

Miller Prairie



Wilburn Ranch Brokerage

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Miller Prairie

Size— 1955 acres

Location— 32 miles SW of Heppner, Oregon on highway 207 and about 22 miles east of Spray, Oregon on highway 207, Pendleton, Oregon approximately 1.5 hours by car.

Hunting Unit— Heppner Unit

LOP Tags— 3 bucks, 3 bulls

Access— Private gravel road off of highway 207. No public or private easements across property.

Water— Many springs, many ponds, 7 acre lake and seasonal streams. Property is extremely well watered. There are two wells: one at 35gpm and the other at 300gpm.

Timber— Ranch is 80% covered in young western larch, fir and pine.

Elevation— 3800'-4200'

Main Lodge

- Built in 2007
- 3500 square ft. main living area— 4 Bedroom 2.5 Bathroom
- 10"-16" logs w/"Tiger Stripe" for interior
- Concrete resin floor for entry and kitchen — Reclaimed "Pickle Wood" flooring
- Complete Wrap around exterior deck made of Tiger wood.
- Stone Fireplace with insert— Custom Metal Railing on loft and stairs
- Two car garage with heated loft living area.
- Separate 12x16 studio with water currently used for hobbies/crafts

Shop #1

- Radiant Propane Heat — Fully Insulated
- 50x68 under cover 16 foot patio in front
- Kitchen, washer, dryer, full bathroom, loft, and wood stove.
- Full concrete floor with septic system for RV — 14x16 Roll Up door
- Walk-In Cooler
- Board and Bat Pine Siding

Shop #2

- Insulated— Oil Furnace Heat w/ducting and Thermostatically controlled
- 72x90 under cover 18ft bay on each side — 18ft patio skirt on front
- Separate Welding Room — 2nd Separate room for storage or “Toy Room”.
- Loft for storage — Large Overhangs to protect Machinery, wood etc..
- Metal Roof with Board and Bat cedar siding

Barn

- Metal Roof with Board and Bat cedar Siding
- 60x48 Enclosed is 24x48 18x18 bay on each side
- Two horse stalls and Tack Room.
- Hay Loft for feed storage
- New “Powder River” Cattle handling facilities with tub and hydraulic chutes.

Other Improvements

- Play area with two cabins (Pine Board and Bat Siding), swing set and fire pit.
- 3rd cabin with wood stove.
- New Fuel Tanks and Pump House
- Other Sheds used for storage

Equipment Included in Sale

Equipment will include Dozer, Track Hoe, 4 wheelers, Ranger, Back Hoe, 4x4 Massey Tractor, Dump Truck, Trailers and several other pieces. All equipment is in good to excellent working condition with low hours. Call or email for a list of equipment with its hours or mileage.

General Information

This ranch is a stunning turn-key operation. All improvement (except two older sheds and a cabin) were built in 2007. It is very unique in the fact that it has several living areas such as cabins and lofts that make it very easy for large groups of people to enjoy it at the same time. Quality, comfort and detail are three words that best define the lodge and other shops. No corners were cut and attention to making sure everything works and the use of quality materials ensure low maintenance.

The meadows are mostly sub-irrigated with hay taken off in past years. Timber is mostly young with Western Larch, Douglas Fir and Grand Fir most prevalent. Water is excellent with many springs not developed because they are not needed. There are many ponds on the property that are used for livestock and wildlife water. The seven acre lake is fully permitted and maintains a good water level throughout the year. It is stocked with Donaldson Hybrid Trout. These trout are part Steelhead, Cutthroat and Rainbow Trout. They are also known as the "Super Trout" and much respected in the fly fishing community for their size and ability to fight.

Wildlife include Rocky Mountain Elk, Mule Deer, Whitetail Deer the occasional Antelope and everything else that is in the Eastern Oregon Mountain. Elk, Mule Deer and Whitetails have all been harvested on the ranch. The owner has a very nice custom tree stand that has taken elk in past years. The wildlife are very evident by the trails, tracks, rubs and general sign all over the ranch.

See more pictures at www.wilburnranchbrokerage.net

See You Tube video at https://www.youtube.com/watch?v=_VdyyP3c8SE

Taxes- \$11,000

Price— \$5,700,000

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All information is deemed reliable and correct from the owners and representatives. No guarantees are made or implied. A prospective purchaser is expected to carefully investigate and verify the above information as well as all matters affecting the property.

