Low Gap Holdings



Property Details:

Price : $595,000
Acreage : 272
Address : No Address Low Gap Lane
City : Long Creek
State : OR
County : Grant
Zip Code : 97869

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PRICE REDUCED TO $595,000! Low Gap Holdings is hidden gem with all the creature comforts of home away from home! This peaceful, quiet, off grid retreat offers majestic mountain scenery nestled inside 272 acres with a nicely treed Ponderosa Pine, Douglas Fir and Juniper forest. Bull Run Creek flows year round for a half mile over this timbered terrain with easy access a foot or on ATV throughout this high mountain holding. This private getaway offers a sanctuary of solitude with recreation at its best located ten miles from Long Creek, Oregon. With timber, water on 2 creeks, excellent springs, wildlife and privacy, this property is truly one of a kind. It is surveyed with three tax lots, perimiter fenced and offers light summer grazing for up to 30 pair to feed on native pasture for added income and fire suppresion. The feeding ground with meadows and creek frontage offers consistent forage with some dense forested areas. A majority of juniper 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. Timber evaluation underway.

Elk, deer, grouse, turkey, bear, bobcat and cougar are some of the game animals that traverse this countryside. Along with hunting, hiking ,biking, atv trails plus horn hunting ... there is plenty of stargazing and no light polution all behind a locked gate. Low Gap Holdings has a year round county maintained road that splits property. The story has been told there was an old school house located on the property with some reminants left behind.

High on top of the timbered ridgeline is a scenic vista of outstanding views above the Middle Fork of the John Day river, where a short drive can take you over the picturesque countryside and to some of the finest fishing near this eastern Oregon hideaway. This unique find also borders Oregon Division of State Lands with access beyond to thousands of acres of Malheur National forest service lands for added recreation. This is all in the heart of some of the best hunting and recreation in the eastern Oregon Blue Mountain range, where land barrons retain ownership and investments like this rarely come on market. Property qualifies for LOP tags North Side Hunting Unit.

This destination hunting retreat offers first rate camping on a large, shady clearing with leveled parking pad

and two year round springs. It includes a 1675 gallon in ground water tank with prolific spring fed gravity flow piped to outside the container-converted-into-a-cabin with generator and propane/butane heat and appliances. This turnkey hunting camp can include (if purchased outside of escrow) one 8x40 and four 8x20 steel cargo containers for storage including the one modified for sleeping quarters. It includes cooking area, 1 griddle butane stove, built in bed, table, well vented and fully insulated including under container with closed cell foam. It is wired 100 Amp with oak cabinets, a clothes pole, and an area that is fire proofed and insulated to install wood stove along with concrete board on wall and floor board covered with aluminum diamond plate.

There are 2 windows with 3/16″, 1″ x 4″ metal frames, plus frames with security bars and curtains, stainless steel windows and door flashing for rain protection. Insulated metal door with outdoor carpeting on door inside to prevent condensation. Sleeping quarters container has double doors insulated, wafer board paneling, stainless screws & washers with no nails used. There are 8 vents with 1 manual camper vent wired for outside electrical hookup and floodlights. Numerous magnets holds door carpet intact with a place to hang keys. Metal door frame inside has brackets to holds 2″x 4″ horizontally blocking door on inside from opening with dead bolt. Vinyl flooring. The heated outhouse has padded seat and flush toilet, hardy plank siding, metal roof, 100 foot drain field, and 50 gallon outside water barrel. Toilet can be hooked to hose with 250 gallon septic tank.

Buyer to verify zoning permits for buildability with Grant County Planning Department. Elevation is 4000 to 4200 feet and zoned Primary Forest and in timber tax deferral. Property is located 5 miles off Hwy 395 N of Long Creek to Porter Lane then to Low Gap Lane at milemarker 4 and is in three tax lots in 9-31-TL 1500;9370/1600;6534;/1700;6535; Sec 8 & 9 in Grant County OR. Taxes are $1180 for 2025-2026.

Buyer brokers must be present at all showings and provide prequailification before viewing by appointment only. Seller may take terms from qualified buyer with half down and very short term contract not to exceed 3 years. This is an outdoor playground with lots of possibilities with endless ideas. Seller offers a myriad of personal property and equipment for purchase to be negotiated outside of escrow.

Drone footage and aerial photos provided by Wandering Skies Photography. Photography by Sue Stovall.

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272 Acres
Grant County
GPS 44.79775 X -119.0061

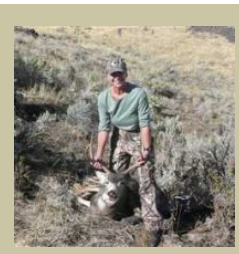


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