

Brown Creek Ranch
24500 Campbell Lane
Lonerock, OR 97823

\$3,300,000
1,136± Acres
Wheeler County



Brown Creek Ranch
Lonerock, OR / Wheeler County

SUMMARY

Address

24500 Campbell Lane

City, State Zip

Lonerock, OR 97823

County

Wheeler County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude

45.0552 / -119.8569

Dwelling Square Feet

3,972

Bedrooms / Bathrooms

4 / 3.5

Acreage

1,136

Price

\$3,300,000

Property Website

<https://whitneylandcompany.com/property/brown-creek-ranch-wheeler-oregon/103693/>



Brown Creek Ranch

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PROPERTY DESCRIPTION

Nestled in the valley at Lone Rock, Oregon, you will find the iconic Brown Creek Ranch. Quiet and secluded living with excellent views await on this ranch. An exquisite custom home overlooks one of the many ponds teeming with wildlife. Sit on your deck in the evenings and watch the fish jump, the ducks and geese paddle across the water, and the nesting eagles fly over. Work remotely with Wi-Fi access through Starlink. Take a paddle board out to the floating dock and fish for Rainbow Trout, or hike through the meadows and timber. Curl up with a book by the propane fireplace or watch your favorite movie in the downstairs movie room with overhead projector and surround sound.

Location - Lone Rock, OR, Wheeler County

Access - two points of access off of Lone Rock Rd which is a county road, multiple access roads throughout the property

Distances to other cities -

Lone Rock - 3 miles South
Kinzua - 13 miles
Condon - 22 miles
Heppner - 34 miles
Interstate 184 - 78 miles

Acreage - 1,136 +/- acres

Farmland - 95 ac
Timber - 543 ac
Rangeland - 496 ac

Improvements -

Two story, 3,972 sq. ft. custom home with geo-thermal heat & air, on-demand propane hot water system, R65 blown-in insulation, 4 bedrooms plus murphy bed in den, 3 bathrooms, 1 half-bath, movie room with surround sound, overhead projector and wet bar, propane fireplace, marble and granite countertops, heart-pine flooring, walk-in closet, double French doors to deck with firepit, hand carved wood from ranch throughout, fixtures refurbished from ranch equipment, metal and shingle roofing

Small building next to home used for water sports and fishing equipment with upstairs-could be guest house

RV parking with septic

Boundary Fenced

Septic system - new

Outbuildings -

3-bay machine shed, metal storage container with electricity, 3,125 sq. ft. loft barn, 6,820 sq. ft. historic barn with hand-hewn log stalls

Wi-Fi- Starlink

Power - Columbia Basin Electric

Water - There are numerous spring fed ponds located in various locations across the ranch.

A trout pond with fish screens, 8,000-gallon cistern, frost-free hydrants, underground sprinklers with drip-line for plantings, multiple spring-fed water troughs, water diversion system



Rock pit for base rock on ranch

Open meadows, timber, juniper, rangeland, fenced pasture, 25 acres of farmland (past crops include triticale, wheat/barley, grass hay), 70+/- acres of farmland available, 543.63 acres forest land

There is a small orchard with Apple trees (red delicious, grannie smith) & plum trees.

Taxes - 2025 \$10,541.62

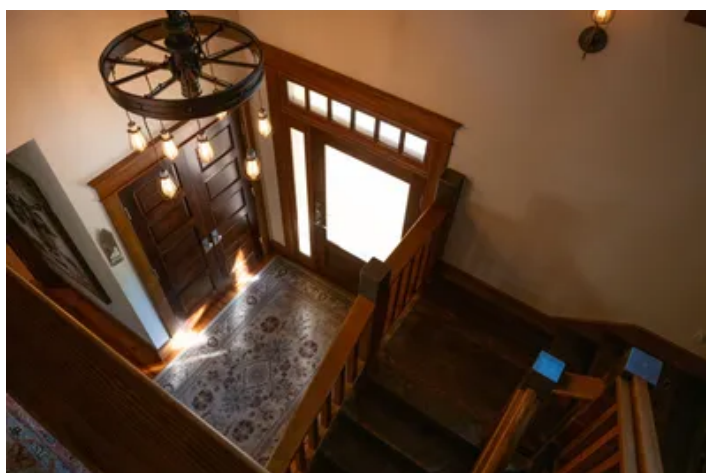
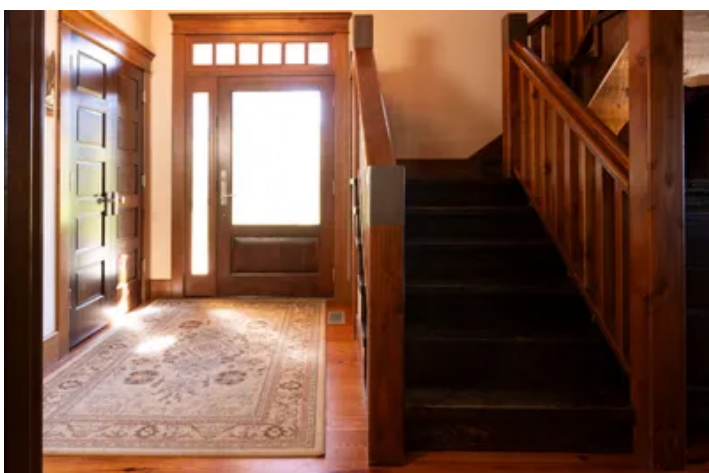
Zoning - EFU and forest land

