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WILBURN RANCH BROKERAGE

Office: 541-620-0488
Andy: ranchbrokerage@yahoo.com

NEW LISTING - Miller Prairie - 2,263 acres - 7 acre lake, 3500 sq.ft. 4 bedroom 2.5 bath, studio, 72x90 shop w/ concrete floor and heat, 50x68 shop with concrete floor, bar, 2 cabins, multiple ponds and springs, 400 acres sub irrigated meadow with balance in timber. \$5.45 million

Wild and Scenic River Home - 238 acres, 1903 sq. ft 2 bed 2 bath off grid home, new 3 bay shop w/ man cave, 3/4 mile middle fork frontage, 7.5 acres irrigated, pole building, ponds and year round creek. \$1.89 million \$1.795 million Owner Financing Available.

LOOKOUT MOUNTAIN RANCH - 2 Homes on 1,343 acres, very nice 2016 3 bedroom 2 3/4 bath, 2476 sq. ft home, 2nd home 1764 sq. ft. stick built 3 bedroom 1 3/4 bath built in 1975. New shop and outbuildings. 200 acres tillable. Mixture of Pine and Juniper. Good hunting for Bulls and Bucks. Top Road Monument area. \$2.89 million

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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541-575-2710 Fax: 541-575-2610

Members of North East Oregon RMLS & Central Oregon MLS
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Stop by, we can show you all the local listings!



2022 Sold

- 4/2 MV \$388,000
- 3/2 Hermiston \$307,000
- 2/2 MV \$175,000
- 2/2 MV \$350,000
- 3/2 JD \$250,000
- 4/2 PC \$135,000
- 4/2 JD \$371,000
- 3/1 JD \$150,000
- 2/2 CC \$68,000
- 2/2 La Pine \$399,000
- 3/1 PC \$87,000
- 2/1 JD \$152,500
- 3/2 MV \$298,000
- 4/2 JD \$470,000
- Land Mitchell \$395,000
- 2/2 PC \$147,500
- 4/2 Madras \$349,000
- 3/2 CC \$360,000
- Com JD \$167,500
- Land CC \$130,000

This is a once in a lifetime chance to own a part of history! Building is 9390 sq ft of open space, with a 1 bed 1 bath apartment, large office and sits on .58 of an acre. In 1960-1980 the building was called The 62 Hall. The property is adjacent to Canyon Creek, where more than \$26 million in gold was mined during the 1862 Gold Rush. 303 S Canyon City BLVD Canyon City, OR.
Asking \$298,000 RMLS#22639049

A picture is worth a 1,000 words!

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Blue Mountain EAGLE

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Principal Broker, GRI
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Sally Knowles
Broker, GRI
Office: 541-932-4493

Babette Larson
Broker, GRI
Office: 541-987-2363

NEW LISTING

FABULOUS SETTING ON 3.34 ACRES ABOVE 7TH ST COMPLEX! Outstanding Views of the John Day Valley, Custom Built Home, Open Floor Concept, High End Upgrades Throughout, Inviting Tiled Entryway, Vaulted Ceiling, Living Room W/Rock Fireplace, Beautiful Kitchen w/ Breakfast Bar, Pantry, Hickory Cabinets & Granite Countertops, Dining Room, Office, Utility Room, 2180 Sq Ft, 3 Bedroom, 2.5 Bath, Heat Pump, Trex Deck, Beautifully Landscaped, Sprinkler System, Extensive Stone Design, Two Attached Double Car Garages. **\$599,000**

RESIDENTIAL

MF HOME ON 4.5 ACRES, 3/2, Garage. CC \$365,000 #1086

BEAUTIFUL LOG HOME ON 12+ ACRES! Fabulous Mt Views, Close To National Forest, 2 Story w/Daylight Basement, 4 Bedroom, 2.5 Bath, Large Family Room, Decks, Patio, Landscaped, 2 Fish Ponds, 3 Bay Garage w/Attached Greenhouse, Pasture, Shared Spring w/Cistern, Well w/ Cistern. CC **\$585,000 #1080**

LOTS / BAREGROUND

5 ACRES w/MT. VIEWS! City Services, Dividable, Views. Adam Rd., CC **\$80,000 #819**

See To Appreciate! 3 Parcels Totaling 9.61 Acres w/Mt Views! Purchase Separately or Together, Located Off Of E Side Lane, County Road 74B, Private Setting, Some Trees, Buildable (subject to county approval), Needs uUtilities. P-2 **\$38,500**, P-1 **\$42,500**, P-3 **\$44,500. (\$120,500)**

2 ACRES CLOSE TO CANYON CITY! Fabulous Views, Shared Spring, Cement Slab. CC **\$87,000 #1051**

EXPANSIVE VIEWS OVERLOOKING JOHN DAY! 1.69 Acres Within City Limits, Leveled. JD **\$125,000 #1083**

320 ACRES UP SHOP GULCH! Mt & Valley Views, Tiny Cabin, Natural Spring, Water Guzzler Collector, LOP Tags. **\$230,000 #1090**

40 ACRES ON BALDY MT! Near the Strawberry Mt Wilderness Trail Head, Great Valley Views, Some Timber, Leveled Home Site, Standard Septic, Close To Power. JD **\$120,000 #1092**

Remote Offices In Mt Vernon & John Day

FEATURED LISTING



CANYON CITY HOME ON 1+ ACRES! Fabulous Canyon Mt Views, Family Style Home w/Daylight Basement, Open Floor Plan, 5 Bedroom, 3 Bath, 2 Patios, Landscaped, Sprinkler System, Water Feature, Fenced, 2 Storage Sheds. CC **\$334,000 #1081**

