

9/19/2026 11:11AM

Agent Full

Lots and Land

**\$595,000** 200AC+**Low Gap Lane Long Creek, OR 97856****Unit/Lot #:****Status:** Active**DOM:** 192**List Date:** 3/11/2026**Acres:** 272**MLS#:** 380631150**XST/Dir:** Hwy 395 To Porter Rd then Low Gap LaneOther: [Virtual Tour #1](#) Aerial MapOther: [Virtual Tour #2](#) Topo MapVideo: [Virtual Tour #3](#) Drone**Show:** 24 Hour Notice, Appointment Only, Call Seller's Agent, Seller's Agent Must Accompany, Vacant**Offer/Nego:** Call Seller's Agent**AG:** Julie Mansfield-Smith**AG Ph:** [541-519-6891](tel:541-519-6891)**AG Cell:** [541-519-6891](tel:541-519-6891)**CoAgent:****CoPh:**

**Private:** Buyers broker to be present at all showings and provide prequalification before viewing by appointment only with phone call. Do not text. Seller may take terms from qualified buyer with half down and very short term contract not to exceed 3 years. List of personal property upon request can be purchased outside escrow. Buyer to verify zoning permits for buildability with Grant County Planning Department.

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**Public:** Low Gap Holdings is a hidden gem with all the creature comforts of home! Peaceful, off grid retreat is nestled inside 272 acres with a nicely treed Ponderosa Pine, Douglas Fir and juniper forest. Bull Run Creek flows year-round with easy access on horseback, afoot or ATV. This sanctuary of solitude with recreation at its best located ten miles from town. Perimeter fenced with survey and offers light summer grazing for added income and fire suppression. Junipers can be cut for thinning, firewood and craft projects. Light to heavily timbered draws offer excellent cover for the wildlife habitat that call this home. Along with hunting, hiking, biking, atv trails plus horn hunting ... there is plenty of stargazing and no light pollution all behind a locked gate. A year-round county-maintained road splits property. Borders private and public lands with access beyond to Malheur National Forest, where private land barons retain ownership and investments like this rarely come on market. Property qualifies for LOP tags North Side Hunting Unit. This hunting retreat offers first rate camping on a large, shady clearing with leveled parking area with 1675 gallon in ground water tank with prolific spring fed gravity flow piped to outside the container-converted-into-a-cabin. Generator and propane/butane heat and appliances. This turnkey hunting camp can include for purchase outside escrow 1- 8x40 and 4- 8x20 steel cargo containers including the modified sleeping quarters. Cooking area, 1 griddle butane stove, built in bed, table, well vented, and insulated under container. Wired 100 Amp, oak cabinets, clothes pole, and is fireproofed and insulated to install wood stove. This is an outdoor playground with lots of possibilities with endless ideas. With timber, 2 creeks, excellent springs, wildlife and privacy, this property is truly one of a kind! Other equipment can be purchased outside escrow.

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Property Details:

|                          |                              |                              |                       |
|--------------------------|------------------------------|------------------------------|-----------------------|
| Additional Parcels: /    | Availability: Sale           | Lot/Land Lease: No           | PDF Doc(s): 3         |
| Property Type:           | #Lots: 3                     | Lot Size: 200+ Acres         | Open House:           |
| Residential/recreational | Legal: 9-31-TL               | Lot Dimensions:              | Upcoming Open House:  |
| County: Grant            | 1500;9370/1600;6534;/1700;65 | Lot Desc: Divided by Road,   | Broker Tour:          |
| Subdivision:             | 35; Sec 8 & 9                | Pasture, Private, Secluded,  | Upcoming Broker Tour: |
| Area: 410                | Tax                          | Solar, Wooded                |                       |
| Zoning: PF               | ID: 09S311500 09S311600 09S  | Land Desc: Gentle Sloping,   |                       |
| Elementary: Long Creek   | 311700                       | Level, Rolling Slope, Sloped |                       |
| Middle: Long Creek       | Seller Disc: Disclosure      | Road Frntg: Yes              |                       |
| High: Long Creek         | Other Disc:                  | Road Surface: Dirt, Gravel   |                       |
| Internet: Yes            | List Type: Exclusive Agency  | Percolation Test: /None      |                       |
| Address: Yes             | Limited Representation: No   | Soil Type/Class:             |                       |
| No Blog:                 | Opportunity Zone:            | Soil Cond: Native            |                       |
| No AVM:                  | CC&R:                        | Current Use: Mixed Use,      |                       |
|                          | Manufactured House Okay:     | Recreational, Residential    |                       |
|                          | View: Creek/Stream,          |                              |                       |
|                          | Mountain(s), Trees/Woods     |                              |                       |
|                          | Waterfront: Yes/Creek        |                              |                       |
|                          | Body Water: Bull Run Creek   |                              |                       |

Improvements:

Utilities: Electricity Not Available, Septic Tank, Spring, None  
Existing Structures: Yes/Fenced, Shed(s), Storage, Other

Financial:

|                                                    |                          |                           |                        |
|----------------------------------------------------|--------------------------|---------------------------|------------------------|
| Property Tax/Yr: \$1,180.00 / 2025                 | Spcl Asmt Balance: Dues: | Tax Deferral: Yes, Timber | Short Sale: No         |
| HOA: No                                            |                          |                           | \$ Pre-Approv:         |
| Escrow Pref: Amerititle                            |                          | Other Dues:               | 3rd Party: No          |
| Crop/Land Lease:                                   |                          |                           |                        |
| Terms: Call Seller's Agent, Cash, Owner Will Carry |                          |                           |                        |
| Assumable Interest Rate:                           |                          |                           | Bank Owned/Real Estate |
| Assumable Remaining Months Ending:                 |                          |                           | Owned: No              |
| Assoc. Am:                                         |                          |                           |                        |

Broker/Agent Data:

|                                             |                       |                         |                          |                |
|---------------------------------------------|-----------------------|-------------------------|--------------------------|----------------|
| Agent: Julie Mansfield-Smith                | Agent Lic: 950300098  | Agent Ph: 541-519-6891  | Agent Cell: 541-519-6891 | SAID: SMITHJUL |
| Email(s) Agent: cuppercreeklandco@gmail.com |                       |                         |                          |                |
| CoAgent:                                    | CoSAID:               | CoBRCD:                 | CoPh:                    |                |
| CoAgent Email:                              |                       |                         |                          |                |
| Office: Cupper Creek Land Company LLC       | Office Lic: 201214553 | Office Ph: 541-934-2946 | Agent Ext:               | Fax:           |
| BRCD: 9CCL01                                |                       | Owner Perm. Resid: Yes  | FIRPTA: No               |                |
| Owner(s): LAKE HOLDINGS LLC                 |                       | Tenant/Other:           | Owner Phone:             |                |
| Tran: 9/19/2026                             |                       | Exp: 3/1/2027           | Tenant/Other Phone:      |                |
| Poss: Close Of Escrow                       |                       |                         |                          |                |

Comparable Information:

Original Price: \$820,000