

Client Full

Residential

7/13/2026 4:09PM

\$1,450,000

3 bd | 2 / 0 ba | 2891 sqft

Status: Active

List Date: 11/19/2025

DOM: 236 Acres: 778 MLS#: 496282675

Year Built: 1998 / APPROX

46457 HIGHWAY 218 Fossil, OR 97830

Unit #: Condo Loc:

XST/Dir: Hwy 218



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

Video: [Virtual Tour #2](#) Drone

Windy Ridge Ranch ~ Pristine 778 acres juniper covered rangeland 2 homes,shop,barn,arena,hayshed,chicken house.Grazing/Hunting ranch, mountain views.This scenic setting offers privacy and endless 360-degree territorial views of the horizon with a beautiful driveway entrance behind a locked gate.The silhouette of Mount Jefferson peaks above the ridgeline as a statuesque backdrop.This is an expansive landscape with a palette of a seemingly endless oasis of breathtaking topography.The main stem of the John Day River is about a ten-mile trek to the west.This well-known channel offers some of the finest bass and steelhead fishing in the state and is renowned for its river rafting adventures along the pristine waterway.The custom-built 3/2 log home with loft was constructed locally in 1998 and boasts panoramic views from the wrap around deck overlooking the canyon and mountain scenery below. Tastefully decorated in rustic charm, the seller could offer this turnkey and fully furnished.The 2/1 Hiline Home was placed in 2020 and shares 60 GPM well along with DEQ approvals on both homes and separate septic systems.The garage was converted into an exercise room and storage area with outside access to the adjoining carport.Either of these homes would make a great VRBO for extra income, managers dwelling or full-time residences.Wood heat, mini splits, propane instant hot water and appliances provide cost efficiency. Both homes have dog kennels and runs and have audio/video surveillance.There are raised garden beds with asparagus and raspberries with an underground sprinkler system.Prolific springs that are developed are well scattered throughout the three pastures where more are undeveloped for future resources for wildlife and cattle. 3 miles of seasonal Lone Pine Creek traverses the boundary line close to John Day National Monument in Clarno with a wealth of history and vast geological formations.Current use is grazing, equine and hunting. Must see to appreciate. Appt. only.

Property Details:

Property Type: Detached / Farm	Area: 390
Style: Contemporary, Log	Zoning: EFU
County: Wheeler	Seller Disclosure: Disclosure
Nhood/Bldg:	Waterfront: Creek
CC&Rs: No	Lot Desc: Bluff, Gentle Sloping, Pasture, Secluded, Terraced, Trees
Legal: T7S R21E TL3701; Sec 19/20/31 T7S R20E TL 1701; Sec 25/36	Lot Size: 200+ Acres
Warranty:	Lot Dimensions:
55+ w/Affidavit Y/N: No	View: Mountain(s), Territorial, Valley
Open House:	Body Water: Lone Pine (Seasonal)
	Tax ID: 2767 2768
	# Supplements: 2
	Opportunity Zone:
	Short Term Rental Allowed:
	Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Fossil

Middle: Fossil

High: Wheeler

Residence Information:

Upper SQFT: 875	SQFT Source: Assessor	Levels: 2	Green Certification:
Main SQFT: 2016	Total Up/Main: 2891	Roof: Metal, Other	Energy Efficiency:
Lower SQFT: 0	Fireplaces:	Parking: Covered, RV	Exterior: Log
Additional SQFT:	Garage: 0 / Carport, ,	Access/Parking	RV Description: RV Hookup, RV
Unreinforced Masonry Building:	Foundation: Block, Concrete	Basement: Exterior Entry,	Parking, RV/Boat Storage
	Perimeter	Storage Space, Unfinished	
		Road Surface: Dirt, Gravel	

Approximate Room Sizes and Descriptions:

Living:

M

Barn Door(s), Beamed Ceilings, Ceiling Fan(s), Exterior Entry, French Doors, High Speed Internet, Laminate Flooring, Loft, Living Room/Dining Room Combo, Vaulted Ceiling(s), Wood Stove

Kitchen:

