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Principal Broker, Owner
541-620-4239

Amy Denman
Principal Broker
503-577-7029

Fred Winegar, GRI
Broker
541-620-1506

Debbie Brown, Broker
541-419-8156

Mike Moore, Broker
541-542-2059

Danielle Courchesne
Broker
208-891-7225

FEATURED LISTING



Incredible opportunity to live in a quiet peaceful community! This 3 bedroom 2 bath home has been remodeled with the highest quality of materials and is move in ready. Spacious light open floor plan, two types of heat, granite and quartz counter tops, vinyl plank and tile flooring, knotty pine ceiling and doors, ceiling fans, recessed lighting, high end windows and a barn with secure storage. Sit back on your covered deck and take in the tranquil sounds of the creek. 345 W 2 ST Long Creek, OR 97856 **\$205,000** RMLS #20096241

CONTACT US TO SEE ALL OF OUR LISTINGS!

Hot market! Properties are selling fast! List with us! We advertise on 86 different sites!

Member of North East Oregon RMLS and Central Oregon MLS
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www.RMLS.com
www.zillow.com
www.country-preferred-realtors.com

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Wilburn Ranch Brokerage

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

NEW LISTING - RUDIO CREEK RANCH, 6120 A. Kimberly, Or. elk, deer, fishing, waterfowl, upland birds, 4 dwellings, 3 barns, round corral, shop, bunkhouses, roping arena, 17 acre reservoir, 3.5 miles Rudio Creek, 200 acres of water rights. **\$9,750,000**

CERTIFIED ORGANIC FARM, 2058 acres - Burns, Oregon, 6 pivots, 742 irrigated acres, new 80x120 free span steel hay shed with concrete floor, machine shed, house, currently planted for \$700K-\$800K income for 2020. **\$4,500,000**

HALL CREEK RANCH, 2132 A. very nice views of the Strawberryrs. 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**

364 A. FOX VALLEY, proven elk habitat, deer, timber, adjacent to USFS, spring. **\$410,000**

BELL COW 4700 A. 9M/bf of timber, 4 1/2 miles of creek, huge elk wintering spots of elk, deer, bear. Two small hunting camps secluded, no public access. 30 minutes from Pendleton **\$5.5 MILLION**

SKULL CREEK BUTTE RITTER, 520 a. cabin, timber, good spring, elk, deer, surrounded by private. **\$565,000**

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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Lori Hickerson
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Sally Knowles
Broker, GRI
Office: 541-932-4493
Babette Larson
Broker, GRI
Office: 541-987-2363

RESIDENTIAL

Quiet & Cozy MF Home in Dayville!
Open Floor Plan, 3/2, Bonus Room, Covered Deck, Privacy Fence, Large Carport. DV **\$119,900** #1029

Spacious Home In Iron Wood Estates!
Amazing Views, Private Setting, 2 Story, 5/5, Large Decks, 3 Car Garage. **\$510,000** #1031

COMMERCIAL

Beautiful Office On Large Lot!
1392 SF, Kitchen, 2 Bath, Basement. 235 S Canyon Blvd, JD **\$137,900** #931

Great Place For A Business! Large Shop w/Mt Views On 1 Acre, Located near Industrial Park, 4104 Sq Ft. **\$225,000** #994

Established Business In Canyon City! Hardware, Tools, Building Supplies, Large Fenced Retail Area, Inventory Included. 124 N Clark St, CC **\$450,000** #998

HUNTING/RECREATIONAL

310 Ac, Remote, Limited Access, LOP Tags. Wiley Crk Rd, DV **\$175,000** #763

969 Ac Bordering BLM, Hunt, Graze, Recreate! Cabin, Creek, Springs, Fenced, Private, LOP Tags. **\$1,200,000** #1017

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The real estate market is extremely active. If you are thinking about buying or selling please give us a call!

HOMES ON ACREAGE

Large Home on 15 Acres!
Fabulous Views, 3/3 w/Att Apartment, Oak Flooring w/Wood Accents, Sunroom, Office, Utility, Garage w/Bonus Rooms, Deer Fenced Yard, 2 Story Shop, Pond. 23764 Hwy 395 S, CC **\$389,000** #1005

8 Ac, Unique Earth Bermed Home! Fabulous Views, Pride Of Ownership, 3/2, Patio, Carport, Garage w/Shop Area, Large Shop. John Day. **\$435,000** #894

LOTS / BAREGROUND

3 Fenced Parcels Near John Day!
Great Horse Property, Views. 5 Ac **\$78,000**, JD 10 Ac **\$86,000** Or All 15 Acres For **\$159,000** 1028A & B

