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**MOTIVATED SELLERS**  
3193C BLUE MTN. MINI MART-HWY.395 \$299,000 NOW \$219,000  
3110C SHOP ON .5 ACRES. ZONED GEN. IND. \$99,000 NOW \$85,000  
3288RR 6BD/2BA ON 35.67+- ACRES \$450,000 NOW \$399,999  
3303L COMMERCIAL LOT ON 1.34 ACRES IN JOHN DAY. CYCLONE FENCE, POWER, CITY WATER. PROPERTY BORDERS HWY.26. GRAVELED ROAD BESIDE PROPERTY. GREAT PLACE TO BUILD FUTURE BUSINESS. WILDERNESS RD. JOHN DAY, OR \$50,000 RMLS#18314671  
MORE ADDITIONAL WEEKLY PRICE REDUCTIONS

**NEW LISTINGS**  
3366R Main level 2150sqft, 3bd/2ba.Lower level 1565sqft family rm.,1bd/1ba,utility rm. 2 car garage.317 S. Canyon Blvd. John Day, OR 97845 \$265,000 RMLS#19574607  
3367R Expansive Views of Strawberry Mtns. 4bd/2ba on lg.lot. Beautiful kitchen,remodeled bathrooms..Unfinished basement. 328 NE Front St. Prairie City, OR 97869 \$148,000 RMLS#19651565

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**RESIDENTIAL**  
3334R Hobby farm minutes from Strawberry Mtn. Fruit trees, lg. irrigated garden, Little Indian Creek irrigation rights. Chicken house, storage sheds. 1979 Paramount MH, 3bd/2ba. 26048 Little Indian Cr. Rd. John Day, OR 97845 \$174,900. \$169,900 RMLS#18303738  
3271R Price Reduction- Outstanding Views. 2800sqft, 3bd/ 2.5ba, Lg. shop/garage. Fenced pasture, gated entry. 814 Ferguson Rd. JD \$311,000 \$250,000 RMLS#17169943  
3331R Views of Blue Mountains. Have your own B & amp; B. 4bd/2ba Zoned Downtown Commercial so you can live & amp; have your business at home. Lg 30X36shop, tool shed, mobile office. 250 W. Main St. Mt. Vernon, OR 97865 \$209,000 RMLS#18213488

**RURAL RESIDENTIAL**  
3261RR VERY PRIVATE SETTING! 1,800 +/- SF 2BD/2BA on 14.3 +/- acs w/Beech Cr frontage. Guest house. Home needs some TLC. Beautiful, peaceful setting! OWC w/ig down. 23400 Hwy 395 MV. \$285,000 \$269,999 RMLS#17562143  
3202RR MOUNTAIN RETREAT! 3000sq ft +/-, 2 story home., 3bd/1ba on main floor. 1bd/1ba on 2nd floor. Smaller log cabin near main house.80 +/- timbered acres with gravity flow spring LOP tags. Borders National Forest 23682 Nan's Rock Rd., MV. \$375,500, \$299,500 RMLS#16092175

**LOTS AND LAND**  
2808L PRICE REDUCTION/TERMS. 2 large lots at end of Adam Drive. City water close. Owner carry \$29,500, \$5,000 dn, Mo. p'ments \$272.00 inc. 6% int. 10 yr contract. RMLS#11029161  
3344L 49 acre lot on Adams Drive with views of Mountains! City water available. Seller will consider carrying a contract with 20% down to qualified buyer. CC&amp;P;R Adams Rd. Canyon City, OR 97820 \$19,500 RMLS#18122680

**DEAL OF THE WEEK**  
  
3323R PRICE REDUCTION! Newly renovated 3bd/1ba, 1,189 sq ft plus 868 sq ft unfin b-ment. Irrigation well, metal roof. 411 S. Canyon Blvd. Canyon City, OR 97820 \$130,000. \$123,000 RMLS #18390374

**FEATURED LISTING**  
  
3354R MOVE IN READY! 4bd/2ba with office. Underground sprinklers, fenced in back yard, 12x15 shed w/ power 309 E. Main St. John Day, OR 97845 \$170,000 RMLS#18689577