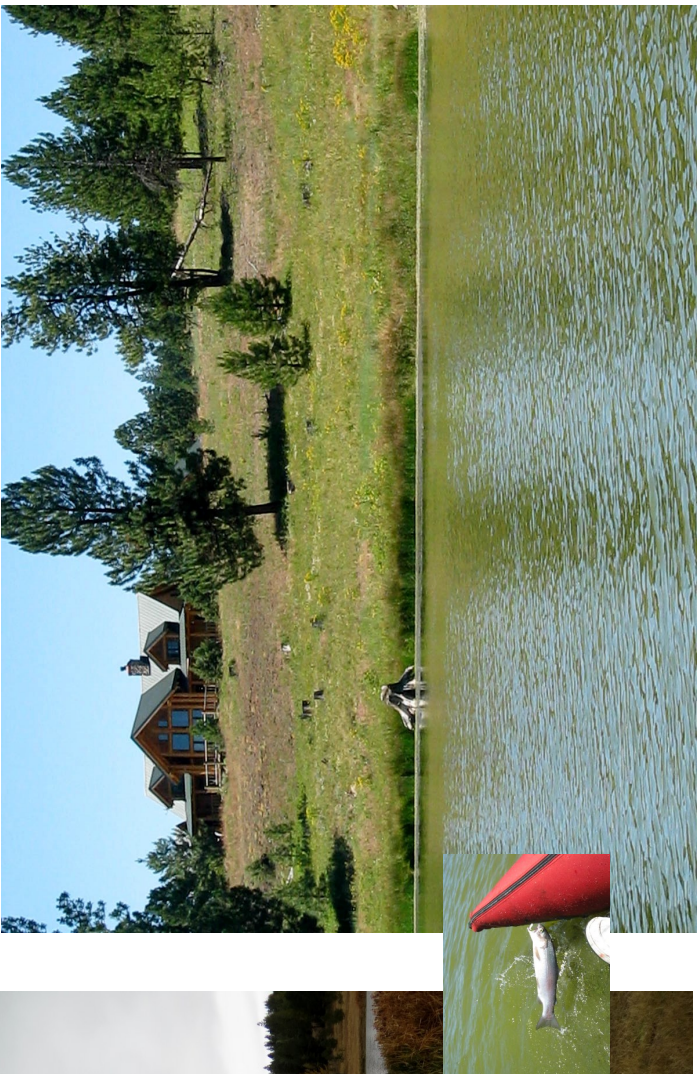


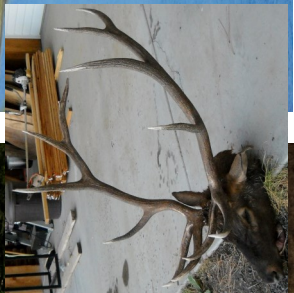


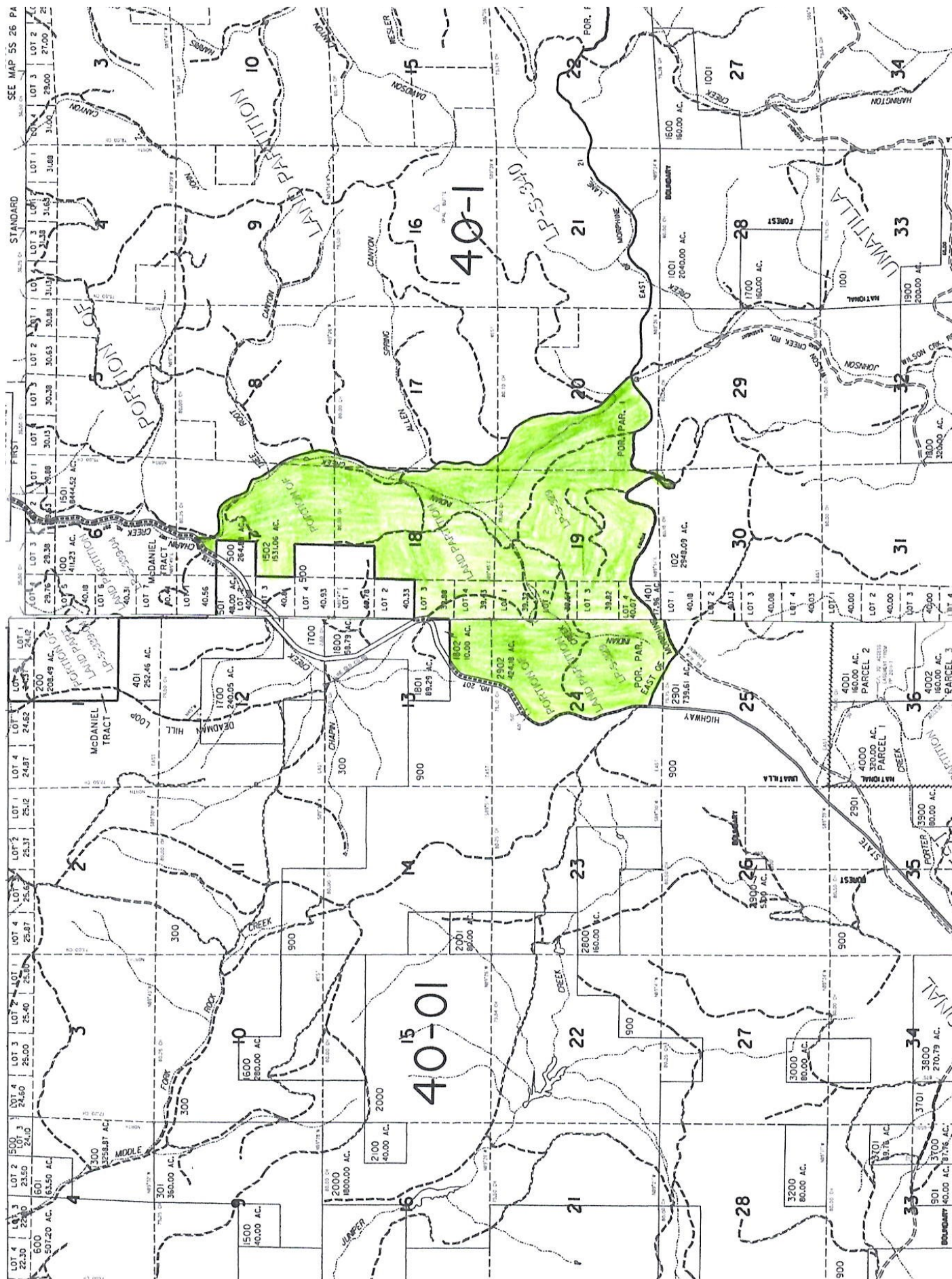


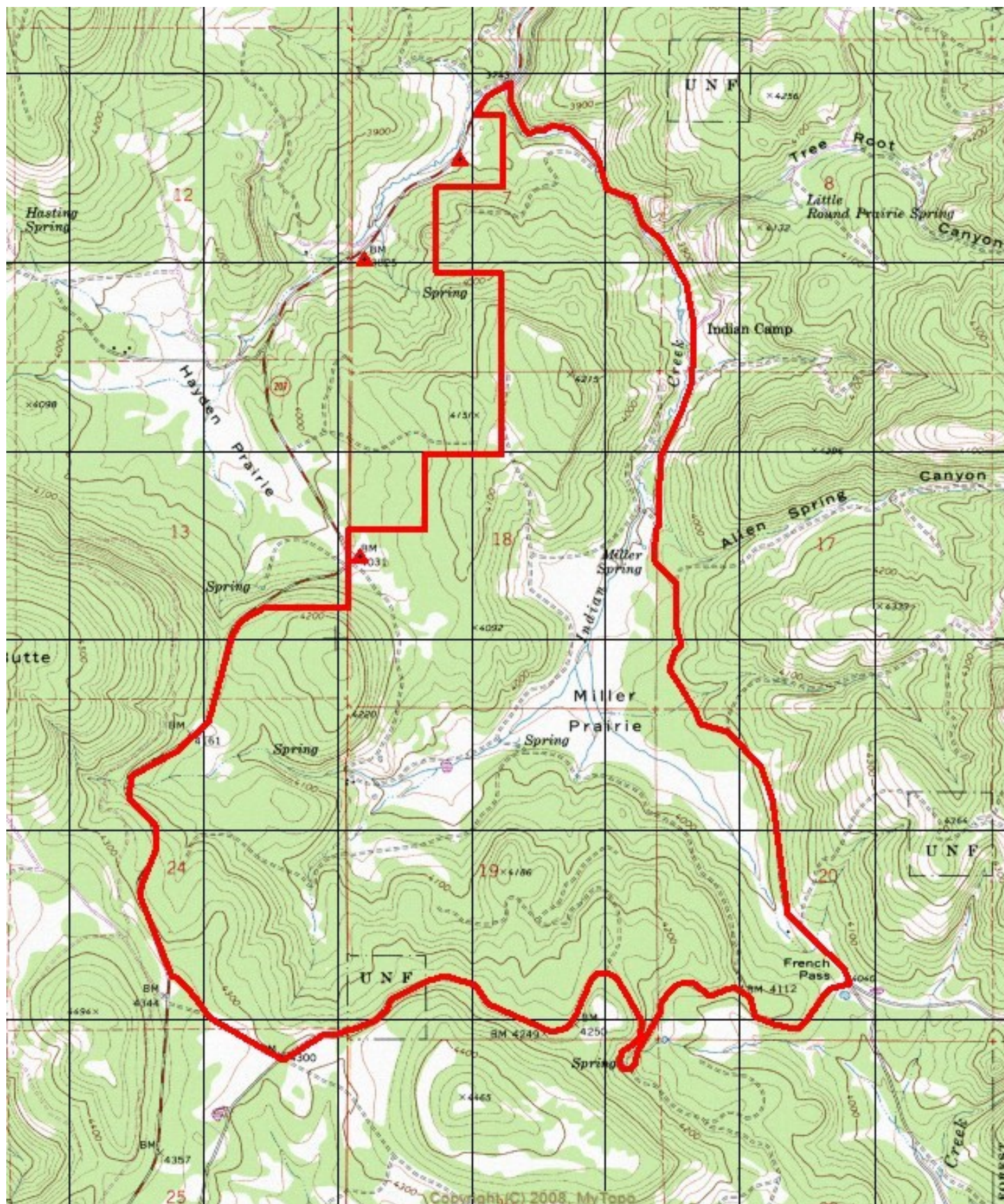












Heppner, Oregon

Living in Heppner

The city of Heppner lies about 50 miles south of the Columbia River snuggled against the foothills of the Blue Mountains in north eastern Oregon. Highway 74, also called the Blue Mountain Scenic Byway, winds south from Interstate 84 through Lone, Lexington and Heppner. Rolling hills rising to meet the mountains on the east offer a beautiful view while canyons, rivers and scattered farms also contribute to the picturesque drive. Beyond Heppner, Highway 74 leads into the Blue Mountains and to the towns of Ukiah and La Grande, earning Heppner the name "Gateway to the Blues".

Heppner was incorporated in 1887 and is the county seat of Morrow County. It is the largest of three communities in the Willow Creek Valley. Heppner is a great place to raise a family or retire. With a population around 1,400, the town offers small town living at its finest with affordable housing, a full service downtown, medical facilities, superior schools and a low crime rate. Most of our residents are employed in agriculture, government, timber and manufacturing. It's a prime location, offering the best of rural living with convenient access to the larger communities of Hermiston, Pendleton and the Tri-Cities.