COMMERCIAL

DP HOME ENTERTAINMENT BUSINESS! Be Your Own Boss, Turn Key, Dish TV & Cellular Phone Vendors. JD **\$75,000 #1076**

DAYVILLE CAFE! Prime Opportunity To Be Your Own Boss, Highly Reputable & Established, Indoor/Outdoor Dining, Famous For Homemade Pies. DV **\$259,000 #1003**

ESTABLISHED BUSINESS IN CANYON CITY! Hard-ware, Tools, Building Supplies, Large Fenced Retail Area, Inventory Included. 124 N Clark St. CC **\$450,000 #998**

SOLD

- 1 Ac, Irrigate, Barn w/Power **\$94,500**
- Cottage Close To River, 2/1, Shed. JD **\$99,000**
- Cottage, 2/1, shed, garage. CC **\$149,000**
- 3/2, Patio, Garage, Shop. JD **\$295,000**
- Family Home In Canyon City, 3/2, Garage. CC **\$330,000**
- Family Home On River, 4/2, Carport/Shop. JD **\$365,000**
- 1.85 Ac, Views, Fenced, 3/2, Shop. CC **\$369,900**
- Lone Elk Market, Spray, Turn Key Business..... **\$585,000**

Visit Us At:
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Who says color doesn't call attention to your advertisement? It just did.

The Blue Mountain EAGLE 541-575-0710
195 N. Canyon Blvd. John Day, Oregon

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SERVICE DIRECTORY A Services Directory listing is \$9.95 per week for a single ad (13 week minimum). Call the Blue Mountain Eagle today! 541-575-0710.

<p>INTERNET</p> <p>otconnections.net 541-932-4411</p> <p>CONNECTIONS GIG-CAPABLE PROVIDER</p> <p>FIBER FAST INTERNET & PHONE</p>	<p>JANITORIAL SERVICE</p> <p>Eastern Oregon Building Maintenance</p> <p>Blinds • Carpets • Floors • Windows • Ducts Upholstery • Power Sweeping • Snow Removal Fire & Flood Restoration</p> <p>"Professional Cleaning Service"</p> <p>541-575-1741 • 1-800-282-1741</p>	<p>NURSERY</p> <p>Better Blooms & Gardens</p> <p>Between John Day and Prairie City 541-820-3329</p>	<p>GROOMING</p> <p>Oodles of Doodles GROOMING COMPANY</p> <p>541-620-3729 250 SE Harris Street Prairie City, OR 97869</p>	
<p>PLUMBING</p> <p>Patriot Plumbing</p> <p>American Standard Sinks & Toilets, Delta Faucet, Bradford White, Water Heaters</p> <p>245 N. Canyon Blvd., Canyon City 541-575-2144 Mon.-Fri. 8am-4:30pm Sports Store: Mon.-Thurs. 8am-4:30pm</p>	<p>PORTA POTTY</p> <p>BYRON'S EXCAVATING</p> <p>Potties to Go!</p> <ul style="list-style-type: none"> Clean, sanitized • Portable Septic tank pumping We deliver & pick up <p>EVENTS • FARMING CONSTRUCTION SITES 193 Ford Road, John Day 541-575-0828</p>	<p>SANITATION</p> <p>CLARK'S TRANSFER STATION</p> <p>HOURS Office Hours: Mon-Fri 11am-2pm Transfer Station Hours: Wed-Sat 9am-4:30pm Recycling Available • NO Burning Barrels</p> <p>DISPOSAL</p> <p>ROLL OFF CONTAINERS FOR LARGE JOBS Serving John Day, Canyon City, Prairie City, Mt. Vernon & Dayville 541-575-0432</p>	<p>SPORTS</p> <p>ANDY'S PLUMBING & SPORTS</p> <p>ALL TYPES OF ARCHERY EQUIPMENT BOWS: Martin Jennings-Hoyt</p> <p>245 N. Canyon Blvd., Canyon City 541-575-2144 Mon.-Fri. 8am-4:30pm Sports Store: Mon.-Thurs. 8am-4:30pm</p>	<p>STORAGE</p> <p>R&S SELF-STOR</p> <p>Serving Grant County Since 1993</p> <p>196 UNITS • VARIOUS SIZES RV STORAGE AVAILABLE</p> <p>Secure • Clean Outdoor Lighting • Fenced</p> <p>731 W. Main, John Day 541-575-1772 or 541-575-2692</p>
<p>VETERINARY</p> <p>JOHN DAY RIVER VETERINARY CENTER</p> <ul style="list-style-type: none"> Internal medicine Equine Services Surgery Nutritional guidance Annual exams Heartworm prevention Vaccinations <p>59989 Hwy. John Day, OR 541-932-4428</p>	<p>WELL DRILLING</p> <p>Marciel Well Drilling & PUMPS</p> <p>Experienced Air Rotary Drilling • Licensed & Bonded Also: Complete Pump Installation & Service</p> <p>CALL FOR FREE ESTIMATES</p> <p>JOHN MARCIEL 541-932-4334 MT. VERNON</p>	<p>WELDING SUPPLIES</p> <ul style="list-style-type: none"> Industrial Gases • Industrial Machine Work Full Automotive • Lincoln Wire and Rod Replacement parts for welders, plasma cutters & torches Special Orders Welcome <p>QUALITY PARTS, QUALITY SERVICE, QUALITY PEOPLE</p> <p>721 W Main St, John Day, OR 97845 • (541) 575-1850</p>	<p>YOUR AD</p> <p>Have your FULL COLOR ad seen weekly for only</p> <p>\$9.95 PER WEEK</p> <p>WHAT A GREAT BUY! CALL US NOW! 541-575-0710</p>	