

Miller Prairie Ranch



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Miller Prairie Ranch



OFFERED AT \$5,450,000



Keep close to Nature's heart...

And break clear away, once in a while, and climb a mountain or spend a week in the woods. Wash your spirit clean.

—John Muir

Miller Prairie Ranch

A stunning turn-key operation, Miller Prairie Ranch was built with retreat in mind. A beautifully constructed custom log home plus several cabins and lofts accommodate comfortable get-aways for large groups of people. Quality construction ensures low maintenance

The main house is perched overlooking the seven acre lake which maintains a good water level throughout the year. The lake is stocked with Donaldson Hybrid Trout, a cross of Steelhead, Cutthroat, and Rainbow Trout also known as the "Super Trout" known and respected in the fly fishing community for their size and ability to fight. Other ponds on the property provide water for livestock and wildlife.

Water is abundant on the property with two wells and many springs, some undeveloped simply because they are not needed. The meadows are sub-irrigated and have provided hay in past years.

Flanking the meadows and ponds is burgeoning timber; Western Larch, Douglas Fir and Grand Fir are most prevalent.

Miller Prairie is host to Rocky Mountain elk, mule deer, whitetail deer and the occasional antelope. Elk, mule deer and whitetail deer have all been harvested on the ranch. The wildlife are very evident by the trails, tracks, rubs and general sign all over the ranch.

2,263 DEEDED ACRES OFFERED AT \$5,450,000



MILLER PRAIRIE RANCH



MAIN LODGE

- Built in 2007
- 3,500 SF living area
- 4 Bedroom /2.5 Bathroom
- Built with 10"-16" logs with "tiger stripe"
- Concrete resin floor in 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

CABINS

Two cabins frame a play area with swing set and fire pit.

A third cabin features a wood stove.



MILLER PRAIRIE RANCH



SHOP #1

- 50x68 with 16 ft patio in front
- Radiant propane heat, fully insulated
- Kitchen, washer, dryer, full bathroom, loft and woodstove
- Full concrete floor with septic system for RV 14x16 roll-up door
- Walk-in cooler
- Board and bat, cedar siding



SHOP #2

- 72x90 under cover with 18 ft bay on each side, 18 ft patio skirt in front
- Welding room
- 2nd storage room
- Loft for storage with large overhangs to protect equipment
- Metal roof with board and bat, cedar siding



BARN

- 60x48; 20x48 enclosed with 18x18 bay on each side
- Two horse stalls
- Tack room
- Hay loft for feed or storage
- New “Powder River” cattle handling facilities with tub and hydraulic chutes
- Metal roof with board and bat, cedar siding

