

OFFICE
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#3244R TRI-LEVEL ON 0.64 AC LOT W/CANYON MTN VIEWS. 4BD/2BA + two half BA. Remod kitchen, new addition in 2011, huge master suite, fam rm, utility, lots of storage. Lg sprinklered yd, patio, deck, detached gar/shop. 306 S. Adam Dr, CC. \$289,000 RMLS#17291188

#3228R HOME ON BEAUTIFUL 1.10 +/- ACS CLOSE TO TOWN YET COUNTRY SETTING. Nice 1808 +/- SF 3BD/2BA built in 1946. 2XK24 detached gar, 1080 +/- SF barn, well, pumphouse. Fenced & X-fenced, tall shrubs for privacy plus fruit trees. 846 E Main, JD. \$179,000 RMLS#17001133

#3168A SECLUDED 39.11 TIMBERED ACS in Murders Creek hunting unit. Great for camping, hiking, hunting etc. Near Natl Forest w/access to thousands of acs of public land. Zoned Primary Forest. Rec use only. Nan's Rock Rd, MV. \$52,500 RMLS#16106652

#3202RR [REDUCED] 1ST TIME ON MARKET! ONE-OWNER OFF GRID LOG HM. Want privacy & a getaway from rat race? 4BD/2BA 3000 +/- SF w/poss 5th BD/office & full daylight bsmt. Cov deck, 2700-watt solar sys. good gravity flow spring. 10X40 shop & cabin w/loft. 80 +/- timbered acs borders NF. One-owner. 23682 Nan's Rock Rd. MV. ~~\$375,000~~ NOW \$359,500! RMLS#16092175

#3263R CUTE LITTLE COTTAGE BORDERS JOHN DAY RIVER! 2BD/1BA 1027 +/- SF w/partial foundation, new hot water heater; range ind. Woodstove & oil monitor heat. Metal roof, 2 storage bldgs. Lg fenced yard, fruit trees. 79 W Riverside, MV. \$67,500 RMLS#17200922

#3218RR REMOTE OFF-GRID 1300 +/- SF 3BD/1BA LOG CABIN W/LOFT on 12 +/- timbered acs. Gravity flow spring, fireplace w/insert, propane lights, fridge & water heater. Panoramic views of valley, 2 decks. Gated access. Same owner since 1987. 3+ mi to paved county rd, 5 more to town. Shown by appt only. 25400 Dog Cr Rd, JD. ~~\$164,000~~ \$159,000 RMLS#17626428

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RURAL SETTING! 1.58 Ac, 2 story home, 4/4, basement, deck, views, garage. \$249,000 RMLS #17048825

160 ACRES BORDERING 600 ACRES OF BLM! River frontage, 2 cabins, barn, shop, 2 greenhouses, LOP tags. \$499,000 RMLS #1754834

NICE LARGE FAMILY HOME IN PRAIRIE CITY ON CORNER LOT! .54 Of an acre, upgrades throughout, 3/2, garage, RV parking, large 40x60 shop w/upstairs storage. \$245,000 RMLS #17489335

"Your Professional Real Estate Choice in Grant County."
 Please give us a call for additional listing information.

Specializing in Ranch, Hunting & Rural Properties

Wilburn Ranch Brokerage

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**

CUPPER CREEK BIG GAME/BIRDING 553 ACRES, Monument. 3800 sq.ft. Lodge, Shooting Range, Trap Range, Proven elk, deer, upland birds, waterfowl. 200 a. tillable. All extremely good equipment goes with ranch. Shop buildings, caretakers apt. 5th wheel under cover, dog runs. Neat, clean, everything first rate. **\$2.4m**

WATERFOWL/TRAINER RANCH, 1726.36 acres neighbors above "Waterfowl" property, DU, Fed project, waterfowl, upland birds, deer, home. Very close to Malheur Refuge. **\$1.29m**

BEAR CREEK SOUTH - 1497 deeded acres, year round creek, some timber, Juniper, good spring feed, cross fenced, 200 acres interior BLM, meadows, rocky slopes, borders USFS, good access, good hunting for elk and deer. Located between Prairie City and John Day, Oregon. **\$973,000**

166 ACRES BETWEEN JOHN DAY AND PRAIRIE CITY, 156 irrigated, flood, pivots. 400 tons average. Very nice home, shop, sheds, feedlot, good corrals, calving area, large hay barns, great views of the Strawberrys, fish pond, runs 15 cows on it also. You can juggle cows and hay to run 75 cows and feed them alfalfa. **\$895,000**

FALL CREEK, 480 A. GRANT COUNTY, end of road, access through USFS, timber, 1/2 mile of year round creek, springs, buildable, bordered by USFS. **\$480,000**

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

ISHAM CREEK, 320 A, GRANT COUNTY, huge spring creating Isham Creek, thick young timber, steep in some areas, great bow hunting, end of USFS road, buildable, bordered by USFS on two sides. **\$295,000**

MOUNTAIN TOP 160 A. between John Day and Prairie City, surrounded by USFS, buildable, 80% timber, incredible Strawberry Mountain views, **\$295,000**

LONG CREEK, OREGON
 Rich Wilburn 541-421-5300
 Andy Wilburn 541-421-3230
www.wilburnranchbrokerage.net

