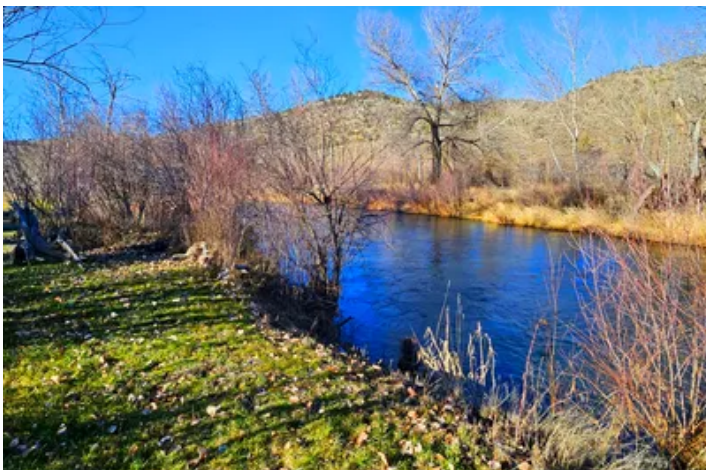


John Day Riverfront Retreat
51257 HWY 26
Mt Vernon, OR 97865

\$350,000
2± Acres
Grant County



**John Day Riverfront Retreat
Mt Vernon, OR / Grant County**

SUMMARY

Address

51257 HWY 26

City, State Zip

Mt Vernon, OR 97865

County

Grant County

Type

Riverfront, Residential Property, Horse Property

Latitude / Longitude

44.436924 / -119.301692

Dwelling Square Feet

1056

Bedrooms / Bathrooms

2 / 1

Acreage

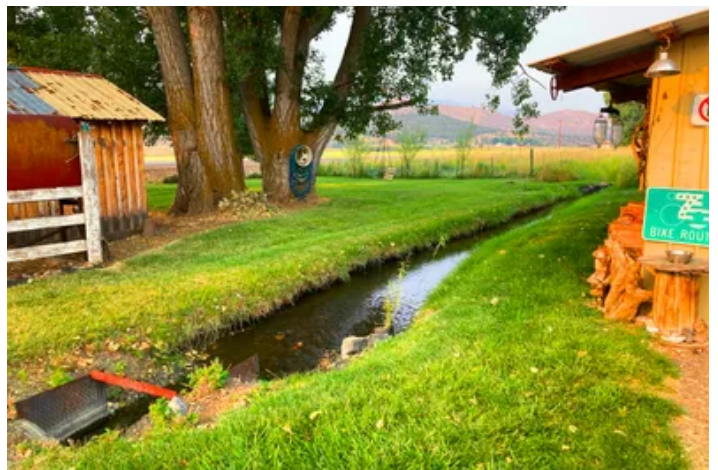
2

Price

\$350,000

Property Website

<https://www.mossoakproperties.com/property/john-day-riverfront-retreat-grant-oregon/76638/>



John Day Riverfront Retreat Mt Vernon, OR / Grant County

PROPERTY DESCRIPTION

NEW LISTING! 2+/- Acre Riverfront Retreat in Mt Vernon ~

Location, location, and location best describes this rare find on a small acreage nestled alongside the John Day River in remote eastern Oregon. This rural holding between Dayville and Mt Vernon is in the heart of Grant County, also known as a great fishing, hunting and recreational paradise.

The property has good access off US Highway 26. Located at the base of the Murderers Creek unit, by Fields Creek Road, this special property could also serve as your perfect base camp. Other uses could be a VRBO to sublet out to a group hunting party or nature enthusiasts. With steelhead fishing right out the back door where you can also enjoy a comfy bonfire alongside the river, this rural property has a myriad of opportunities to consider for additional income or just for your personal enjoyment.

This recreational retreat can also serve as a rental, second home or full-time residence. There is a garden area with open beam green house to raise fresh vegetables. The small, irrigated pasture with year-round ditch water can be utilized to irrigate this hobby farm to have grazing for your critters or help raise a garden, kids or 4H animals. This area offers a mild climate and a six-month growing season at 2000 ft. elevation.

This unique 2+-acre parcel also includes seasonal water rights with a very livable yet comfortable 2/1 1972 singlewide MH sold in AS IS condition. Wood heat, monitor oil stove, covered porch, a 12x12 storage shed and 30x55 shop. Spectacular views of Aldrich and Fields Peak mountain ranges can be viewed from this humble abode. This is a cute and cozy hideaway, inside and out, and offers an opportunity to upgrade into a new homestead, leave it alone or simply enjoy the solitude, sights and sounds of the river with plenty of room to roam, and a great panoramic views.

