



Agent FullResidential

\$2,300,0007 bd | 0 / 3 ba | 4492 sqft

12142 Burns-Izee Rd Seneca, OR 97873

Unit #:Condo Loc:

Status: ActiveDOM: 0

List Date: 7/7/2025Acres: 1040

YearMLS#: 457682184

Built: 2010 Updated/Remodeled

XST/Dir: CR 63 to CR 68 to private drive

Other: [Virtual Tour #1](#) Map

7/7/2025 5:45PM

ShowHrs:
Occ: Owner
Show: 24 Hour Notice, Appointment Only
LB/Loc/Cmb: No
Offer/Nego: Call Seller's Agent
AG: Julie Mansfield-Smith
AG Ph: [541-519-6891](tel:541-519-6891)
AG Cell/Text:
CoAgent:
CoPh:

Private: Buyer Broker to be present at all showings and provide prequalification before appt. Parcel IDs are #610;#38324;#38325. Possible terms with half down.

Last Updated: 7/7/2025 5:15:03 PM

Public: Located in the high desert region close to the historic town of Izee lies a rare combination of amenities inside this turnkey, first class gaming opportunity. The Corral Creek Ranch is a hunter's dream with end of the road seclusion & out the gate access to thousands of acres of Malheur National Forest.Endless opportunity awaits for more outdoor exploration where elk, mule deer, bear, cougar, antelope & other wildlife call this home. This 1040-acre ranch provides excellent habitat and is a hideaway for the resident herd of trophy game animals that have been harvested from this ranch. The unique layout has topography beneficial to wildlife, livestock, and trees alike and is prime hunting ground in Silvie's Unit on the Grant Harney County line. Nestled inside a pine and juniper forest with 2 miles of year-round Corral Creek meandering through, this remote mountain retreat is prolific with a natural ecosystem. From the level bottom ground up to where the sloping hillsides & bluffs meet mountainous forestland, this secluded sanctuary offers an abundance of water, numerous springs and lush meadows providing good forage in native pasture. This impressive ranch offers a seamless blend of co-habitation and awe-inspiring beauty, and ideal as your private sanctuary for full time living or seasonal hunting headquarters. The spacious residence offers a welcoming gathering place for family and friends, further embracing the rugged outdoors. The off grid 3 level fully furnished lodge is turnkey with 7 bedrooms, 3 baths, a full kitchen, propane appliances, solar panels, generator, spring water, wood heat, skylights, open beam & vaulted ceilings, wood floors and spectacular views of mountains through the full height windows. 28x40 shop with 16x16 ft overhang has a walk in cooler. Perimeter fenced & cross fenced into 6 pastures with 30 acres water rights. Elevation is from 4442 to 5158 ft. Property has a lease for summer grazing and borders the historic Izee Ranch. Inquire within!

Last Updated: 7/7/2025 5:38:01 PM

Property Details:

Property Type: Detached / Farm	Legal: T18S R28E WM TL2000;Acct#610;	Lot/Land Lease/Rent Payment: /	# Supplements: 1
County: Grant	TL2001;Acct#38324;TL	Lot/Land Lease: No	PDF Doc(s): 3
Nhood/Bldg:	2002;Acct#38325 Sections 28,	Lot Size: 200+ Acres	Open House:
Area: 410	32, 33	Lot Dimensions:	Upcoming Open House:
Zoning: MUR	Tax ID: Not Found	Lot Desc: Pasture, Pond,	Broker Tour:
Elementary: Seneca	Warranty:	Private Road, Reproduced	Upcoming Broker Tour:
Middle: Grant Union	Seller Disc: Disclosure	Timber, Secluded, Solar	
High: Grant Union	Other Disc:	View: Mountain(s), Seasonal,	
Internet: Yes	List Type: Exclusive Right to Sell	Trees/Woods	
Address: Yes	Limited Representation: No	Waterfront: Creek	
No Blog:	Style: 2 Story, Ranch	Body Water: Corral Creek	
No AVM:	Opportunity Zone:	CC&R: No	
	Short Term Rental Allowed:	55+ w/Affidavit Y/N: No	
	Floor #:		