SIMPSON ROAD DRYLAND WHEAT FARM - Umatilla County, Pendleton, Oregon-316.32 acres at the junction of Stage Gulch and Simpson Road in dryland wheat production. In 2017, the Seller produced 97 bushels per acre. **\$270,000. RG#0291**

REDUCED - ELKHORN MOUNTAIN GETAWAY RANCH - BAKER COUNTY/BAKER CITY, OR - 230 +/- acres timber parcel located between Rock Creek and Muddy Creek. Adjacent to ODFW area at the base of the Elkhorn Mountains. Buildable. Located 8 mi West of Haines. **\$229,000 RG#00717**

DOUBLE BAR F RANCH - MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. **\$550,000. RG#01915**

BAKER VALLEY RANCH - BAKER COUNTY, HAINES, OR - 88.98 acres nestled at the base of the Elkhorn Mountains. This picturesque property has a large main house, several outbuildings, hay/livestock barn and cattle working facility. The remainder of the property is a beautiful irrigated grass pasture which has been used for hay production and livestock grazing. Call Travis or Blake 541-278-4444. **\$549,000. RG#03116**

SHADOW RANCH - GRANT COUNTY, JOHN DAY, OR - REDUCED - 168.6 acres. 4 irrigated ac. fenced into 4 pastures. Home, shop, horse barn and shed, riding arena. Abundant with wildlife and excellent shed antler hunting. **\$525,000. RG#01017**

TIN PAN MEADOWS UMATILLA COUNTY, WESTON, OR - Investment opportunity. 102 +/- forested acres off of Hwy 204 south of Walla Walla. 65 acres are zoned FR (Forest Residential) which allows for the development of 5 acre tracts. Power to the property and a good well. Lots of wildlife. May be suitable for a conservation easement. WMU 54. **\$525,000. RG#02416**

Pilot Rock Irrigated Acres, Umatilla County, Pilot Rock, OR - REDUCED - 76 +/- deeded ac / East Birch Creek running through the property. 63.3 acres containing water rights. 27 ac alfalfa and grass mix and 37 ac wheat hay. Irrigated with 3 wheel lines & sub-irrigation. 40'x46' metal shop, equipment yard and 2 wells. Buildable lot within the city limits. **\$385,000. RG#01517**

OLD RATTRAY RANCH WEST - GILLIAM COUNTY, CONDON, OR - 39.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer and upland birds with occasional elk. **\$385,979. RG#02516**

HAWKINS PARCEL 1 - Umatilla County, Pendleton, OR-11.6 acres of dryland pasture, 7 miles NW of Pendleton. 3 bedroom, 1 bath home with laundry area and deck. Large shop with multiple large overhead doors and living quarters. **\$385,000. RG#02817**

SADDLE MOUNTAIN CRP FARM - UMATILLA COUNTY, MILTON-FREEWATER, OR - 287.30 ac with 143.09 ac in CRP. Multiple developed springs, buildable home site, LOP tags for Walla Walla Unit. **\$350,000. RG#01617**

STEVENSON FARM #1 - UMATILLA COUNTY/PENDLETON, OR - Development potential on this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. **\$350,000. RG#02415**

MISSOURI GULCH DRYLAND WHEAT/CRP FARM - REDUCED - 394.73 total acres of which 172 acres are enrolled in CRP through 2022 with balance of acres in production. The farm is located in the Missouri Gulch area, northwest of Pendleton. Clean farm. Production records available. **\$335,525. RG#02914**

BIG BUTTERCREEK CRP - MORROW COUNTY/ECHO, OR - CRP income property. 186.9 acres of land with 157.7 acres of CRP. Annual CRP payment of \$10,992 with power and well located on the property. CRP contract runs through 2020. The balance of the property is range pasture. **\$295,000. #RG03515**

SKEELS PROPERTY - UNION COUNTY, UNION, OR - Secluded buildable 80 +/- acres near Tollgate and the Spout Springs Ski Resort. Mixed timbered and open parcel on the breaks of Lookingglass Creek. Forest Road access is seasonal. Bordered on 2 sides by Umatilla National Forest. Great view property. WMU 56. **\$290,000. RG#02316**

BALLARD CREEK - BAKER COUNTY/OXBOW, OR - 160 acres hunters paradise surrounded by BLM xand NF 3 sides. Good water and timber. Zoned timber/grazing. **\$160,000. #RG01916**

RECREATIONAL JOHN DAY RIVER FRONTAGE PROPERTY - SHERMAN COUNTY, WASCO, OR - SOLD - An opportunity to have a 37.5% shared undivided interest in 192 acres along the J River. Located near Wasco, OR. This property offers a variety of leisure opportunities such as hunting, exceptional fishing, rafting, hiking, and family fun. **\$85,000. #RG02816**

KENNEWICK HORSE PROPERTY - BENTON COUNTY, KENNEWICK, WA - 6.29 acres with an indoor arena, horse barn, shop, with a new 2,254 square feet of home, built in 2009 with too many amenities to list. A must see! **\$625,000. RG#02916**

THE CATHERINE CREEK PROPERTY - UNION COUNTY, UNION, OR - 325.97 +/- acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi south of Union. **\$499,000. RG#02614**

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