**COMM./DEV**  
3308C Older 14 Unit Motel located at junction of Hwy 26/395. Has small living quarters and adjoin lot with 1980 14 x 56 MH. Prefer cash but would consider financing to qualified buyer. 150 W. Main St. Mt. Vernon, OR \$135,000 RMLS#18395492  
3296C Reduced! DP Home Entertainment Radio Shack-Sale of business only. Building leased. All inventory will be purchased separately at closing.139 E. Main St. John Day, OR 97845 \$175,000 \$150,000 RMLS#18454976  
3022D Reduced. 2 lg parcels adj to Grant Co. Oregon airport & amp; Ind Pk .. 104+/- acs zoned RR1-ac min & amp; 75+/- ac zoned RR5-ac min. 179+/- acs waiting for development. Priced at \$1649/ac. Poss terms to qual buyer. \$496,300 \$295,000! RMLS#14382534

**BUSY, BUSY! WE NEED LISTINGS RECENT CLOSINGS**  
3272C Comm. JD \$65,000  
1413 3/2 PC \$127,000  
3311L 1 AC CC \$28,500  
3345R 2/2 \$55,500  
3347R 2/1 PC \$126,000  
3346R 3/1 \$40,000  
3284C Commercial Bldg. JD \$119,500  
3340R 3/3, 28ac. Monument \$340,000  
1441R 2/1 PC \$88,500

**PENDING SALES**  
3248R 3/2 PC \$92,500  
1436 3/2 MV \$315,000  
3328R 3/2 JD \$125,000  
1437 3/2 JD \$170,000  
1438 3/1 PC \$92,500  
3325R 3/1.5 JD \$122,000  
1439 Res Dayville \$319,000  
1442 Res., JD \$239,000  
3185RR 3/2.5 \$324,900  
3295R 4/2 Dayville \$175,000  
3363R 3/2 PC \$37,000  
3364R 3/2 PC \$45,000  
3365C Commercial \$79,000  
3362R 3/2 PC \$35,000

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THIS NEWSPAPER IS COMPOSTABLE.

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**Wilburn Ranch Brokerage**

Office-541-421-5300  
Andy: ranchbrokerage@yahoo.com Rich: rcwranches@yahoo.com

**NEW LISTING** Long Creek, 88 A. irrigated pastures, ponds, meadows, elk, deer ~~SOLD~~ \$1.275M  
**HALL CREEK RANCH**, 2132 A. very nice views of the Strawberrys. Located between John Day and Prairie City. Creeks and springs. Game cameras show excellent bulls and bucks. Pictures on request. Very nice timber. \$2,558,000.

**LONG CREEK**, 1426 A. very good elk, deer. Old house, creek, springs, meadow, timber. Good access. \$1,450,000

**JOHN DAY/PRAIRIE CITY** 166.45 A. 160 A. water rights, flood and pivots. 1716 sq.ft. Marlette double wide, 2 hay sheds, machine shed, calving barn, good corrals, barns. Fish pond, extra trailer for guests. Excellent views of the Strawberry Mt. range. Lots of hay put up with room for cattle also. Very flexible set up and very clean and neat. \$895,000

**CAMP CREEK RANCH**, 2768 A. located by Long Creek and Fox Valley. Excellent timber, Very, very good elk and deer hunting. Creeks, springs. Pictures on request. \$3,321,000.

**364 A. LONG CREEK**, elk, deer, timber, adjacent to USFS \$410,000

**BELL COW** 3400 A. 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 \$3.4 MILLION

**LOW GAP LANE, LONG CREEK**, 80 acres, new 3000 sq. ft. ICF home, timber, views, springs, seclusion, next to USFS. \$395,000

**BCH CATTLE RANCH** - 1382 acre ranch with 847 acres of flood irrigation. 2866 Sq. Ft. home with 7 bedrooms and 3 bathrooms that has a commanding view of the John Day River valley. 12 pastures make it a versatile ranch moving cows and cutting hay. USFS permit for 278 pair for 5 months on prime summer grass. Machine shed and shop. \$3,750,000

**BEAR CREEK EAST** - 1120 acres of timber, grass. Excl. setting for elk and deer. 5 miles North of Prairie City, Oregon. \$1,344,000

**BEAR CREEK WEST** - 880 acres. No Easements or public access, timber, good springs provide water for good population of elk and deer. NE of Prairie City, Oregon. \$1,056,000

All listings are on the web at: www.landwatch.com and www.landsofamerica.com For complete listings go to www.wilburnranchbrokerage.net

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