



## Windy Ridge Ranch



### Property Details:

Price : \$1,595,000

Acreage : 778

Address : 46457/46459 HWY 218

City : FOSSIL

State : OR

County : WHEELER

Zip Code : 97830

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NEW LISTING! Windy Ridge Ranch in Fossil ~ Pride of ownership is evident in this one-of-a-kind 778 acres offering imperishable beauty as far as the eye can see. This premiere property boasts 2 quality constructed homes, a 3-bay shop, a large horse barn with tack room and indoor stalls, a paneled arena with shelter, an RV storage and/or hay cover, plus an executive chicken coop. Domestic well produces 60 GPM in addition to the numerous developed and undeveloped natural springs on 3 miles of seasonal Lone Pine Creek.

This scenic setting offers privacy and endless 360-degree territorial views of the horizon and beyond 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 sweep of this skyline offers spectacular views of rock formations in every direction. One can see fossilized plants along the cliff walls and much more at John Day National Monument Clarno Unit located nearby and is a historical slice of heaven known to all for flora and fauna.

Aside from the proximity to a wealth of history and vast geological findings, this ranch offers privacy and seclusion with panoramic views in every direction.

Scattered throughout this holding are a multitude of springs, juniper covered draws, native grasses and wide-open spaces for your peaceful enjoyment. This holding has been used in the past for rotational grazing for up to 35 pairs and is currently utilized for abundant big and small game hunting as well as an equine ranch.

Multi-faceted use is here for a myriad of recreation, hiking, rock hounding, ATV and horseback riding, hunting and as a quiet respite in a rural setting surrounded by nature at its best. This recreational paradise adjoins the Confederated Tribal grounds and large generational family ranches as private landowners. This is in the

North Fossil Unit and property qualifies for landowner preference tags. This is where big bull elk and broader bucks love to hide and a variety of upland birds such as chukar, turkey, quail and more call home.

There are two tax lots along roughly three miles of Hwy 218 frontage, which is the main thoroughfare to the brinks where the Wheeler, Jeffrerson, Wasco and Gilliam County lines meet along down the road past the historic town of Antelope. Property is located at MP 37 and is 7 miles west of Fossil and 55 miles north of Madras.

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 the 60 GPM well along with DEQ approvals on both homes and separate septic systems. The garage was converted into an exercise room, office 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 for extended family. Wood heat, mini splits, propane appliances including instant hot water provide cost efficiency. Both homes have dog kennels and runs and have audio and 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. Almost 3 miles of seasonal Lone Pine Creek traverses the boundary line.


Located at 46457/46459 HWY 218 Fossil OR 97830

T7S R21E TL3701; Sec 19/20/31 T7S R20E TL 1701; Sec 25/36

Taxes are 5623.20. Zoned EFU and in Farm Deferral Tax. Schools are located in Fossil.

\$1,595,000 Cash. Shown by appointment only. Buyer brokers to be present at all showings and provide prequalification.

Drone footage provided by Wandering Skies Photography.

<div>778 Acres WHEELER County GPS 44.92797 X -120.24312</div>		<div>Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com</div>	<div>Cupper Creek Land Company www.cuppercreeklandcompany.com</div>
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