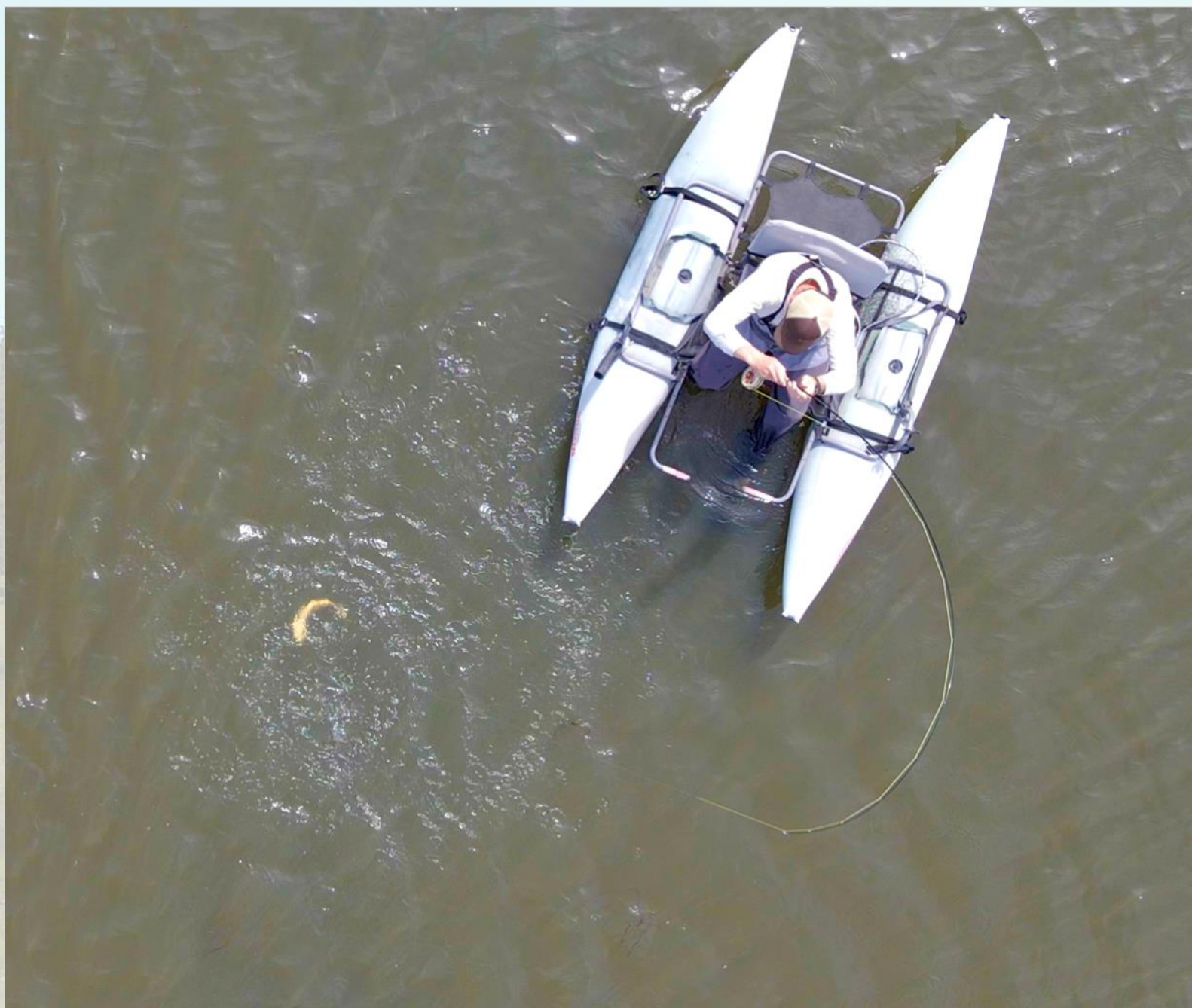
INCLUDED WITH THE PROPERTY

- 3 LOP tags whitetail deer, muzzleloader
- 3 LOP tags for elk
- 3 LOP tags for mule deer

Heppner Unit



MILLER PRAIRIE RANCH



RECREATION

Whether you're avid fly fisherperson or have no experience, the 7 acre, private reservoir provides abundance of action and memories. Perfect for a private fishing retreat, you can spend all day catching Kamloops Rainbow Trout and Super Trout.

Plenty of ducks, geese, and other water fowl call the lake home as well, offering opportunity for bird hunting. Turkey and grouse, roam the woods and prairies.

