

# KEYES MOUNTAIN RANCH

\$2,750,000

PREMIER ELK RANCH | MITCHELL, OR 97825



ANDY WILBURN, BROKER  
541-421-5300 O | 541-421-3290 F  
38498 FOX VALLEY RD | LONG CREEK, OR 97856  
RANCBROKERAGE@YAHOO.COM  
WWW.WILBURNRANCBROKERAGE.NET

# TABLE OF CONTENTS

- 
- I. Executive Summary

---

  - II. Property Photos

---

  - III. Past Harvest & 2012 Trail Cam Photos

---

  - IV. Mitchell Location Map

---

  - V. Tax Map

---

  - VI. Topographic Map

---

  - VII. About Mitchell, Oregon Facts

---

  - VIII. About Wilburn Ranch Brokerage

---



ANDY WILBURN, BROKER  
541-421-5300 O | 541-421-3290 F  
38498 FOX VALLEY RD | LONG CREEK, OR 97856  
RANCBROKERAGE@YAHOO.COM  
WWW.WILBURNRANCBROKERAGE.NET

# I. EXECUTIVE SUMMARY

Keyes Mountain Ranch is a premier elk hunting ranch.

Located off of US Highway 26 just east of Mitchell, Oregon in the Fossil Hunting Unit.

The property is a total of 1,964 +/- deeded acres with approximately 60 +/- acres tillable .

The rustic lodge has five bedrooms and two bathrooms.

There is also a storage shed to house 4 wheelers and a meat hanging system under a covered area.

There are 16 +/- acres of water rights included along with a 1.5 +/- acre reservoir loaded with nice rainbows, numerous creeks, springs and smaller ponds!

There are trophy elk, deer, antelope, cougar and bear located on the ranch.

In addition to big game hunting, you'll also find plentiful quail, chuckar and turkey for the bird hunter.

## PROPERTY DETAILS

<b>SALES PRICE</b>	<b>\$2,750,000</b>
<b>ZONING</b>	<b>EXCLUSIVE FARM USE (EFU)</b>
<b>ACREAGE</b>	<b>1,964 +/- DEEDED ACRES 16 +/- ACRES OF WATER RIGHTS</b>
<b>BUILDINGS</b>	<b>5BD/2BA LODGE STORAGE SHED</b>
<b>LOP TAGS</b>	<b>3 BUCK DEER 3 BULL ELK</b>



**ANDY WILBURN, BROKER**  
541-421-5300 O | 541-421-3290 F  
38498 FOX VALLEY RD | LONG CREEK, OR 97856  
RANCBROKERAGE@YAHOO.COM  
WWW.WILBURNRANCBROKERAGE.NET

## II. PROPERTY PHOTOS



## II. PROPERTY PHOTOS



## II. PROPERTY PHOTOS



### III. PAST HARVEST & 2012 TRAIL CAM PHOTOS



### III. PAST HARVEST & 2012 TRAIL CAM PHOTOS



# III. PAST HARVEST & 2012 TRAIL CAM PHOTOS



PRIMOS 073F 06-24-2012 16:39:26 TRUTH CAM 35



PRIMOS 059F 09:19:12 PM 07-02-12 MON TRUTH CAM 46

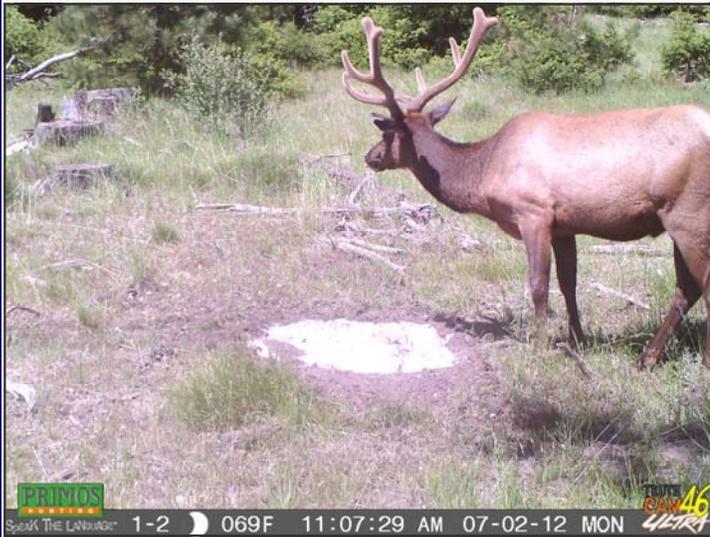
PRIMOS 041F 06:01:24 AM 07-05-12 THUR TRUTH CAM 47



