [here](#) to go directly to the Sunny Meadows Ranch

SALE PENDING!

Pride of ownership is apparent with panoramic views of the mountain ranges from every direction!

Stunning scenery with pristine creeks and rolling native meadows are all on this lightly timbered retreat on the outskirts of John Day. Private setting with off grid, energy efficient, 2/2 custom built home. Well constructed 1884 sq. ft. home has two levels. Instant hot water, wood and propane heat. Loft with vaulted ceilings, wood, carpet and tile flooring throughout. Kitchen features stainless steel appliances, propane stove with granite countertops and hickory pull out cabinets. Overlooking all the splendor of natures garden from the upper level is the master bedroom with french doors on the balcony, a soaking jet tub, walk in closet.

Attached 2 car garage with storage in attic. Covered patio with wrap around deck, solar arrays, backup generator, 24 pack battery power in bank house, plus a more than ample prolific well. Sub irrigated native grass land with 90 acres flood irrigated water rights on both Allen and Fall creek frontage. Good dirt road access to and throughout this holding for cruising in your pickup, ATV or for horseback riding.

Attractive barn features lean to and inside arena, hay storage, tack room and stalls. Metal workshop with concrete floor, wood heat and storage facilities. Easy access roads on perimeter of boundary lines to metal shop and to travel to the quaint, unfinished shanty overlooking meadows great for glassing for wildlife. This rare find is secluded with privacy all behind a locked gate.

This is an amazing sancutary for a full time residence, vacation rental home or recreational/horseback retreat. Turn key and low maintenance. Stargazing galore, wildlife viewing, private with peace and quiet. Drive time within 15 minutes of the town of John Day. Must see to appreciated the splendor of this magnificent holding.

All solar panels, battery banks, genertor and appliances included. Household furnishings may be included with acceptable offer.

Zoned PF and MUR. Property has been surveyed. Possibility to split property or have second dwelling per county approvals. In farm deferral tax status. Fenced x fenced. Current grazing lease in effect for 2024. LOP tags in Murderers Creek Unit. Elevation 4500 ft. Borders private landowners.

Seller will offer Buyer Broker Compensation. Call for more information. Buyer to provide prequalification before showing. Broker must be present at all showings. See attached RMLS flier for more property details and documents below.

T14S R31E TL3000 SEC 16,17 & 20. Taxes \$5,317.23

DEQ approvals provided upon request. (Too large a file to upload). Currently under grazing lease for 75 pair from 5-1 to 8-1-2024.

Photos provided by Sue Stovall Photography. Drone videos and photos provided by Final Approach Videography, Cliff Smith, FAA Licensed drone pilot.

<div>560 Acres</div> <div>Grant County</div> <div>GPS 44.354736 X -119.007121</div>		<div>Julie Mansfield Smith</div> <div>Office Phone: (541) 934-2946</div> <div>Mobile Phone: (541) 519-6891</div> <div>cuppercreeklandco@gmail.com</div>	<div>Cupper Creek Land Company</div> <div>www.cuppercreeklandcompany.com</div>
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