

FOR SALE

Camp Creek Ranch John Day, OR 97845



NAI Cascade

Premier Hunting Property | 2,768 Acres

Premier Hunting Property that has not been available on the market in over 30 years! Premier elk and deer hunting located between Fox and Long Creek in Grant County, Oregon. Located just three hours East of Bend, Oregon, three and a half hours West of Boise, Idaho and five hours east of Portland, Oregon. There are well maintained roads throughout the property for ease of accessibility and a good source of rock for maintaining the roads.



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NAI Cascade

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Wilburn Ranch Brokerage

Andy Wilburn
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Camp Creek Ranch

Property Features

Price	\$3,321,000
Location	Between Fox and Long Creek Oregon
County	Grant County
Land Area	2,768 acres
Zoning	Forest Lands
Property Type	Previously used primarily as commercial timber production
Highest & Best Use	Recreation and premier hunting property
Merchantable Timber	2010 Inventory Mbf: 14,361, Growth Total Mbf: 683, Percentage Growth: 4.76%*
GMU & LOP Tags	Northside Unit- 4 Bull Elk and 4 Buck Deer LOP tags available **

Timber and Game Highlights

- Grant County is one of the top counties in the state to produce record book Rocky Mountain Elk and Mule Deer. There are 71 entries for Rocky Mountain Elk over 305" B&C and 221 entries for Mule Deer over 160" B&C in the Oregon Record Book.
- The largest elk from Grant County scored 401 1/8" and the largest Mule Deer scored 281 1/8".
- Historically utilized for commercial timber production. Primary merchantable species include Ponderosa and Sugar Pine (58%), Whitewoods (true firs) of (10%), Douglas Fir/Larch (32%).

*Growth factors based on Atterbury Consultants March 19, 2010 valuation of the original configured 3,812 acres. Contact Broker for details

**Buyer to confirm with Oregon Department of Fish and Wildlife



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Grant County

The Lifestyle

Grant County Oregon has been treasured in the heart of pioneers for over 150 years and it continues to be for those who still dare to dream. It defines adventure. Grant County itself is nearly the size of Connecticut. Its boundaries contain all the headwaters for the four forks of the John Day River. With such a vast abundance and diversity of natural resources- from the green rolling hills of the John Day River valleys to the timbered slopes of alpine lakes and mountains- Grant County is a challenge to portray fairly and accurately in any single publication.

The History

Grant County was established on October 14, 1864, from parts of old Wasco and old Umatilla counties. After Gold was discovered in 1862 on Whiskey Flat, it has been estimated that within ten days, 1,000 miners were camped in Canyon Creek. This increased population created a need for county government. Since the 1930s, the city of John Day has served as the main economic center of the county, and boasts the largest population.

The Water

Most of Grant County is drained by the four forks of the John Day River, all of which have their headwaters in the county. The John Day River system drains some 7,900 square miles. It is the third longest free-flowing river in the lower 48 states and has more miles of federal 'Wild and Scenic River' designation than any other river in the United States. The river system in Grant County included the upper 100 miles of the Main Stem, all of the 112 miles of the North Fork, all 75 miles of the Middle Fork and all 60 miles of the South Fork of the John Day River. From Grant County, the lower John Day River flows another 184 miles to its confluence with the Columbia River. The southeastern corner of the county includes headwaters of the Malheur and Little Malheur Rivers, which find their way to the Snake River. The southern part of Grant County includes the northern-most reaches of the Great Basin, including the Silvies River Watershed, which flows south into Harner Lake into the High Desert of Eastern Oregon.

The Climate

Grant County enjoys a great deal of sunshine with an estimated 200 days of clear sunny, or mostly sunny days, or an estimated 300 days of clear sunny, mostly sunny, or partly sunny days each year.

Grant County Quick Facts

Population	7,180	Square Miles	4,529
Median Age	51.1 Years	Avg. Home Price	\$136,000
Median Age	\$38,046	Total Households	3,246



