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MOSSY OAK
PROPERTIES
 Cupper Creek Land Company
 America's Land Specialist

Julie Mansfield Smith
 Principal Broker/Owner
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NEW! 213 ACRES LAND: \$175,000 ~ Wildlife habitat in CRP w/bird hunting/pheasant/quail/chucker. 80 ac. unperfected water rights. 400 GPM well/buildable/solar panels/power/phone/surveyed/fenced w/native/wheat/bunch grass near Heppner. Cash.

240 ACRES LAND: \$175,000 ~ Borders Umatilla National Forest. Power/phone close. Cattle grazing/hunting land. Light timber/sage/juniper/open meadow/ spring/building sites. Abundant wildlife & deer population. Add'l acreage available below.

240 ACRES LAND: \$195,000 ~ Fabulous views on seasonal creek. Borders Umatilla National Forest. Buildable w/power/phone close. Grazing, hunting, & small CREP income. Light timber, sage, juniper. Add'l acreage available above. LOP in Fossil unit. Can add acreage.

320 ACRES LAND: \$275,000 ~ Buildable view property w/power and phone close. LOP tags in Fossil Unit. Level, rolling hills, pond and spectacular views of mountains. 1/2 mi. to Umatilla National Forest. Add'l acreage available above. Borders private land.

Real Estate Outback, Inc.



"Your rural property specialist"

Cheryl Jenison
 ABR, BROKER, GRI, SRES
 205 Pine Street • Spray, OR 97874



Phone (541) 468-3113
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99267 - SPRAY - Kahler Basin Rd. with Henry Creek flowing through the property, 46 ac. m/l, 4/2, 1586 sq. ft., 36 x 24 shop, 1 car attached garage, well, great views, some irrigation. **REDUCED \$299,000**

99309 - SPRAY - off of Winlock Road, 160 ac. m/l, spring, EFU, fenced, buildable, power close, rimrocks, junipers, flat area. Price **\$275,000**

99311 - SPRAY - close to Alder Creek, borders BLM, 14 ac. m/l, close to John Day River and state hwy access, priced below co. rmv. Price **\$85,000**

99161 - CONDON PROPERTY - 10 acre min. parcel adjacent to golf course, buildable, subject to partition & deq approval, within urban growth boundary. Price **\$75,000**

99259 - SPRAY - city water & sewer to property line, river front property, structure on property, all on .87 ac. **REDUCED \$65,000**

99293 - MONUMENT - 91 Fleetwood on large city lot, with outbldg & metal storage, 930 sq. ft. 3 bedroom. Make an offer **\$40,000**

Specializing in Ranch, Hunting & Rural Properties

Wilburn Ranch Brokerage



MILLER PRAIRIE, 1955 ACRES, 3500 sq. ft. log home, 2 shops, barn, corrals. 7 acre lake, tons of elk, deer, timber, meadows. **\$4.95M**

BELL COW 3300 A. 7.5M/bf timber, 4 1/2 miles of creek, huge elk wintering area, lots of elk, deer, bear. Two small hunting cabins, very secluded, no public access. 30 minutes from Pendleton—**\$3.3 MILLION**

6100 A. CRANE, OR. 50 A. reservoir, waterfowl, fishing, elk, deer, upland birds, grass, next to BLM, creek, springs, **\$2,495,000**

WATERFOWL/TRAINER RANCH, 1726.36 acres neighbors above "Waterfowl" property, DU, Fed project, waterfowl, upland birds, deer, home. Very close to Malheur Refuge. **\$2.495M**

LONG CREEK: 1484 acres, timber, creek, meadows, elk, deer, turkeys, older home, fruit trees, **\$1.249M**

WATERFOWL, BY MALHEUR REFUGE, 1104 acres, DU, Fed project, waterfowl, upland birds, deer, antelope, fantastic birds. **REDUCED TO HALF PRICE! \$830,000**

LOW GAP 200 A., north of Long Creek, surrounded by USFS, ponds, barn, home, off grid, on county road **\$405,000**

BURNS 240 A. 1600 SQ.FT. MANUFACTURED HOME, pasture, close to Refuge, waterfowl, upland birds, **\$295,000**

KIMBERLY 76 ACRES, buildable, well, small shop, 1/2 mile on John Day River, 42 acres irrigated, small BLM lease—**\$295,000**

LONG CREEK, OREGON

Rich Wilburn
 541-421-5300

Andy Wilburn
 541-421-3230

www.wilburnranchbrokerage.net



IN TOWN INVESTMENT OPPORTUNITY: Commercial building in downtown La Grande with long term tenants in place. Good investment property with little vacancy and 6 percent capitalization rate. Includes parking on two sides. **\$350,000** RMLS# 14472376

COVE HOME: Large triple wide in quiet neighborhood on a 1 acre lot with great views of the surrounding mountains. Plenty of room for RV, four wheelers, snowmobiles etc. that you will need to enjoy the many rec opportunities in the area. **\$180,000** RMLS# 15458776

CUSTOM HOME, BUILT BY PESD TRADE SCHOOLS: 3 bed, 2 bath, 1310 sq. ft. home with a full kitchen in half way. Includes roof, flooring, roofing and insulation, hickory cabinets, quartz counter tops, deck and buried sprinkler system. **\$180,000** RMLS#13268070

