



MOSSY OAK PROPERTIES

Timbered Hideaway on 240 Acres

\$485,000 / 240.00+/- Acres

About This Property



**Mossy Oak Properties Copper Creek
Land Company**

41909 Cupper Creek Road
Kimberly, OR 97848

Phone: (541) 934-2946

Fax: (662) 494-8446

Link: <http://www.mossyoakproperties.com/land/58013>



MOSSY OAK PROPERTIES

Timbered Hideaway 240 Acres in Wheeler County, OR

This spectacular, lightly timbered view property boasts numerous building sights for your new home and offers many amenities desired by the outdoor enthusiast. Seasonal Camp Creek flows through this panoramic setting in rural Wheeler County with scenic mountain views as far as the eye can see. The property consists of a variety of multiple uses within its boundaries for hunting, recreation, with a nice young stand of growing timber, plus native dry land grass pasture for cattle grazing. Landowner preference tags are available with a resident herd of mule deer, antelope and an increasing turkey population in addition to other bird habitat. Commercial development potential would be for an Air B and B. Privacy and seclusion is here!

There is a multitude of numerous springs and half acre spring fed pond with substantial overflow located above the current living quarters inside the shop. This is a very well-watered holding with several springs that can add more value for irrigation, stock or wildlife if developed. Elevation is 3400 feet with smooth dirt road access throughout this holding. Terrain is level to sloped with rolling hills.

The 36 x 72 foot metal shop has roll up and man door, fiberglass insulation with baked enamel walls and roof. Constructed in 2002, this includes loft, concrete floor plus an enclosed 18 x 36 apartment upgraded with blue pine accents. This includes a kitchen, living room, an office, 1 bedroom and 1 bathroom. Good well, power, septic and land line phone on sight. Cell service is also available at various points on the property. Enjoy sitting by the large firepit constructed for outdoor cooking under the galaxy of stars, or watching the beautiful sunrise or sunset.

This holding was formerly in CREP program with fencing along creek and lots of new seedlings, thickets and tree covers. This private retreat is located in the quiet, rural vicinity within the Spray school district. This is in timber deferral and zoned ETU (Exclusive Timber Use) in South Fossil Hunting unit. Current use is for a myriad of big and small game hunting, cattle grazing and recreation and borders private properties within close proximity to public lands.

Wheeler County is in sunny eastern Oregon and offers supreme hunting and recreational opportunities. 140 mule deer at any given time have roamed onto this ranch and the antelope population has grown in numbers. Turkeys have moved in and elk now are on game cameras regularly. Bobcat live on the ranch as well as quail, grouse and other species for birdwatching.

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. Gated access with two entry driveways off Williams Lane, which bisects the property. Boundaries are not fenced.

Located at 26630 Williams Lane Fossil, OR in T7S R24E TL1606; Acct 3095 in Sections 27 & 34. Zoned ETU (Exclusive Timber Use) and is in timber deferral. Taxes are \$740 for 2021.

Buyers and Brokers must provide pre-approval for purchase prior to showing and by appointment only.



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Property Facts & Features

Main Structure

- Apartment

Other Structures

- Shop with living quarters

Rights

- N/A

Water Access

- Creek / Stream
- Pond

Fishing

- N/A

Wildlife

- Big Game
- Mule Deer
- Small Game
- Turkey
- Upland Game
- Antelope

Recreation

- ATV Trail Riding
- Hiking Trails
- Biking Trails
- Bird Watching
- Equestrian Trails

Other

- Road Frontage



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