

Agent FullResidential

11/19/2025 7:08PM

\$1,595,0003 bd | 2 / 0 ba | 2891 sqft

46457 HIGHWAY 218 Fossil, OR 97830

Unit #:Condo Loc:

Status: ActiveDOM: 0

List Date: 11/19/2025Acres: 778

Year Built: 1998 ApproximatelyMLS#: 496282675

XST/Dir: Hwy 218

Other: Virtual Tour #1Map

Video: Virtual Tour #2Drone

ShowHrs:

Occ: Owner

Show: 24 Hour Notice, Appointment Only, Pet(s) on Premises, Occupied, Seller's Agent Must Accompany, See Remarks

LB/Loc/Cmb: No

Offer/Nego: Call Seller's Agent

AG: Julie Mansfield-Smith

AG Ph: 541-519-6891

AG Cell/Text: 541-519-6891

CoAgent:

CoPh:



Private: Shown by appt only. Buyer Broker to be present at all showings and provide prequalification. Behind locked gate.

Last Updated: 11/13/2025 3:08:15 PM

Public: 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.

Last Updated: 11/19/2025 5:03:28 PM

Property Details:

Property Type: Detached / Farm	Legal: T7S R21E TL3701; Sec 19/20/31 T7S R20E TL 1701; Sec 25/36	Lot/Land Lease/Rent Payment: /	# Supplements: 2
County: Wheeler	Tax ID: 2767 2768	Lot/Land Lease: No	PDF Doc(s): 4
Nhood/Bldg:	Warranty:	Lot Size: 200+ Acres	Open House:
Area: 390	Seller Disc: Disclosure	Lot Dimensions:	Upcoming Open House:
Zoning: EFU	Other Disc:	Lot Desc: Bluff, Gentle Sloping, Pasture, Secluded, Terraced,	Broker Tour:
Elementary: Fossil	List Type: Exclusive Right to Sell	Trees	Upcoming Broker Tour:
Middle: Fossil	Limited Representation: No	View: Mountain(s), Territorial, Valley	
High: Wheeler	Style: Contemporary, Log	Waterfront: Creek	
Internet: Yes	Opportunity Zone:	Body Water: Lone Pine (Seasonal)	
Address: Yes	Short Term Rental Allowed:	CC&R: No	
No Blog:	Floor #:	55+ w/Affidavit Y/N: No	
No AVM:			

Residence Information:

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

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	Spcl Asmt Balance:	Tax Deferral:Yes, Farm	Short Sale:No
HOA:No	Dues:		\$ Pre-Approv:
Escrow Pref:Amerititle		Other Dues:	3rd Party:No
Terms:Cash			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
Email(s) Agent: cuppercreeklandco@gmail.com
CoAgent:
CoAgent Email:
Office: Cupper Creek Land Company LLC
BRCD: 9CCL01
Owner(s): HUNT TERESA G REVOCABLE TRUST
Tran: 11/19/2025
Poss:

Agent Lic: 950300098
CoSAID:
Office Lic: 201214553
Owner Perm. Resid:
Tenant/Other:
Exp: 11/12/2026

Agent Ph: [541-519-6891](tel:541-519-6891)
CoBRCD:
Office Ph: [541-934-2946](tel:541-934-2946)
FIRPTA: No
Contact1:
Contact2:

Agent Cell: [541-519-6891](tel:541-519-6891)
CoPh:
Agent Ext:
Fax:

SAID: SMITHJUL

Comparable Information:

Original Price: \$1,595,000

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

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:	

Conditional Use Permit Required for 2nd Residence: Yes

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!