PRIMOS 069F 04:52:45 PM



# III. PAST HARVEST & 2012 TRAIL CAM PHOTOS



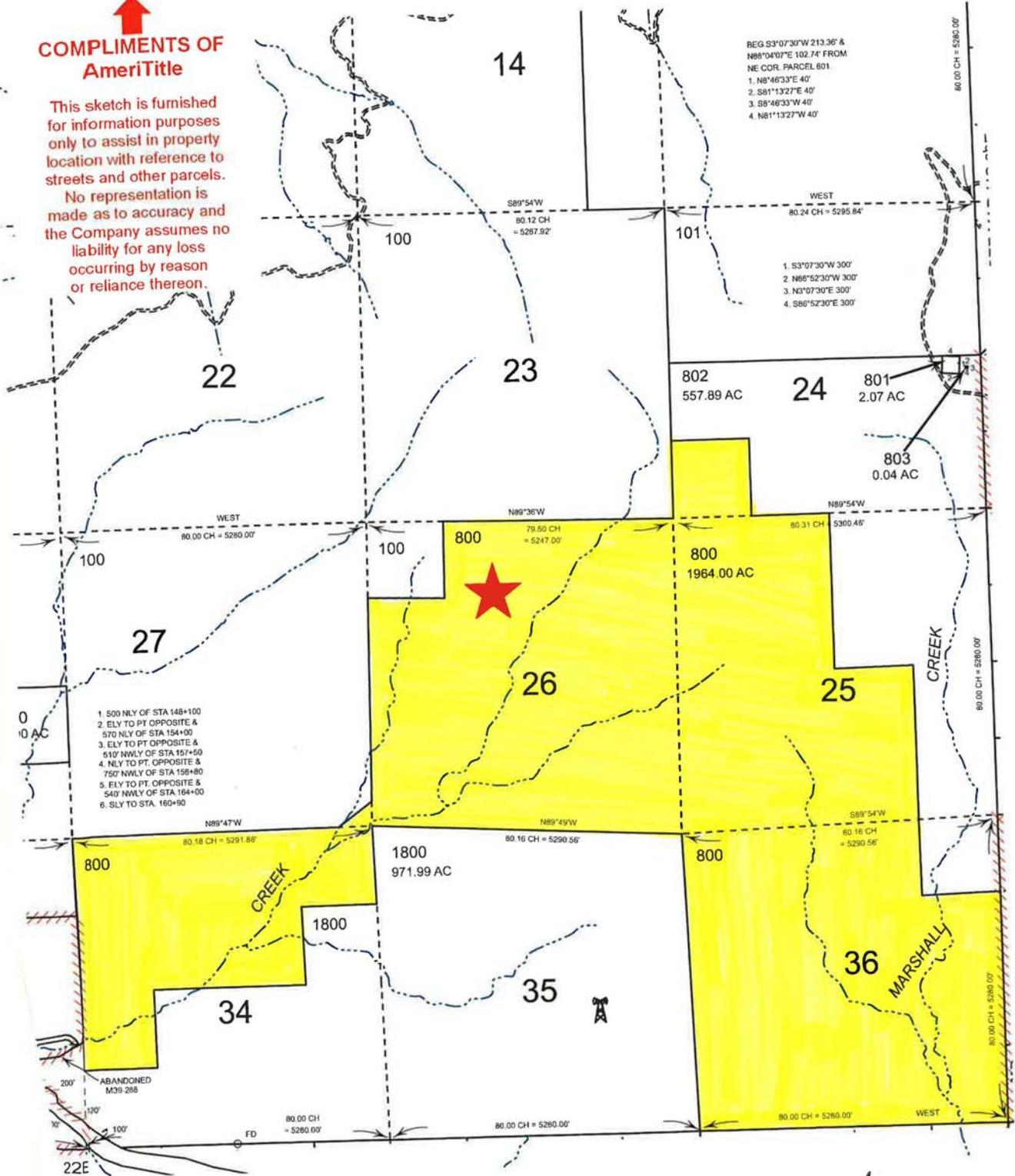
# IV. MITCHELL LOCATION MAP



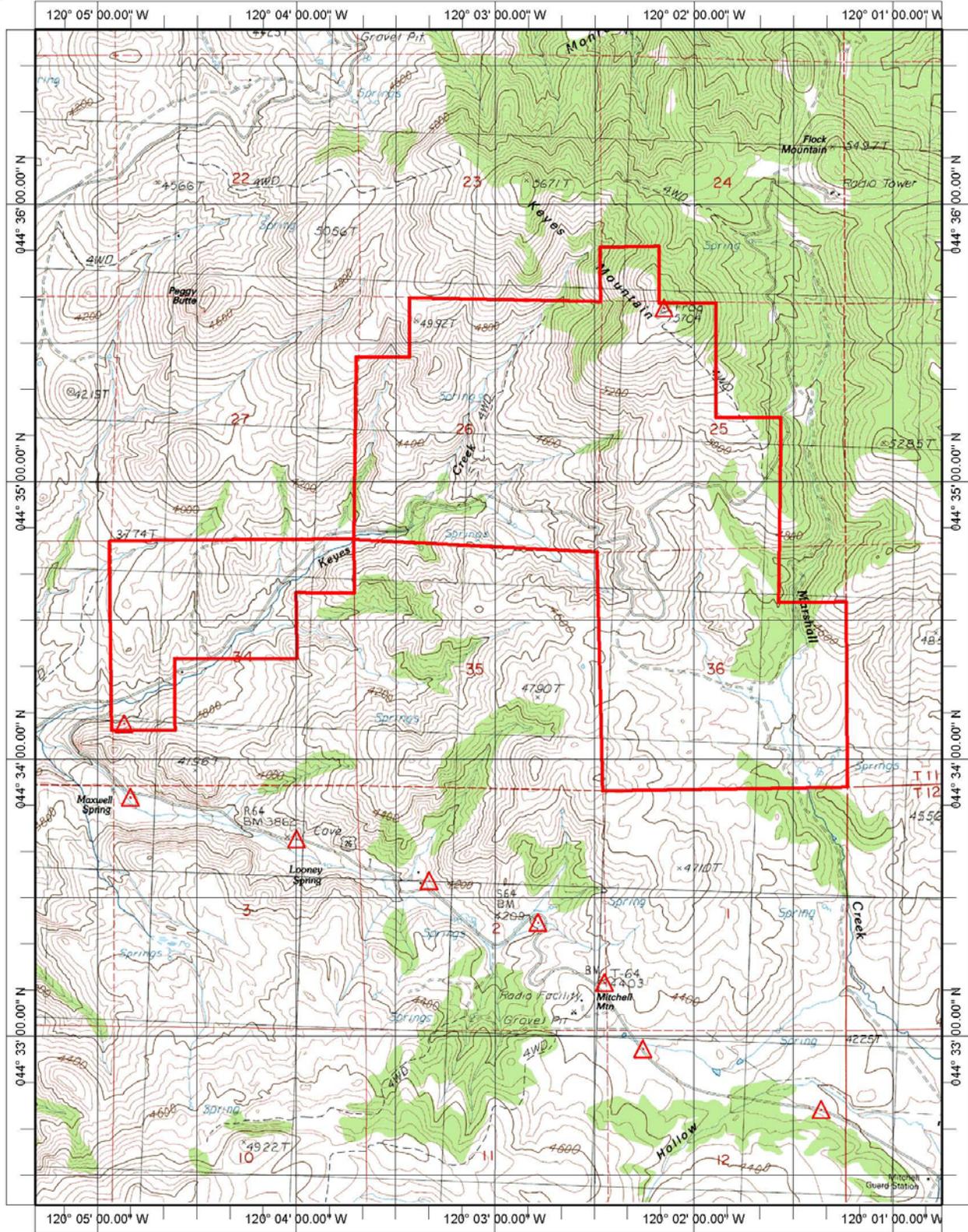
# V. TAX MAP

**N**  
  
**COMPLIMENTS OF AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



# VI. TOPOGRAPHIC MAP



Datum: NAD27

Copyright (C) 2008, MyTopo



## VII. ABOUT MITCHELL, OREGON

Mitchell is a small town of pioneer days located in Eastern Oregon just 9 miles away from the Painted Hills which is one of the 3 units of the John Day Fossil Bed National Monument. Bend is about 2 and Portland about 4 hours away by car. The town is situated in a rugged canyon right off Highway 26 with an impressive rock formation, the Mitchell Rock, looming above the town's entrance and two impressive hills, Black Butte and White Butte, rising up in the near distance.

Mitchell is called the gateway to the Painted Hills because it's the only town in the close circumference of the monument's unit making it a popular stop for visitors in need of gas, groceries, food or accommodations. At this time the town is still a diamond in the rough with a big potential to serve more tourists in the future as it develops its identity as a popular tourist spot. Most of the downtown buildings are the original structures like the Wheeler County Trading Post and the Little Pine