M

Built-in Microwave, Convection Oven, Double Sinks, Double Oven, Built-in Dishwasher, Eat Bar, Exterior Entry, Free-Standing Range, Free-Standing Refrigerator, Instant Hot Water, Laminate Flooring, Skylight(s)

Dining:

M

Primary Bedroom:

M

Balcony, Barn Door(s), Bathroom, Beamed Ceilings, Closet, Deck, French Doors, Shower, Wall to Wall Carpet

2nd Bedroom:

M

Closet, Wall to Wall Carpet

3rd Bedroom:

U

Loft, Vaulted Ceiling(s)

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 0/0

Total Baths: 2/0

Features and Utilities:

Kitchen:	Built-in Microwave, Convection Oven, Cooktop, Double Oven, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Granite, Instant Hot Water, Pantry, Range Hood, Solid Surface Countertop, Stainless Steel Appliance(s)		
Interior:	Ceiling Fan(s), Furnished, Granite, Hardwood Floors, High Ceilings, High Speed Internet, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Skylight(s), Tile Floor, Vaulted Ceiling(s), Washer/Dryer, Wood Floors, Wall to Wall Carpet		
Exterior:	Second Residence, Arena, Barn(s), Corral(s), Covered Deck, Covered Patio, Deck, Dog Run, Fenced, Garden, Guest Quarters, Outbuilding, Poultry Coop, Porch, Private Road, Raised Beds, RV Hookup, RV Parking, RV/Boat Storage, Sprinkler, Storm Door(s), Tool Shed, Workshop, Cross Fenced, Yard		
Accessibility:			
Security:	Security Gate, None, Security System		
Internet:	Other		
Windows:	Double Pane Windows, Vinyl Frames		
Cool:	Heat Pump	Heat: Ductless, Heat Pump, Wood Stove	Fuel: Electricity, Propane
Water:	Shared Well, Well	Sewer: Septic Tank	Hot Water: Propane

Financial:

Property Tax/Yr: \$5,623.20 / 2024	Rent, If Rented: Dues:	Short Sale: No Other Dues:	Bank Owned/Real Estate Owned: No
HOA: No			
Association Amenities:			
Terms Considered: Cash			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			

Comparable Information:

Original Price: \$1,595,000

Additional Structure(s) Supplement:

# Structures:	1	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
Second Residence	32x28	1280	2	1	2020	Vinyl Siding, Wood Composite	Composition
Features:	Second Residence Bathroom, Closet, Separate Electric Meter, Heated, Kitchen, Plumbed, Electricity Connected, Storage, Wood Stove						
Garage - Dim:	Shop	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:	

Public: Second residence is 46459 Hwy 402 with 2/1 Hiline Home + carport. Garage has been renovated into a laundry/office space w/384 sq ft. Concrete foundation. Front and back porch. See PDF's of all other building improvements.

Farm and Ranches Supplement:

Add Parcels: No/	Habitable: Yes	#Stalls: 2	Type: Ranch
Current Irrig. Wtr Rights: No/	Distance to School Bus:	Distance from Shopping:	Distance to BLM:
Add Dwelling: Yes/ 1280 sq ft Hiline	Personal Prop: Yes	Fixtures Excluded: No	Crops Included: Yes
Irrig. Sys/Source: None	Electric on Prop: Yes/ 3-Phase	Approx Dist Elect:	Certified Organic: No
Currently Usable: Cattle, Horses, Pasture, Poultry	Grazing Permits - BLM: No/AUM:	Private: Yes/AUM:35/Acres:770	Range:
	Approx # Acres-Cultivated:	Forest Service: No/AUM:	Vineyard:
	Approx # Acres-Nursery:	Pasture:	Wooded:
	Documents Avail: Aerial Photo, Plot - Plat Map	Orchard:	FCS Shares Included:
		Fencing: Barbed Wire, Perimeter, Pipe, Cross Fenced	

Public: Numerous springs!Stunning mtn views! Private. Recreation galore & LOP tags in North Fossil Unit. Current use is cattle/horse ranch. Near JD River. 2 homes. One could be VRBO or rental/manager home.Pride of ownership evident. MUST SEE TO APPRECIATE!