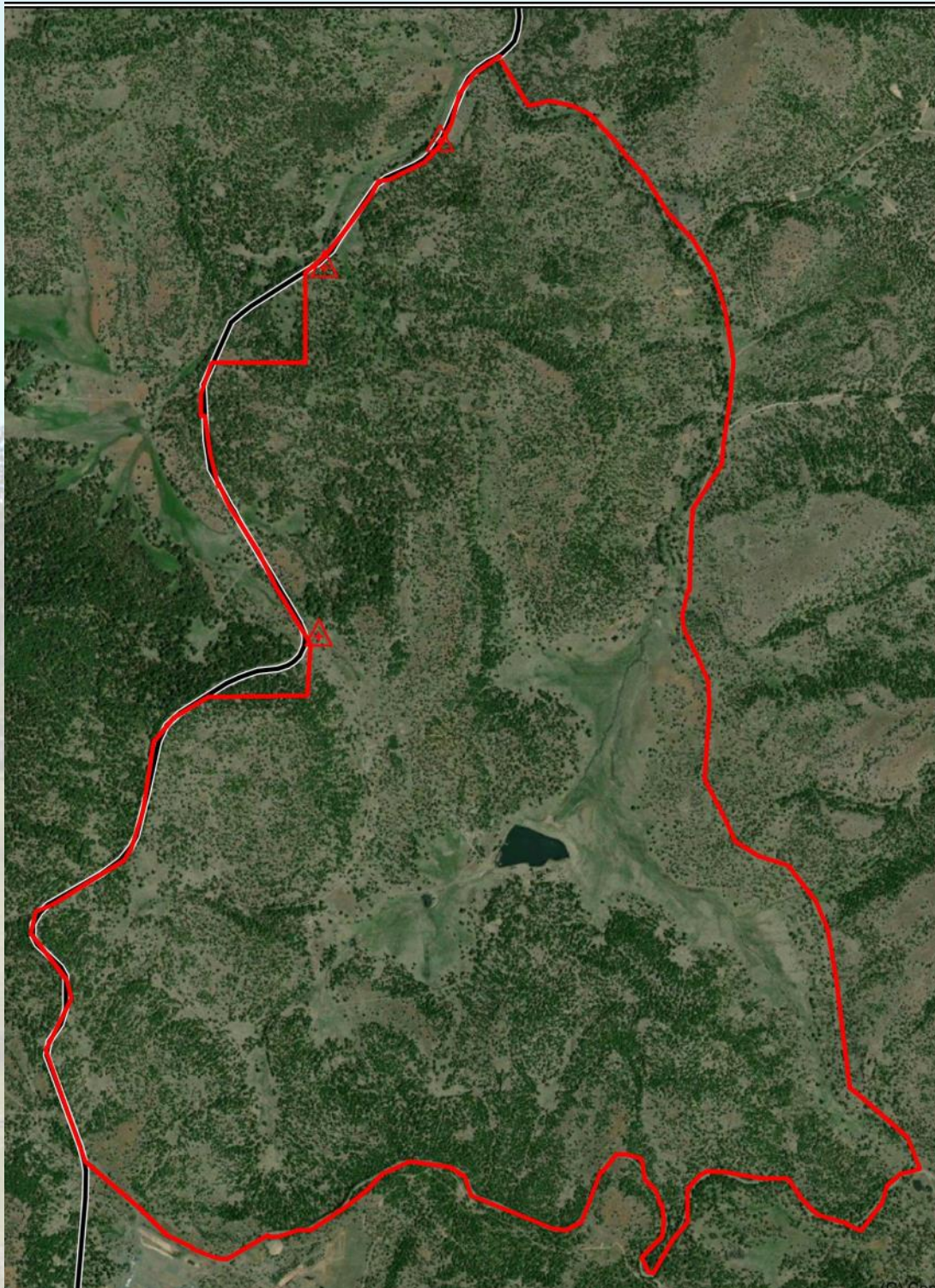
Mule deer, whitetail deer, and Rocky Mountain Elk can often be spotted in the prairie and sizable bucks and bulls have been harvested from the property.

Miller Prairie Ranch affords endless recreation from kayaking, horseback riding, hiking, fishing, hunting and more on the 2,263 acres.

