

McCoy Creek

Steens Mountain

730 (+/-) Acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



This unique 730-acre parcel lies approximately 15 miles south of Diamond, on the western slopes of Steens Mountain in Southeastern Oregon. Rarely do properties of this quality become available in this area. The setting is exceptionally quiet and private, with roughly two miles of McCoy Creek running through the property. McCoy Creek is a pristine, year-round stream that supports a strong population of native redband rainbow trout. Since acquiring the property in 1985, the owner has practiced catch-and-release fly fishing to help sustain the fishery.

The property is rugged and remote, offering true seclusion. For an offer near the asking price, the seller is willing to fund construction of a UTV trail to provide motorized access to McCoy Creek.

LEGAL DESC:	T31S, R33S, W.M., Tax Lot 300
ACREAGE:	730.32 acres (+/-)
ACCESS:	Legal access via Moon Hill Road and a rugged two-track route
WATER RIGHTS:	None
WELLS:	None
POWER:	None
TAXES:	\$165.29 (2024-2025 tax year)

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



McCoy Creek is fed year-round by Steen Mountain snow melt and by a large, clear hillside spring located near the center of the property, which maintains strong flows even during dry summers. Additional springs also contribute to the creek. The canyon and surrounding slopes support healthy stands of juniper, with large cottonwoods and willows lining the creek. In spring and early summer, wildflowers are abundant beneath the tree canopy. Several old-growth juniper trees in the drainages are especially large and striking.



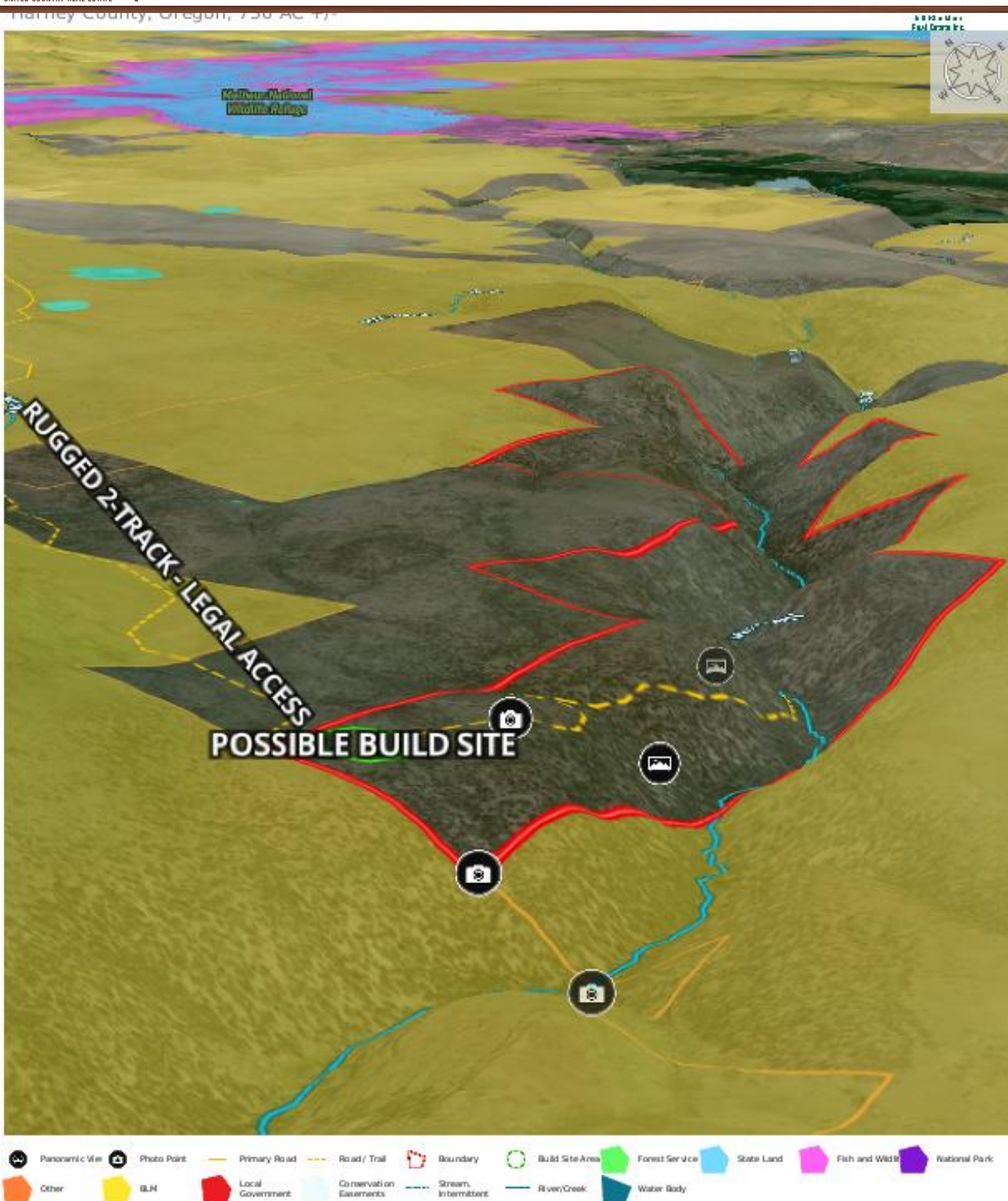


Wildflowers are abundant along the creek and under the canopy of the trees in the spring and early summer months. Some of the old growth juniper trees in the drainages to the creek are extremely large and majestic.