ANNIE'S CAFE AND LIQUOR STORE: Established family turn key business, main street, Richland OR. Includes all fixtures, tables, chairs, equipment, inventory. New owner needs to apply with OLCC for license, normally appointed as temporary agent upon sale. Great opportunity to live in a small town and enjoy the wide variety of recreation available in Eastern Oregon. **\$94,500** RMLS#

15250475

LA GRANDE RENTAL: Great small home at a great price. Perfect for a rental, college student, starter home, office or other small business (property is in a commercial zone). This comfortable 2 bed/1 bath home with full basement is currently rented at \$650 per month. Detached garage, off street parking and yard. **\$79,000** RMLS# 14218843

COMMERCIAL PROPERTY: Bare lot of approx. 1/2 acre on Adams Street in La Grande, Oregon. **\$65,000** RMLS# 14684420

HALFWAY BUNGALOW STYLE HOME: on corner lot, garden spot, partial basement, new vinyl in kitchen, new metal roof, screened front porch. Great starter, investment or vacation home. **\$51,000**

COPIA LOTS APPROXIMATELY 8.5 CONTIGUOUS LOTS in the old town site of Cornucopia north of Halfway, OR. Buildable parcel subject to Baker Co. Planning Dept. Great recreational area in NE Oregon. **\$39,000** RMLS# 14131482

ACREAGE PERFECT SIZE: Small farm in Halfway, OR on approx. 5 ac. w/ Pine Creek as it east boundary and Tarter Slough running by the home. Be self sufficient, grow your own food, raise pigs, chickens and

beef. Irrigation rights, old barn, great views, chicken coop and other outbuildings. Home is 2 bed, 2 bath, needs some TLC but has the makings of a fine home, with foundation, hardwood floors and T&G pine on the ceiling and walls. **\$175,000** RMLS# 15426516

BROWNLEE REC: Waterfront property with 562 feet of frontage on Brownlee Reservoir, nearest town is Huntington. Very nice home w/large covered deck overlooking the Snake River. Boat dock. Great hunting and fishing. Approved septic system, good well and room for RV, boats, 4-wheelers, etc. **\$375,000** RMLS# 15548098

PONDEROSA RANCH: Beautiful timbered approximately 633 acre cattle/hunting ranch in Halfway with approx. 271 ac. irrigated. Two story ranch home, garage, barn, shop, corrals. **\$1.8 MILLION**. RMLS# 13064526

COVE FARM: Productive farm ground with 2 homes, large shop, equipment shed, corrals, grain silo's, 467 acres deeded with approx. 245 acres irrigated by wheel lines from the Grande Ronde River. Current crops include 160 acres of barley, 50 acres of alfalfa, balance in pasture. **\$1,350,000**. RMLS# 15467035

CRAFTSMAN HOME: Large 3 level, 5 bedroom, 2 bath quality home on approx.

5.83 irrigated ac. just outside the city limits of Halfway. Upgraded kitchen, bathrooms and windows. Includes a 2 car detached garage, shed, barn, garden area and covered deck. Perfect for a B&B. **\$295,000** RMLS# 14634396

EAGLE CREEK: Spectacular fly fishing stream in NE Oregon consisting of approx. 103 acres of canyon, rugged hillsides, rock outcroppings and timber with almost a mile of frontage on the beautiful and pristine Eagle Creek approx. 10 miles north of Richland. Off grid, this property adjoins public grounds. Property qualifies for one residential dwelling. **\$255,000** RMLS# 15213745

DAYVILLE REC: Great recreational parcel buildable with Grant Co. Planning approval. Hunting, hiking, four wheeling, year around access with springs for stock water and game. LOP tags for Ochoco unit. Rolling hills with juniper and sage located just a few minutes from Dayville, OR. **\$200,000**. RMLS# 14175593

SAWMILL LANE: Remodeled 2 bed, 1 bath home featuring hardwood floors on 2.62 acres in Richland, OR. Amenities include a deck with built in hot tub, patio with fire pit, shop/garage, old barn, yard, garden area and great views in all directions. \$199,000 RMLS#16643571

SPARTA RECREATIONAL: Off grid A frame cabin on approx. 4.82 ac in the Sparta Recreational Lands, next to NFS. Excellent hunting and fishing in the area. Outbuildings include a large shop, wood shed, ATV shed, guest room, storage shed and insulated water tank shed. Very pretty timbered parcel completely fenced. Good well, approved septic, 4-110 watt solar panels, propane and wood heat. Perfect summer home that has been used as year around residence. **\$187,500** RMLS# 15148951

EAGLE CREEK VIEW: 7 acres m/l with 2000 Mfg.home, 3 bedroom, 2 baths, includes propane range, refrigerator, washer & dryer. 8' x 12' storage shed north of Richland. **\$85,000** RMLS# 14354363

GOVER LANE ACREAGE: Approx. 12.7 irrigated acres in Halfway with 3 bed, 2 bath log sided home of approx. 1440 sq. ft., attached 2 car garage and separate garage/shop. Great location and views. **\$160,000**

CENTER STREET HOME: Maintained and comfortable home in Halfway on approx. 5964 sq. ft. lot. Remodeled 4 bed, 2 bath home with hardwood floors, propane furnace, wood stove, updated electrical, plumbing, vinyl windows, utility room, front porch and hardiplank siding. Garden area, yard, wood shed and storage shed. **\$129,000** RMLS# 15092092

Hell's Canyon
REALTY

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