Hill Ranch in Ritter

$2,862,000 / 3802.00+/- Acres

About This Property

GREAT PRICE REDUCTION! CAN SELL ENTIRE 3802 ACRES (OR) - 2533 ACRES FOR $1,975,000 (OR) -1268 ACRES (BOTH ON RIVER) FOR $887,000!
You'll need lots of film to try and capture the magnificence of one of Oregon’s natural wonders.This is a rare find in 3802 deeded contiguous acres that run alongside the John Day Rivers. The abundance of water from the Middle and North Fork of the John Day River at the confluence of these two rivers attracts some of the largest Steel Head, Salmon and Rainbow Trout that Oregon has to offer.
The land possesses majestic mountain ranges with topography ranging from 2260 at the river bottom to 3400 on the highest flats where with a multitude of wildlife. The absence of any structures lends character to its openness and natural beauty.
Access to the land is dirt road in 4 wheel drive vehicles. The natural calmness of this particular property is extensive and very photographic. Numerous underground springs are located throughout the property with seasonal stock ponds. Almost 1 mile of Middle Fork of the John Day River frontage meanders through and approximately 3 miles of the North Fork of John Day itself run alongside the ranch.
The bulk of timber is on 1 1/2 miles of Three Mile Creek frontage. The property is very well hydrated with water. An official fish and wildlife survey was conducted in 2013 is available inside the documents file. This area is an ideal spot for hunters who enjoy wide open spaces with privacy, game birds, elk, deer, cougar and bear that are often found throughout the region plus big game hunting for Rocky Mountain Elk, Big Horn Sheep, Deer and Antelope. There are 3 tax lots for multiple Landowner Preference Tags in the Heppner Unit that can be applied for under new ownership for 2020.
Sagebrush and juniper dot the slopes with grassy valleys, pine forest, mountain peaks and natural beauty and outdoor recreational opportunities are abundant year-round. This ranch is bordered by BLM and private landowners and is currently being leased for cattle grazing. It supports wild runs of summer steelhead in both the North Fork and Middle Fork John Day, and small mouth bass are prolific throughout the rivers.
In connection with this property is an out the gate permit with the Bureau of Land Management of 1600 acres that adjoins this property. (North Fork allotment (Swaggart): 114 AUM’s, 211 cattle 04/15 - 5/31 annual use). The permit can be applied for transfer to new owner after recording of deed. The permit can be applied for transfer to new owner after recording of deed. Tenant is willing to continue grazing lease to assist buyer in keeping the farm deferral intact. It will continue in this tax status as long as cattle continue to graze it.
This holding is located in the notorious town of Ritter near Long Creek, Oregon, and is approximately 30 miles north of John Day and 120 miles south of Pendleton, Oregon and not far from the soothing Ritter Hot Springs. The Hill Ranch is a clean slate, awaiting personal touches on this trophy Oregon ranch.

Mossy Oak Properties Cupper Creek Land Company
41909 Cupper Creek Road
Kimberly, OR 97848

Phone: (541) 934-2946
Fax: (662) 494-8446
Link: http://www.mossyoakproperties.com/land/44195
Unique as Eastern Oregon is, its a land of great diversity with majestic mountain ranges, wide open plains, ancient rock formations, and uncounted plant varieties. Still visible from pioneer wagons traveling the Oregon Trail and tell-tale tailings from early mining days make it a land rich in history.

Grant County is the land of scenic contrast. Things just look different there. The dramatic geological formations in the John Day Fossils Beds National Monument are overwhelming as is the beautiful and diverse topography on the journey to this wonder land of privacy and seclusion.

There are thousands of acres of public land overall in this region that offer backpacking, cross-country skiing, snow-mobiling, hunting, fishing, horseback riding or just scenic driving. This part of Oregon is the place for just about any recreational past time.

Here is your opportunity to own your own piece of the past. Enroute to this scenic getaway, you'll see beautiful alpine meadows carpeted in golden wild flowers, miles upon miles of pine forest infused with sunlight, arid deserts dotted with sage brush and loaded with wildlife, towering snowcap mountains and beautiful sunrises, sunsets and a galaxy full of stars.

If Hill Ranch is your final destination, then the adventures that await you are countless. There is just no other place like it! Inquire within.

Taxes: $4103 for 2019 and in farm deferral. Property has not been surveyed. Buyers to verify accuracy of acreage.

Zoning: Primary Forest (PF) and Multiple Use Range (MUR)
Seller has an additional 585 acres that can be sold separately on NFJD for $495,000. (http://www.mossyoakproperties.com/land/46079)
Possible trade or owner terms considered. Brokers must accompany buyers and be present at all showings. Shown to pre-qualified buyers only.

Property Facts & Features

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<tr>
<th>Main Structure</th>
<th>Water Access</th>
<th>Wildlife</th>
<th>Recreation</th>
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<tbody>
<tr>
<td>• No Structure</td>
<td>• River</td>
<td>• Bear</td>
<td>• ATV Trail Riding</td>
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<td></td>
<td>• Creek / Stream</td>
<td>• Big Game</td>
<td>• Hiking Trails</td>
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<td>Fishing</td>
<td>• Elk</td>
<td>• Biking Trails</td>
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<td>• Mule Deer</td>
<td>• Bird Watching</td>
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<td>• Equestrian Trails</td>
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<td>• Waterfowl</td>
<td>• PublicLandAccess</td>
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<td>• Cougar, bobcat</td>
<td>• Rafting, floating river</td>
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