Wildlife is diverse, with sightings of mule deer, pronghorn, sage grouse, chukar, otter, hawks, and numerous other bird species. Elk and bighorn sheep are occasionally seen in the area.

Access into the property is limited, preserving its secluded character. A jeep trail on the west side reaches the canyon rim, with further access to McCoy Creek requiring travel by foot. Elevations range from approximately 5,000 to 5,500 feet, with dramatic rock outcroppings and canyon formations. Several level, but rocky sites both above the rim and along the creek, offer potential for a cabin or seasonal camping areas.

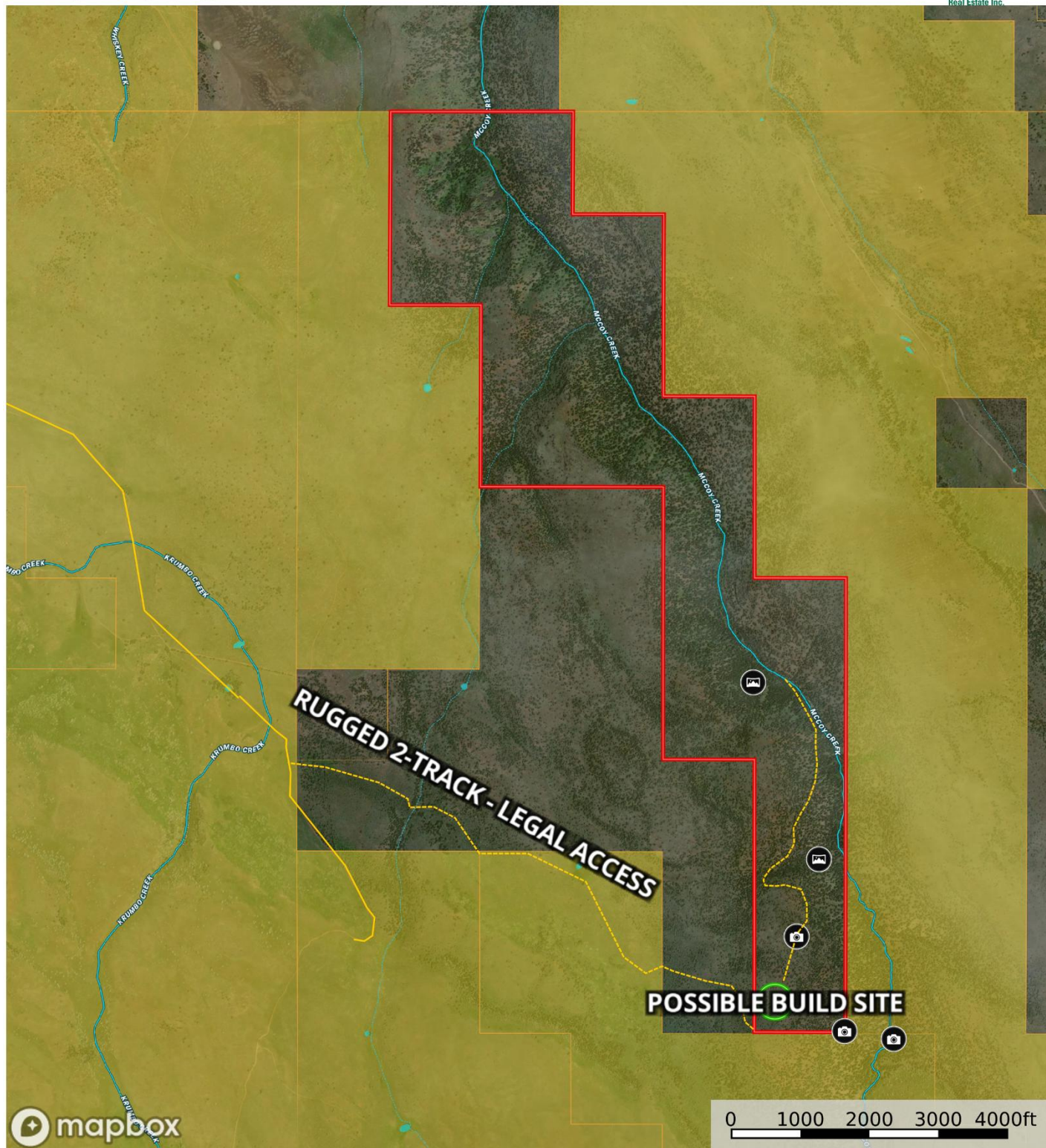






Harney County, Oregon, 750 AC +/-

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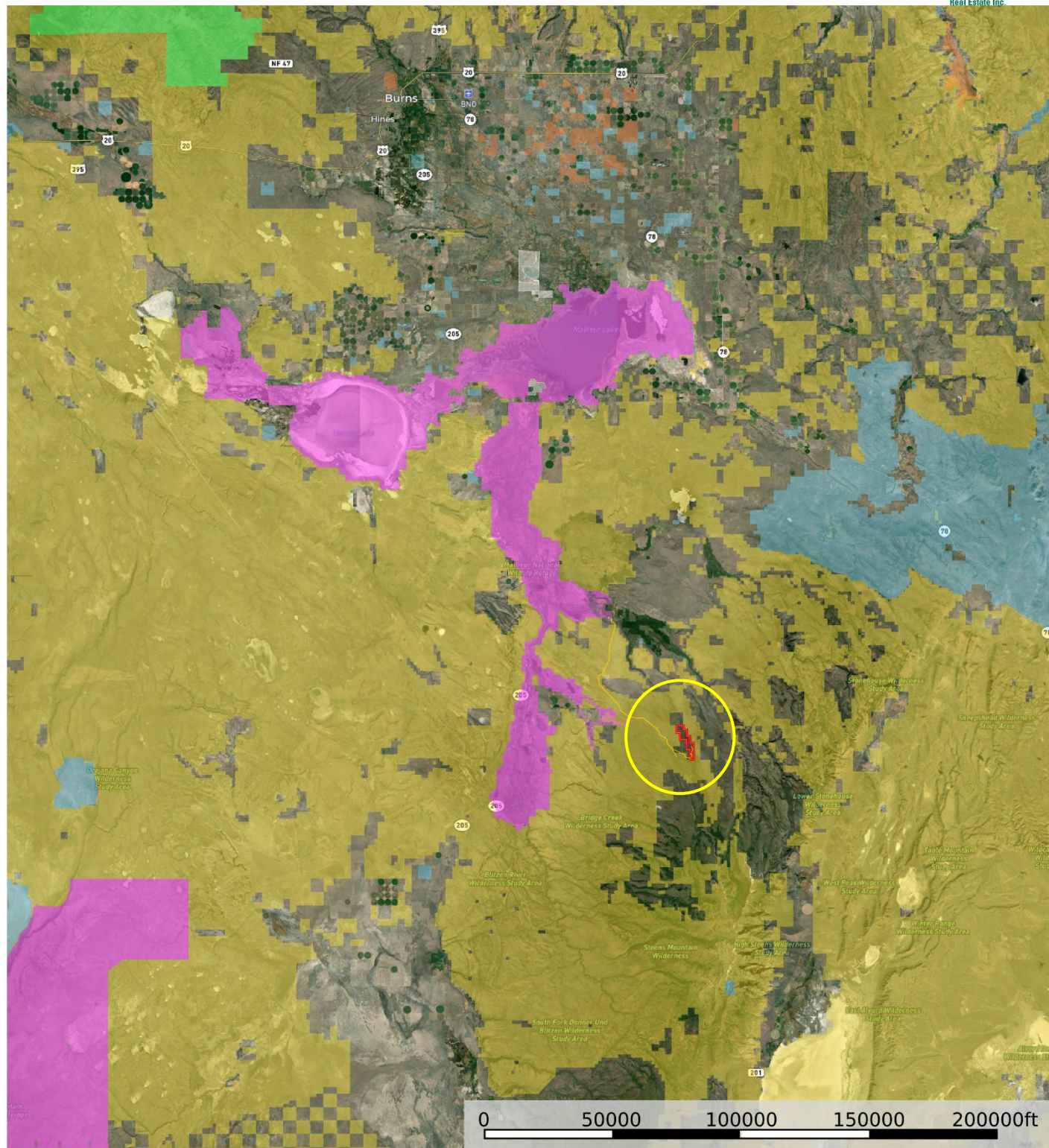
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|----------------|-------------|------------------|------------------------|----------------------|-----------------|----------------|------------|-------------------|---------------|
| Panoramic View | Photo Point | Primary Road | Road / Trail | Boundary | Build Site Area | Forest Service | State Land | Fish and Wildlife | National Park |
| Other | BLM | Local Government | Conservation Easements | Stream, Intermittent | River/Creek | Water Body | | | |

The information contained herein was obtained from



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United Country Jett Blackburn Real Estate

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch Properties.

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

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