Residence Information:

Upper SQFT: 1456	Fireplaces: / Propane, Wood Burning	Roof: Metal	Foundation: Block
Main SQFT: 1798	Green Cert:	Parking: Deeded, Driveway	Basement: Partial Basement, Storage Space, Unfinished
Lower SQFT: 1238	Energy Eff. Report:	Garage: 0 / Detached	Road Surface: Dirt, Gravel
Total SQFT: 4492	Exterior: Board & Batten Siding, Metal Siding	RV Description: RV Parking	Unreinforced Masonry Building:
Total Up/Main: 3254			
Additional SQFT:			
Levels: 2			
SFSrc: Assessor			

Approximate Room Sizes and Descriptions:

Great:	M	20 X 20	Exterior Entry, Tile Floor, Walk in Closet, Wall to Wall Carpet
Living:	M	32 X 15	Beamed Ceilings, Hardwood Floors, Living Room/Dining Room Combo, Tile Floor, Wood Stove
Kitchen:	M	20 X 17	Cook Island, Double Sinks, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Skylight(s), Sunken, Vaulted Ceiling(s), Wood Floors, Wood Stove
Dining:	M		Beamed Ceilings, Living Room/Dining Room Combo, Wood Floors
Family:	U	12 X 17	Beamed Ceilings, Vaulted Ceiling(s), Walk in Closet, Wall to Wall Carpet
Bedroom 5:	U	13 X 20	Balcony, Closet, Exterior Entry, Vaulted Ceiling(s), Wall to Wall Carpet
Primary Bedroom:	U	12 X 16	Beamed Ceilings, Closet, Hardwood Floors, Skylight(s), Vaulted Ceiling(s)
2nd Bedroom:	U	12 X 15	Beamed Ceilings, Closet, Hardwood Floors, Skylight(s), Vaulted Ceiling(s)
3rd Bedroom:	U	10 X 16	Beamed Ceilings, Closet, Vaulted Ceiling(s), Wall to Wall Carpet
Bedroom 4:	U	13 X 20	Balcony, Closet, Exterior Entry, Vaulted Ceiling(s), Wall to Wall Carpet
Bedroom 6:	M	16 X 20	Beamed Ceilings, Bookcases, Closet, Wall to Wall Carpet
Baths - Full/Part	Upper Level: 0/1		Main Level: 0/1
			Lower Level: 0/1
			Total Baths: 0/3

Features and Utilities:

Kitchen:	Cook Island, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Island		
Interior:	Concrete Floor, Furnished, Skylight(s), Vaulted Ceiling(s), Vinyl Floor, Wood Floors, Wall to Wall Carpet		
Exterior:	Deck, Fenced, Outbuilding, Patio, Private Road, RV Parking, Workshop, Cross Fenced		
Accessibility:			
Security:			
Internet:	Other		
Windows:	Vinyl Frames, Wood Frames		
Cool:	Heat: Wood Stove	Fuel: Propane, Wood Burning	
Water: Spring	Sewer: Septic Tank	Hot Water: Propane	

Financial:

Property Tax/Yr\$2,981.00 2024	Spcl Asmt Balance:	Tax Deferral:Yes, Farm	Short Sale:No
HOA:No	Dues:		\$ Pre-Approv:
Escrow Pref:		Other Dues:	3rd Party:No
Terms:Cash, Owner Will Carry			Bank Owned/Real Estate
Assumable Interest Rate:			Owned:No
Assumable Remaining Months Ending:			Rent, If Rented:
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith

Agent Lic: 950300098

Agent Ph: [541-519-6891](tel:541-519-6891)

Agent Cell:

SAID: SMITHJUL

Email(s) Agent: cuppercreeklandco@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Cupper Creek Land Company LLC

Office Lic: 201214553

Office Ph: [541-934-2946](tel:541-934-2946)

Agent Ext:

Fax:

BRCD: 9CCL01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Corral Creek Ranch, LLC

Tenant/Other:

Contact1:

Tran: 7/7/2025

Exp: 7/18/2026

Contact2:

Poss: Close Of Escrow

Comparable Information:

Original Price: \$2,300,000

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