

Seven Springs on Butte Creek

FOSSIL, OREGON

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Seven Springs on Butte Creek

Fossil, Oregon

±3,246 Acres | Listing Price: \$2,400,000



Located 15 minutes southwest of Fossil, Oregon, Seven Springs on Butte Creek encompasses approximately 3,246 acres of diverse landscapes featuring creeks, springs, draws, basalt cliffs, and juniper-covered terrain on the flanks of the John Day River. This stunning ranch and its surrounding properties are renowned for their exceptional hunting opportunities, including numerous big game species and upland birds. Butte Creek runs through the heart of Seven Springs on Butte Creek for over 4.7 miles, a year-round flowing tributary to the John Day River and a known steelhead spawning stream.

Seven Springs on Butte Creek showcases the best hunting Oregon has to offer, with a highly variable habitat that supports a tremendous variety of wildlife throughout the year. There are also multiple opportunities to expand the acreage and the amenities through the combination of adjacent properties encompassing over 30,000 additional contiguous acres currently for sale.

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Improvements

The improvements on Seven Springs on Butte Creek include a charming 1,650 sqft three-bedroom, two-bathroom farmhouse. Initially constructed in the early 1900's, with an addition added in the 1940s, the house is strategically located adjacent to the road in the center of the ranch. Next to the home is a 60'x40', 2,400 sqft barn with a loft and kennels for bird dogs, a chicken coop, and a 12'x34' 40 sqft shed for storage.

The principal residence is beautifully situated along Butte Creek, a year-round flowing, steelhead spawning tributary to the John Day River. The back of the house features a screened porch and a spacious deck, providing expansive views down the canyon and the creek below.



Farming and Income

Seven Springs on Butte Creek is leased for cattle grazing annually and can support 92 animal units from April through July. The property is uniquely rich with springs, which are rare in this area, creating excellent grazing land and a vibrant wildlife habitat. Several stock watering areas are fed by these springs throughout the ranch, making ideal wallows for elk during the rut.



Location

Seven Springs on Butte Creek is nestled outside Fossil in Wheeler County, eastern Oregon. The Wheeler County area blends high desert landscapes, dramatic basalt cliffs, tall timber, agricultural land, cattle operations, and abundant recreational opportunities. The property is about a two-hour drive from downtown Bend and 70 miles from the commercial airport in Redmond. The Redmond Airport offers multiple daily flights from Portland, San Francisco, Los Angeles, Seattle, Salt Lake City, and Denver, with carriers including Alaska, Delta, American, and United Airlines. Bend, with a population of over 100,000, is the cultural hub of Central Oregon. The Condon Airport, located 30 minutes from the ranch, has a 3,000 ft runway accommodating many private planes. The ranch is also 15 minutes from Fossil, the Wheeler County seat, which provides groceries and restaurants. The town of Fossil has a general store and several restaurants where you can obtain most of your supplies. One can head to Condon, 15 minutes away, for more services, groceries, and restaurants.

Upland Birds

The ranch boasts excellent populations of chukar, Hungarian (grey) partridge, mountain quail, and California quail, supported by many habitats. Bird hunting seasons are long, from early to mid-October through January, depending on the species. With basalt rimrock, cliff bands, multiple canyons, and diverse drainages, a chukar hunter will find incredible and varied terrain for hunting. The property has been leased to outfitters, and the current owners train English setters.



Hunting and Wildlife

Seven Springs on Butte Creek is home to healthy Rocky Mountain elk and mule deer populations, along with some pronghorn antelope, bighorn sheep, and the occasional barbary sheep that venture over from adjacent ranches. The area is renowned for its 320+ class bulls and heavy-horned mule deer bucks. The resident elk herd is estimated at 600 head. The elk hunting season is one of the longest in the state, at five weeks, and is entirely located in the Biggs Big Game Unit. While landowner preference (LOP) tags are available (four elk and four deer tags), over-the-counter tags are also plentiful due to the scarcity of public land in this unit. Pronghorn antelope tags are available in subunits of the Biggs Unit, though obtaining a tag outside the LOP system can take many years.

The ranch offers all of the essential components needed to sustain and attract big game, including springs, seeps, intermittent streams, small ponds, and wallows.



Summary

Seven Springs on Butte Creek is a near-end-of-the-road sporting paradise with expansive views of the Cascades and John Day River Canyon to the west and the Strawberry Mountains to the east, yet it remains close to amenities. It also offers a unique opportunity to build value through two adjacent ranches of 30,000 acres currently for sale, collectively creating a private 33,000-acre hunting mecca for big game and upland birds.