Lodge. Today the town features three restaurants, an Espresso stand, a general store, a gas station, and four different types of accommodations in the form of a hotel, a motel, a lodge and a vacation rental with 2 cottages. The town is also known for the annual Painted Hills Festival happening every Labor Day Saturday since 16 years.

The region around Mitchell is famous for its wild and natural beauty with spectacular rugged landscapes and impressive vistas at every turn. It's a real paradise for hikers, fishermen, photographers, wild life watchers, star gazers, and any other friend of the great outdoors. The most beautiful gem though of all the wonderful places in the region are the Painted Hills!

The Painted Hills are not easy described in words – they need to be experienced! Visitors are always amazed at the many different shades of colors, the different lighting at different times of the day or seasons, and the unique shapes and forms of this geological wonderland. It's an awe inspiring place where time just seems to stop - a poem of Mother Nature herself.

The untamed John Day River can be accessed about 10 miles passed the Painted Hills and is a popular magnet for boaters, campers, and fishermen. There are some magnificent hikes along its banks, at Priest Hole for example, the local swimming and fishing spot, or the Burnt Ranch boat launch.

The other two units of the John Day Fossil Beds National Monument, the Clarno unit (about 40 miles North West of Mitchell past the town of Fossil) and the Sheeprock unit (about 35 miles East of Mitchell on the way to Spray), are easily reached by car on great scenic by ways with breathtaking views of different landscapes and photogenic rock formations along the way. Mitchell is a great base for visiting this beautiful area.

*\*\*The information provided above is from the Mitchell Oregon website [www.mitchelloregon.us](http://www.mitchelloregon.us).*



## VIII. ABOUT WILBURN RANCH BROKERAGE

Wilburn Ranch Brokerage has been specializing in properties ranging from 160 acre parcels to untamed 51,000 deeded acre buckaroo ranches since 1992. Rich and Andy Wilburn have also 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 rotation, water improvements and the general running of the property that they own. Many past clients are now great friends and keep in touch or drop by the office to say "Hi".

They are avid hunters and sometimes difficult to find in the office during bow, rifle, elk and deer seasons and also when the Steelhead are running in the John Day.

Wilburn Ranch Brokerage has always handled clients and real estate with honesty, integrity and excellent service which has always and will be the back-bone of their business.