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Aerial Map



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Wildlife Photos



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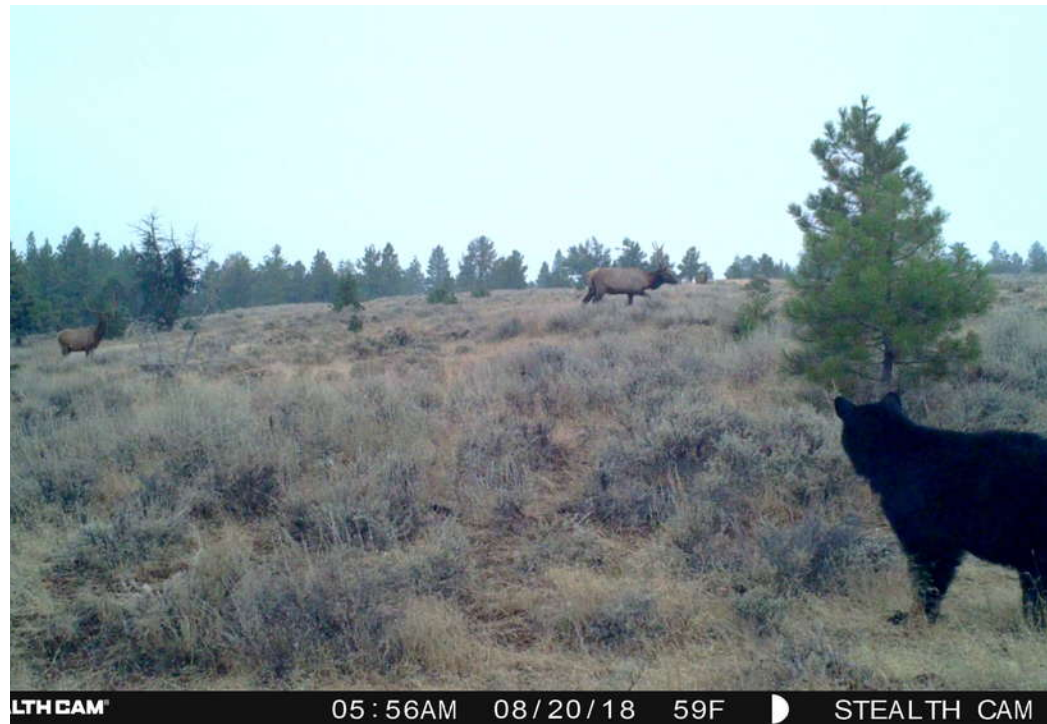
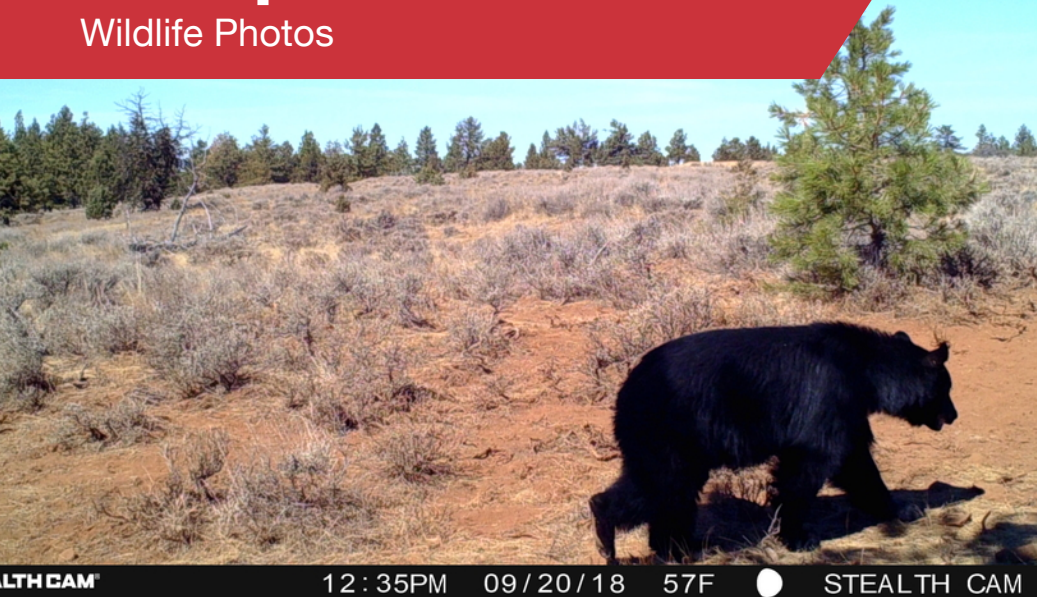


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Trophy Photos



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FOR SALE

Walt Ramage & Andy Wilburn



Walt Ramage, NAI Cascade Land | Ranch

Local Knowledge. Global Reach.

Being a member of the NAI Global network keeps us on the cutting edge and provides worldwide opportunities for our clients. Our strong ties to our local community and our global reach provide a holistic understanding of business cultures and economic environments.

Experience innovative commercial real estate solutions through consulting, investment sales, leasing, and opinions of value, without pretense.

Experience NAI Cascade.



Andy Wilburn, Wilburn Ranch Brokerage

Honesty, Integrity & Excellent Service.

Wilburn Ranch Brokerage specializes in properties ranging from 160 acre parcels to untamed 51,000 deeded buckaroo ranches. Rich and Andy Wilburn also have been in the cattle business since 1964 and still run around 400 pairs on ranches in Grant County and Harney County.

This gives them a unique look at ranches and can give a potential buyer insights as to the cattle business pertaining to the ranch they are looking for.

Rich and Andy help clients after their purchase signing up for the Land Owner Preference program, planting crops, cow rotations, water improvements and the general running of the property that they own.

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