

Client Full

Lots and Land

7/28/2026 5:57PM

\$895,000

200AC+

Status: Active

List Date: 8/12/2025

DOM: 350 Acres: 310 MLS#: 712485612

47345 RITTER RD Ritter, OR 97856

Unit #:

XST/Dir: Hwy 395 to Ritter Road - 25 miles to property

Property Details:

Property	Lot Dimensions:
Type: Residential/Recreational	Availability: Sale
Additional Parcels: /	#Lots:
County: Grant	Road Surface: Gravel, Road Splits
Subdivision:	Property
Internet: INTSATL	Lot Desc: Bluff, Reproduced
Lot Size: 200+ Acres	Timber, Secluded, Stream,
Seller Disclosure: Disclosure	Terraced, Wooded
Open House:	Land Desc: Gentle Sloping,
Upcoming Open House:	Graded, Sloped
Area: 410	View: Mountain(s),
Zoning: PF	Trees/Woods, Valley
Tax ID: 07S291801,,	Waterfront: Yes/Creek
Manufactured House Okay:	Body Water: Wrightman Creek
CC&Rs:	Perc Test: /
Legal: T7S R29E WM TL 1801	Road Frontage: Yes
Sec 7/17/18	Soil Type/Class:
	Soil Cond: Native
	Current Use: Recreational,
	Residential, Timber
	Opportunity Zone:

Improvements:

Utilities: Electricity Connected, Septic Tank, Septic Site Approved, Underground Utilities, Water Connected, Well

Existing Structures: Yes/Foundation, Garage(s), Residence, Shed(s), Storage, Workshop



- Other: [Virtual Tour #1](#) Map
- Other: [Virtual Tour #2](#) Trail camera
- Video: [Virtual Tour #3](#) drone

This contemporary split-level custom built home was inspired by a Frank Lloyd Wright design and is energy efficient with fire resistant construction and living earth roof. Acid stained insulated concrete floors with radiant heat throughout. Italian hard trowel finish walls, built-in Alder hardwood cabinets and closets. Kitchen features hardwood cherry floor and poured concrete counter tops plus cabinets pullouts, gas Jenn-Air down draft range, KitchenAid side by side fridge and a large island with a bar sink. Tongue and groove pine ceiling between posts and beams throughout the home. There are gas on-demand hot water heaters and a high efficiency electric boiler for the in-floor heat. Power and telephone run underground. Domestic well water is pumped to cistern, heat is Woodstock Soapstone Company hybrid wood stove. Open air covered porch with outdoor rock fireplace, built with on-site stone. A walk-in root cellar is incorporated underneath the porch. The master bedroom and bathroom (with tile shower and laundry facilities) both have floor to ceiling built-in closets. Entry is here to covered porch with an outdoor shower, rock lined flower bed. Also a plus is rainwater storage tanks for lawn watering. Guest quarters are 1 bedroom and 1 bath with attached garage with wood stove that can be converted into living area. New metal shop with double overhead doors, concrete floor and covered carport. This remote, rural retreat is 100 feet from the North Fork of the John Day River. Enjoy rafting, fishing and recreation at its finest with LOP tags in the Heppner Unit. This 310 acre timbered offering has 3/4 mile of Wrightman Creek frontage and borders BLM. Access year round is on 25 miles of good county maintained gravel road from Hwy 395. 2600 to 3300 elevation with great growing climate for gardening. This is turnkey and a perfect sancutuary for full time living or a weekend getaway. Partially fenced with natural landscape. Wildlife abound on this scenic sanctuary.Must see!

Schools:

Elementary: Long Creek
Middle: Long Creek
High: Long Creek

Financial:

Property Tax/Yr: \$3,744.03 /	Dues:	Other Dues:	Short Sale: No
HOA: No			Bank Owned/Real Estate
			Owned: No
Terms: CASH			
Association Amenities:			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			

Comparable Information:

Original Price: \$950,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.