Two internet service providers plus wireless internet access provides broadband internet capability to Heppner. Additionally, Morrow County is served with a fiber optic network that links all of the Morrow County schools and government offices, providing excellent bandwidth for video conferencing and data transmission. The Oregon Trail Library District offers free internet access and can order books and other publications from among the 70 libraries and academic institutions via interlibrary loans.

Due to proximity to four streams, the City of Heppner participates in the National Flood Insurance Program. More information about floodplain management and flood insurance issues in Heppner can be found by [clicking here](#). (See also: www.fema.gov)

Recreation

Recreation opportunities abound in Heppner and the surrounding area. With an elevation of 1800 and a location in the foothills, the weather and climate are milder and access to the forest and lakes are only a short distance away. Camping opportunities are plentiful. Three major campgrounds offer a variety of options for tent or RV camping or anything in between. Cutsforth Park and Anson Wright Park offer tent and RV campers many amenities with hook-ups, tent sites, restrooms and showers. Since 2003, the OHV Park is a major destination for off-road lovers. We recommend that you visit www.morrowcountyparks.org for complete campground information on these three recreation areas.

Elk, deer and bear make the Heppner area a popular destination for hunters. Pheasant, chukar, Hungarian partridge, dove, turkey and quail are the favorite game birds in the region.

Fishermen will find a haven in the region surrounding Heppner. Willow Creek Reservoir is home to several fish species including trout, bass, crappie and catfish. Additionally, four streams meet at Heppner. Children love to fish in Willow Creek as it meanders through town. Penland Lake, Cutsforth Park and Ansom Wright Park also provide nearby fishing opportunities while the Columbia River, to the north, contains salmon, steelhead, sturgeon, walleye and other game fish.

The Willow Creek Water Park offers fun summertime activities to people of all ages without having to leave town.

Winter recreation lovers will find opportunity to enjoy the outdoors during colder months. Snowmobiling, cross-country skiing and snowshoeing are favorite wintertime activities for locals. Numerous trails in the Umatilla National Forest provide plenty of opportunities for adventure and scenic vistas.