Recreation and wildlife -

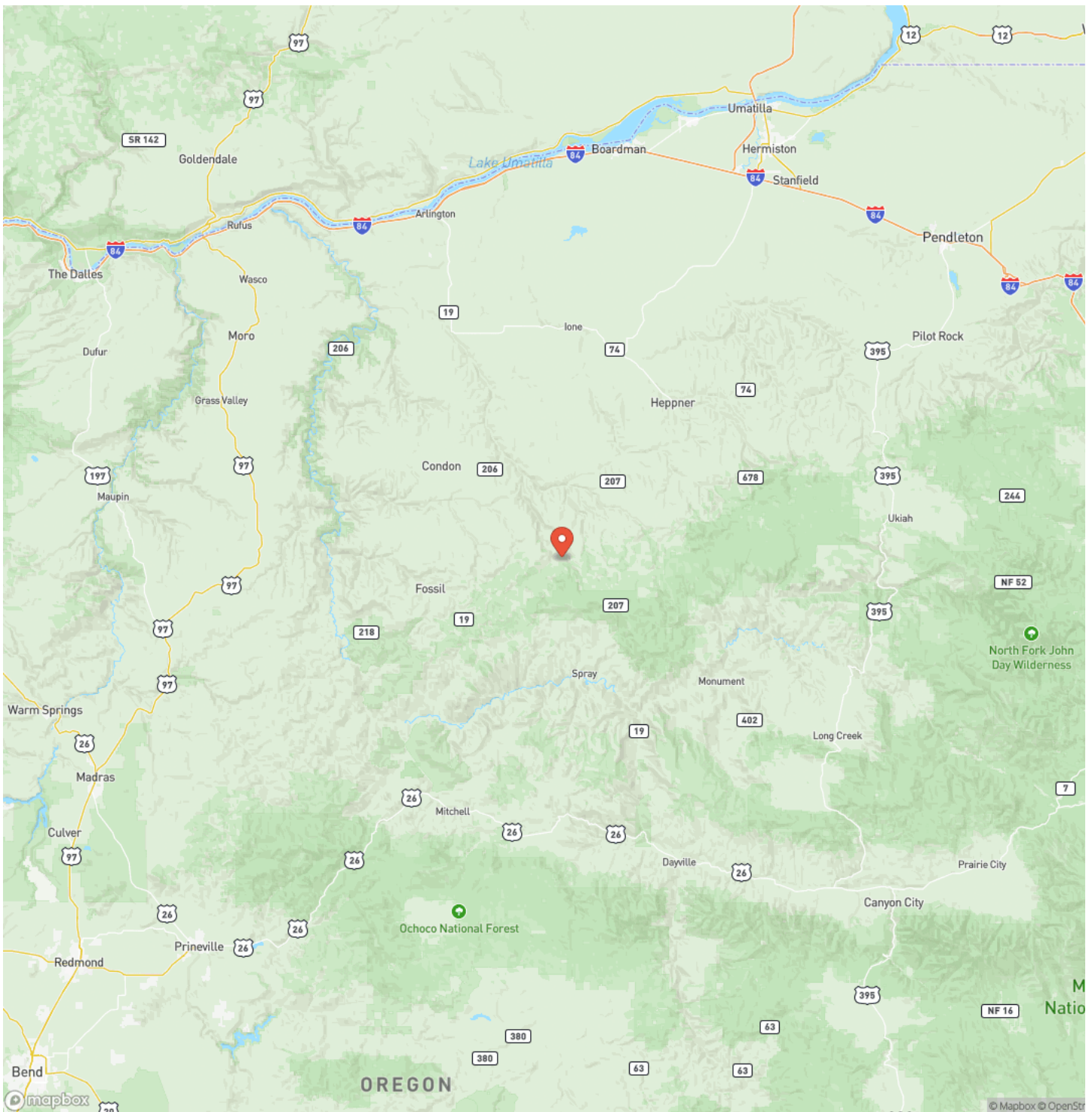
The ranch has deer, elk, bear, cougar, turkeys, quail, partridge, chukars, grouse, ducks, geese, rainbow trout, and qualifies for LOP tags. The floating dock on lower pond facilitates paddleboarding and kayaking. Cottonwood State Park is only 21 miles away offering hiking and boating & fishing on the John Day River.



