



John Day Riverfront Retreat



Property Details:

Price : \$350,000

Acreage : 2

Address : 51257 HWY 26

City : Mt Vernon

State : Oregon

County : Grant

Zip Code : 97865

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NEW LISTING! 2+/- Acre Riverfront Retreat in Mt Vernon ~

Location, location, and location best describes this rare find on a small acreage nestled alongside the John Day River in remote eastern Oregon. This rural holding between Dayville and Mt Vernon is in the heart of Grant County, also known as a great fishing, hunting and recreational paradise.

The property has good access off US Highway 26. Located at the base of the Murderers Creek unit, by Fields Creek Road, this special property could also serve as your perfect base camp. Other uses could be a VRBO to sublet out to a group hunting party or nature enthusiasts. With steelhead fishing right out the back door where you can also enjoy a comfy bonfire alongside the river, this rural property has a myriad of opportunities to consider for additional income or just for your personal enjoyment.

This recreational retreat can also serve as a rental, second home or full-time residence. There is a garden area with open beam green house to raise fresh vegetables. The small, irrigated pasture with year-round ditch water can be utilized to irrigate this hobby farm to have grazing for your critters or help raise a garden, kids or 4H animals. This area offers a mild climate and a six-month growing season at 2000 ft. elevation.

This unique 2+-acre parcel also includes seasonal water rights with a very livable yet comfortable 2/1 1972 singlewide MH sold in AS IS condition. Wood heat, monitor oil stove, covered porch, a 12x12 storage shed and 30x55 shop. Spectacular views of Aldrich and Fields Peak mountain ranges can be viewed from this humble abode. This is a cute and cozy hideaway, inside and out, and offers an opportunity to upgrade into a new homestead, leave it alone or simply enjoy the solitude, sights and sounds of the river with plenty of room to roam, and a great panoramic views.

DEQ approvals and 15 GPM domestic well in place. Included in the sale are washer, dryer, range, refrigerator, window air conditioners and two wood stoves.

Buyers provide proof of funds before showing. Financing may be available with private lender.

Get your creativity flowing on with what this could become with sweat equity in this hard-to-find fixer upper that has great potential! Who would not want to add this to their portfolio?

Offered for \$350,000 cash. Taxes are \$1307. Zoned EFU. Not in a farm deferral.

51257 Hwy 26 in Mt Vernon OR 97865 T13SR28E SECTION 13 TL301

<div>2 Acres</div> <div>Grant County</div> <div>GPS 44.436924 X -119.301692</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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