Property Details

Fossil, Oregon | ±3,246 Acres
Listing Price: \$2,400,000

IMPROVEMENTS
±1,650 sqft three-bedroom and two-bathroom farmhouse
60x40ft, 2,400 sqft barn with a loft and kennels for bird dogs
Chicken Coop
12'x34' 400 sqft storage shed

ACREAGE
±3,246 acres
4.7 miles of Butte Creek water frontage
Tremendous variety of wildlife and hunting

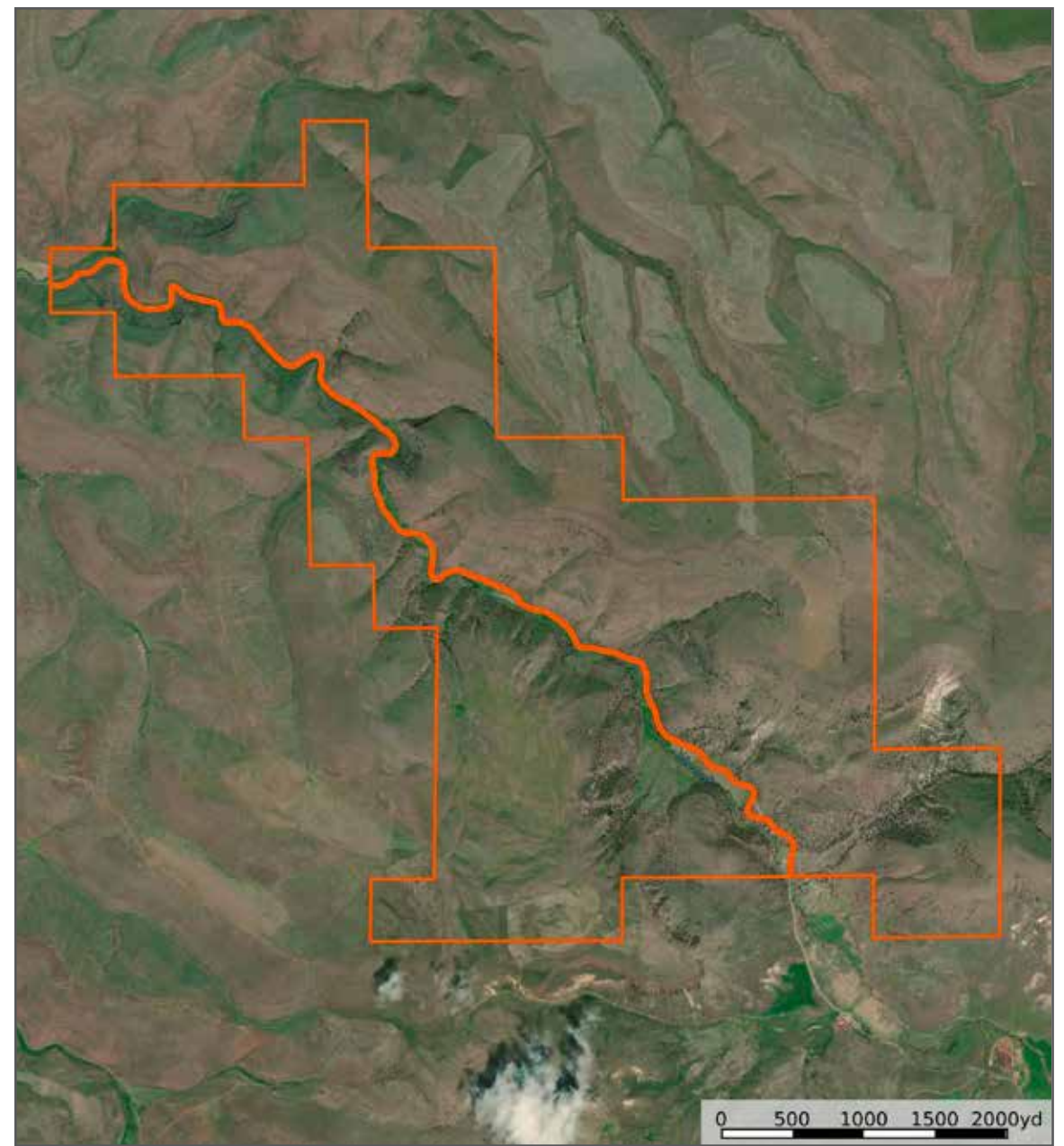
LOCATION
15 minutes southwest of Fossil, Oregon
30 minutes to the Condon Airport that has a 3,000 ft runway accommodating private planes
70 miles to the Redmond Commercial Airport
Two-hour drive to Bend, Oregon