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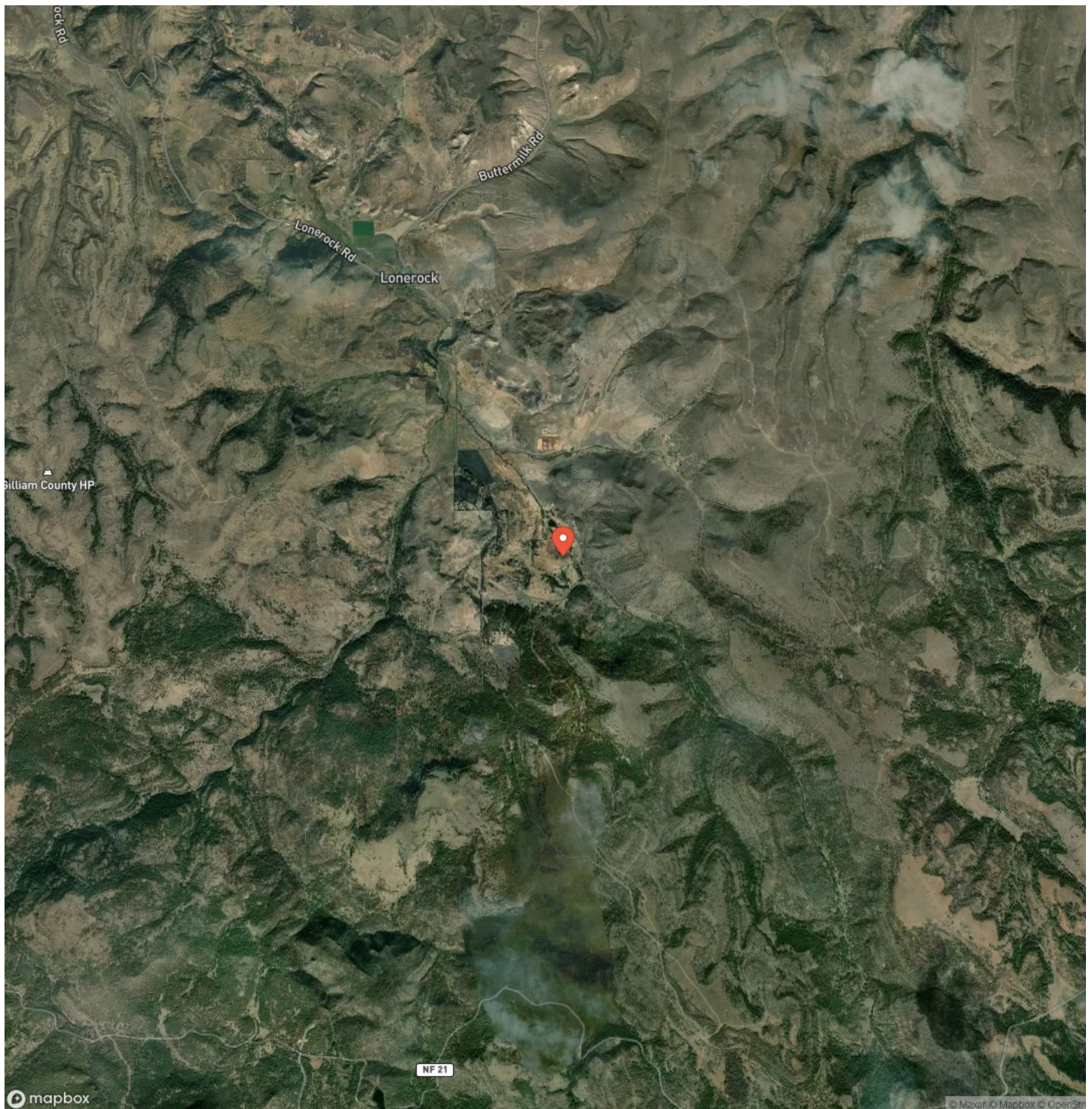
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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<https://whitneylandcompany.com/>

DISCLAIMERS

Disclaimer:

All information provided regarding this property is believed to be accurate and reliable; however, it is not guaranteed. The buyer is solely responsible for conducting their own due diligence to verify all aspects of the property, including but not limited to zoning, land use restrictions, availability of utilities, environmental conditions, property boundaries, and any other factors affecting the intended use of the property. The seller, seller's real estate broker, and brokerage make no representations or warranties, express or implied, as to the suitability, condition, or permitted use of the property. The buyer is advised to consult with appropriate professionals, including but not limited to surveyors, land use planners, attorneys, and government agencies, to ensure the property meets their intended needs. The property is being sold "as-is, where-is," with no warranties or guarantees of any kind.



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