Iron Wood Lot! View Lot, City Services Available, Roughed In Road, Leveled Area. JD **\$21,500** #1006

Small Irrigated Country Setting!
.59 Of An Acre, Renovate/Rebuild, Large Shop, Small Barn. **\$55,500** #1027

17 Ac, Views, Near Airport, Dividable. Industrial Park Ln. JD **\$65,000** #945

5 Ac, Views, Well, Buildable, Power. 25781 Hwy 395 S, CC **\$75,000** #939

5 Ac, City Services, Dividable, Views. Adam Rd., CC **\$80,000** #819

24 Ac, Valley Views, City Limits, 7 Tax Lots. E Side Rail Rd JD **\$82,000** #627

Featured Listing



42 Acres w/Valley Views! MF Home, 3/2, Carport, Shop, Barn, Fenced. MTV **\$380,000** #987

SALE PENDING

MF HOME, 2/2, Deck. JD **\$77,000** #1024

MF in Seneca! 3/2. **\$85,500** #1030

MF Home, 2/2, Shop. JD **\$119,000** #1026

MF Home, 3/2, Shop. PC **\$95,000** #1022

MF Home in Dayville! 3/2, **\$140,950** #1025

Dayville Café. DV **\$259,000** #1003

9 Ac, 7 Irr, Farm, MTV **\$448,000** #1004

SOLD

5 Ac, Off-Grid Tiny Cabin. **\$65,000** #1016

5 Ac, Views. JD **\$24,500** #1013

40 Ac, 3/2, Shop. Crane **\$324,999** #1011

5 Ac Unity Lake. Unity **\$60,000** #995

101 Legal Notices

101 Legal Notices

Your firm is invited to submit separate sealed bids under seal to Grant County Economic Development for the construction of a building located at: 115 Bridge Street, John Day, Oregon Before 11:00 am local standard time on the **22nd day of July, 2020**, for the following project.

Bids will be publicly opened and read aloud. Bids received after 11:00 am on the above date will not be received or considered. Bids will be available for public inspection after opening.

Project Description: 4,012 SF building encompassing the privacy and security needs of a domestic trauma service center. Includes: Offices, conference room, storage and support spaces, emergency living area consisting of (3) bedrooms, living room, kitchen and garage.

Refer to other bidding requirements described in Documents 00 2113 Instructions to Bidders.

Submit your offer on the Bid Form provided.

Submit bids to the Owner Representative, Beth Simonsen, at the Grant County Economic Development Office located at 530 East Main Street, Suite 10, John Day, OR 977845.

Provide all required bid documents in a sealed envelope as described in the instructions to bidders. Plainly mark the outside of the sealed envelope with the project name, bid date and time, bidders name and contractor's Oregon State CCB license number.

Within two hours of the bid closing, a separate sealed envelope containing the First-Tier Subcontractor Disclosure form is due.

This advertisement for bid does not commit the Owner to award a contract nor to pay any costs incurred in the preparation of bids or the procurement of supplies. The Owner may reject a bid that does not comply with prescribed public contracting procedures and requirements, including the requirement to demonstrate the bidder's responsibility under ORS 279C.375 (3) (b). The Owner may also reject for good cause all bids after finding that doing so is in the public interest.

License: Contractor shall be registered with the Oregon Construction Contractors Board and must be licensed under ORS 468A.720. A bid made to the contracting agency under ORS 279C.335 or 279C.400 must be in writing or filed with the person the contracting agency designates to receive bids.

Prevailing Wages apply to this project according to current Oregon Bidding Requirements. The Higher wage rate from either BOLI or Davis Bacon will apply, subject to ORS 279C.800-279C.870 or Davis Bacon Act 40 U.S.C.3141.

A bidder shall submit or post a surety bond irrevocable letter of credit issued by an insured institution as defined by ORS 706.008. Cashier's check or certified check for all bids as bid security unless the contracting agency has exempted the contract for which the bidder submits a bid from this requirement under ORS 279C.390. The security may not exceed ten percent (10%) of the amount bid on the contract.

Contractor is responsible for paying required building permit, licenses, inspection fees, and taxes that may be required. Utility connection, impact fees and Fire Life and Safety Permit fee to be paid by the Owner.

Utilities include: Power, Gas, Water, Sewer, Telephone.

Bid Questions: All bid questions pertaining to this project should be addressed to: Melanie Whedon at Pinnacle Architecture, Inc., Phone: 541-388-9897, Email: Melanie@parch.biz

Plan Availability: To view or obtain copies of the bid documents, request shall be made to: Skyliner Print and Design: 1151 Centennial Court, #3, Bend OR 97702, E-mail: print@skylinerprint.com, Phone: 541-749-2151

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