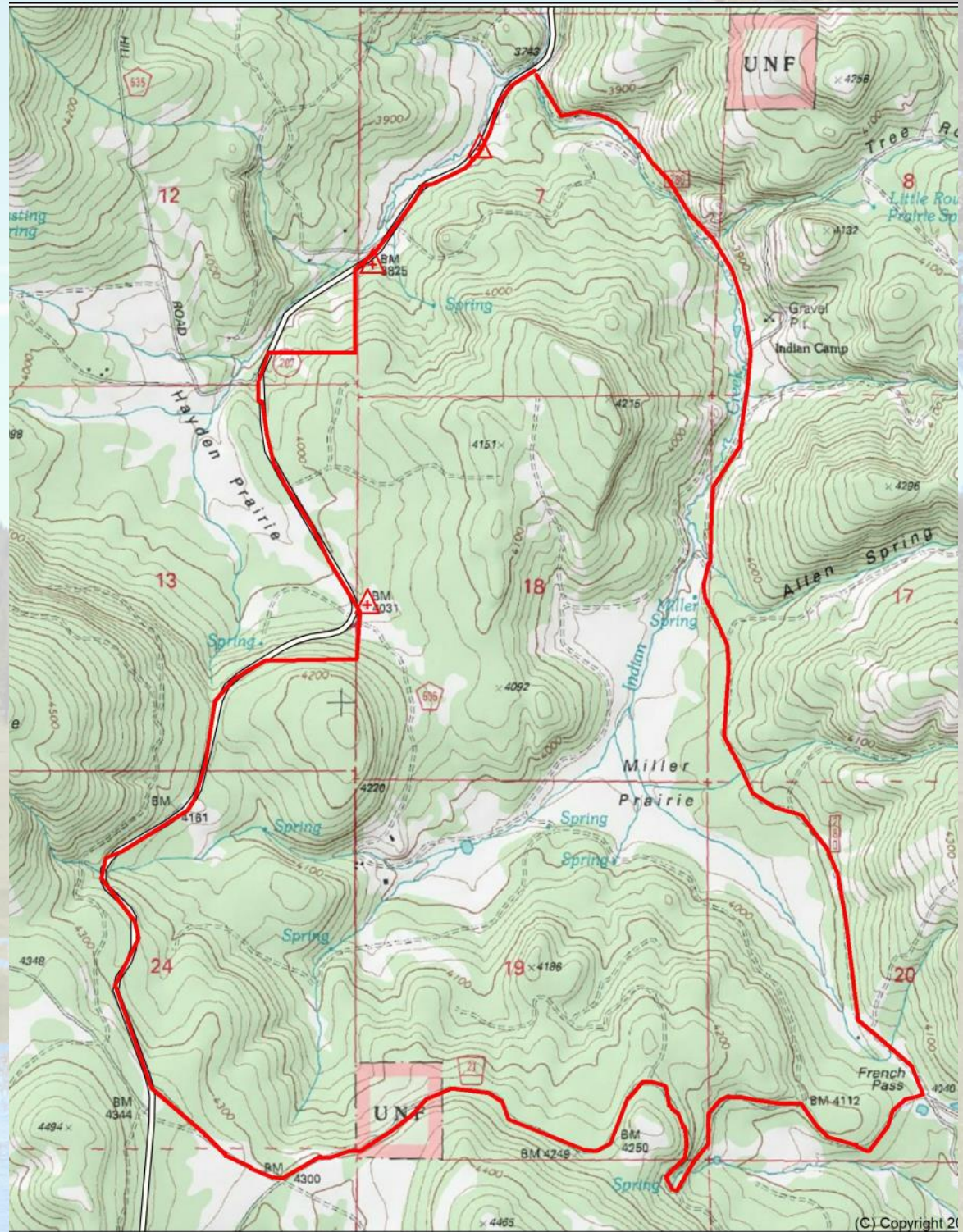
The Ranch is also a thirty five minute drive to the John Day River, the fourth longest free-flowing river in the contiguous United States. Fishing is abundant year-round with steelhead and salmon in the spring, trout and small mouth bass throughout the year.



MILLER PRAIRIE RANCH



2,263 DEEDED ACRES



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HEPPNER, OREGON

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.

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. Since 2003, the OHV Park is a major destination for off-road lovers.

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.



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