DEQ approvals and 15 GPM domestic well in place. Included in the sale are washer, dryer, range, refrigerator, window air conditioners and two wood stoves. An application for replacement dwelling is approved can transfer to a buyer at closing. Please contact the Grant County Planning Department for verification and any other requirements.

Buyers provide proof of funds before showing. Financing may be available with private lender.

Get your creativity flowing on with what this could become with sweat equity in this hard-to-find fixer upper that has great potential! Who would not want to add this to their portfolio?

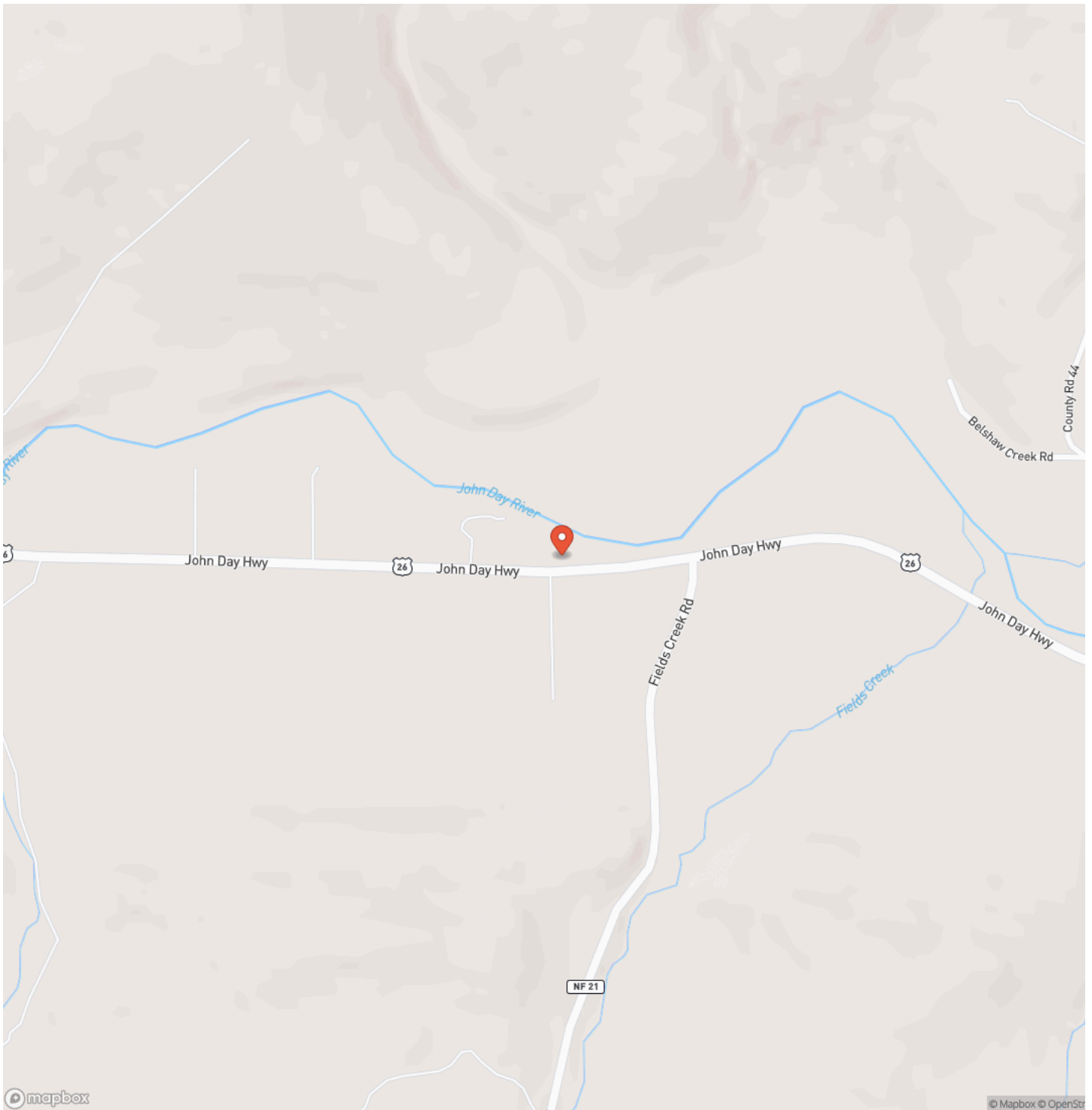
Offered for \$350,000 cash. Taxes are \$1307. Zoned EFU. Not in a farm deferral.

51257 Hwy 26 in Mt Vernon OR 97865 T13SR28E SECTION 13 TL301

**John Day Riverfront Retreat
Mt Vernon, OR / Grant County**



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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