



# MOSSY OAK PROPERTIES

## 240 Acres Grazing and Hunting Land (Parcel 3) with Shop & Living Quarters in Wheeler County, OR

**\$295,000** / 240.00+/- Acres

### About This Property

Spokely Ranch in Wheeler County, OR

This spectacular 240 acre view property boasts numerous building sights for your new home and offers many amenities desired by the outdoor enthusiast! Camp Creek flows through this lightly timbered setting and this is Parcel 3 of four contiguous partitions offered for sale.

It consists of a desirable mixed use with residential, recreational, timber, ranch land and commercial development potential with numerous springs and spring fed pond with substantial overflow. This is a very well watered holding with several springs that can add more value for irrigation, stock or wildlife if developed.

A 36 x 72 foot metal shop constructed in 2002 includes loft, concrete floor and an enclosed 18 x 36 apartment with 3250 Sq. Ft. complete with a kitchen, living room, 1 bedroom and 1 bath. Good well, power and phone on sight. The property is in CREP with just under \$1000 year income.

It resides in a quiet, rural vicinity within the Spray school district and is zoned ETU in South Fossil Hunting unit in eastern Oregon and is currently used for hunting, cattle grazing and recreation.

Wheeler County offers supreme hunting and recreational opportunities for viewing wildlife such as bear, elk, mule deer, turkey big game, geese, duck, waterfowl, grouse, dove, chukar, pheasant, quail, upland game, small game, rabbits, squirrel and all the bird watching you can imagine!

ATV trails, equestrian, hiking and biking trails with public land access are just minutes away. Traveling for fishing for bass or steel head or floating on the main stem of John Day River are within a half hour drive or less. This holding has year round access on state and county maintained graveled road and is less than a half mile from Umatilla National Forest boundaries.

Seller offers terms OAC on this as well as adjoining parcels that can be purchased separately or together. There is also additional 1992 acres of adjoining grazing and lightly timbered land with creek frontage offered for purchase under separate ownership. Call for details! Zoned ETU (Exclusive Timber Use) and is in timber deferral. Taxes TBD.



### Property Facts & Features



**Mossy Oak Properties Copper Creek Land Company**

41909 Copper Creek Road  
Kimberly, OR 97848

**Phone:** (541) 934-2946

**Fax:** (541) 934-2946

**Link:** <http://www.mossyoakproperties.com/and/22034>



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## Main Structure

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- Apartment

## Other Structures

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- N/A

## Rights

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- N/A

## Water Access

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- Pond

## Fishing

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- N/A

## Wildlife

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- Bear
- Big Game
- Elk
- Mule Deer
- Small Game
- Turkey
- Upland Game
- Waterfowl

## Recreation

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- ATV Trail Riding
- Hiking Trails
- Biking Trails
- Water Sports
- Bird Watching
- Equestrian Trails
- PublicLandAccess

## Other

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- Road Frontage



## Mossy Oak Properties Copper Creek Land Company

41909 Cupper Creek Road  
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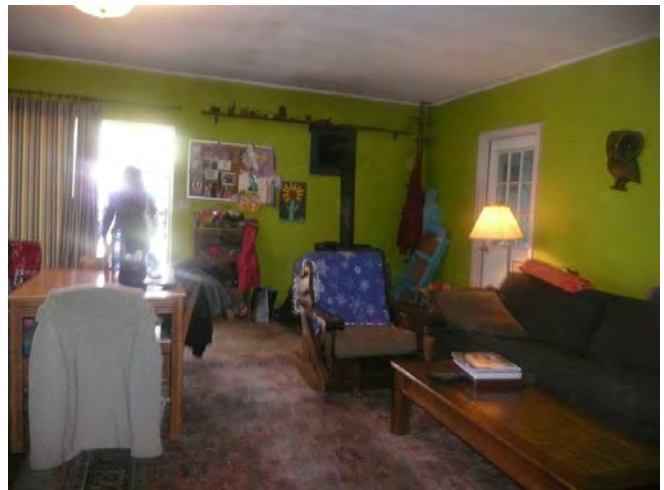
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T07S R24E Spokely Parcel #3  
240 +/- Acres



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