CONTACT

For more information please contact
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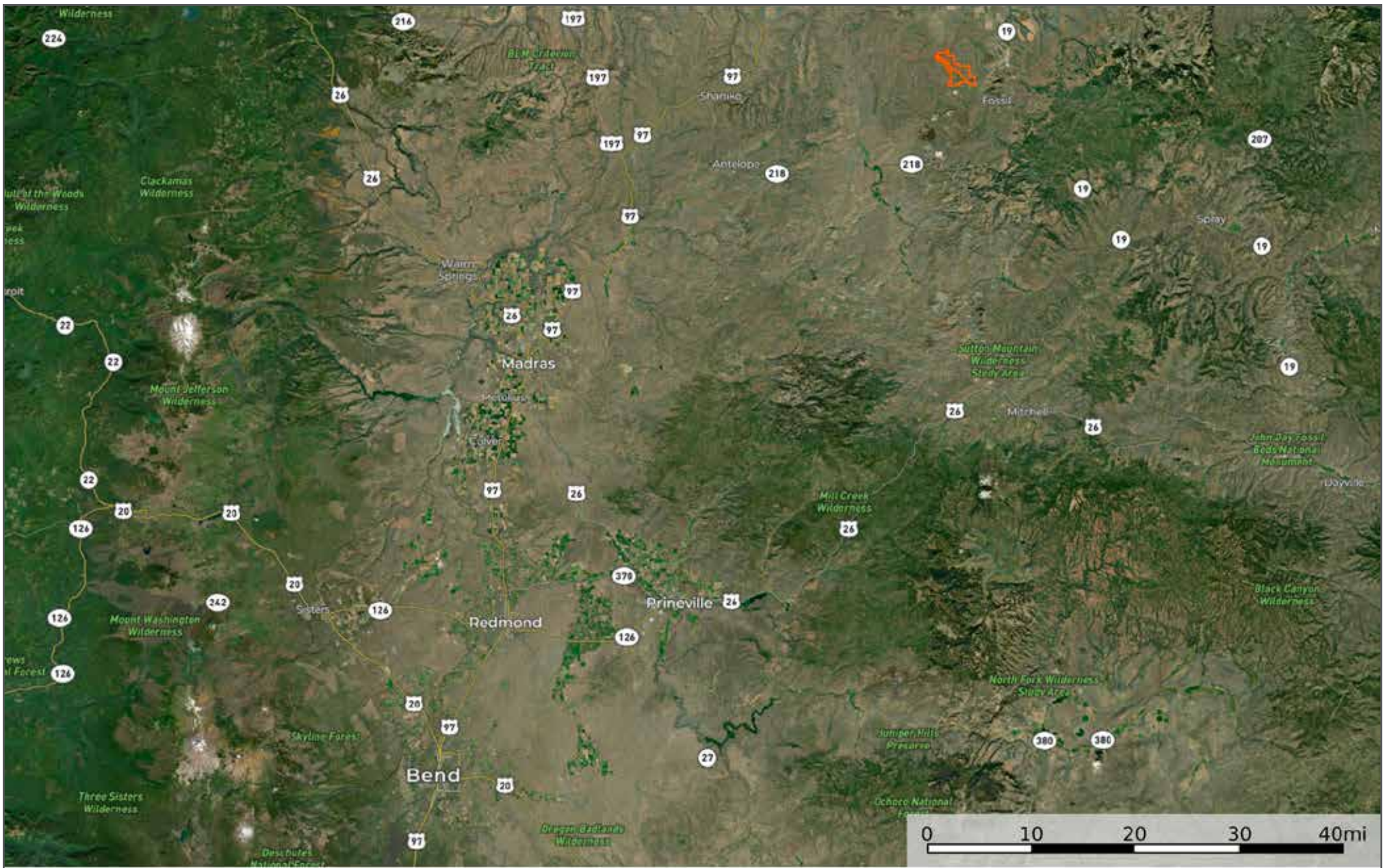
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Seven Springs on Butte Creek - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Seven Springs on Butte Creek - Location Map

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