

7/9/2025 3:14PM

Agent Full

Lots and Land

\$2,475,000 200AC+**45469 WALL CREEK RD Monument, OR 97864**

Unit/Lot #:

Status: **Active**

DOM: 7

List Date: 7/2/2025

Acres: 1806.6

MLS#: 575224596

XST/Dir: Wall Creek Road were it meets the North Fork John Day River at 5 mile marker

Other: [Virtual Tour #1](#) MapVideo: [Virtual Tour #2](#) drone

Show: 24 Hour Notice, Appointment Only
Offer/Nego: Call Seller's Agent
AG: Julie Mansfield-Smith
AG Ph: [541-519-6891](tel:541-519-6891)
AG Cell:
CoAgent:
CoPh:



Private: Buyers agent to be present at all showings and provide Buyer prequalification.

Last Updated: 7/2/2025 7:13:41 PM

Public: Forrest Legacy Ranch is exactly what the name implies. This is the first time on the market since the family purchased in 1940's. This pristine setting boasts 3 Miles of private access along the North Fork of the John Day River and includes Wall Creek frontage. This can be your private sanctuary for bass fishing, river floating, hiking, biking with big and small game hunting on this one of a kind holding. Sage, juniper, plus a small scattering of timber with amazing scenery all border over 5000 acres BLM on both sides of river in Heppner Hunting Unit. Elk, deer, turkey, cougar, bear roam below Johnny Cake Mtn. which offers rugged draws where big horn sheep are also found. Open landscape with level to steep topography throughout. Native dryland grass for seasonal grazing. Power is in and replacement dwelling application underway. The historic cabin homestead still sits alongside this scenic river where the waterfowl call home. Land has been used for seasonal grazing, recreation and personal enjoyment in one of the finest fishing and hunting areas in Eastern Oregon. Primitive road access across Wall Creek through unimproved dirt road along river on property. No public access. Located 5 miles from Monument behind locked gate. Inquire within.

Last Updated: 7/3/2025 9:25:25 AM

Property Details:

Additional Parcels: /	Availability: Sale	Lot/Land Lease: No	PDF Doc(s): 2
Property Type: Mixed use	#Lots:	Lot Size: 200+ Acres	Open House:
County: Grant	Legal: 1200 ac in T8S R28E	Lot Dimensions:	Upcoming Open House:
Subdivision:	TL600 Ref #5339/ 600 ac in T7S	Lot Desc: Bluff, Private, Private	Broker Tour:
Area: 410	R28E TL3300 Ref#5446	Road, Secluded	Upcoming Broker Tour:
Zoning: MUR	Tax ID: 08S28600 07S283300	Land Desc: Rolling Slope, Steep	
Elementary: Monument	Seller Disc: Disclosure	Slope	
Middle: Monument	Other Disc:	Road Frntg: Yes	
High: Monument	List Type: Exclusive Right to Sell	Road Surface: Dirt,	
Internet: Yes	Limited Representation: No	Unimproved	
Address: Yes	Opportunity Zone:	Percolation Test: No/None	
No Blog:	CC&R:	Soil Type/Class:	
No AVM:	Manufactured House Okay:	Soil Cond: Native	
	View: Mountain(s), River, Valley	Current Use: Agricultural,	
	Waterfront: Yes/Creek, River	Recreational	
	Front		
	Body Water: Wall Crk/NFJD		
	River		

Improvements:

Utilities: Phone Available, Electricity Available

Existing Structures: Yes/Other

Financial:

Property Tax/Yr: \$3,152.00 / 2024	Spcl Asmt Balance: Dues:	Tax Deferral: Yes, Farm	Short Sale: No \$ Pre-Approv:
HOA: No		Other Dues:	3rd Party: No
Escrow Pref:			
Crop/Land Lease: No			
Terms: Cash			
Assumable Interest Rate:			Bank Owned/Real Estate
Assumable Remaining Months Ending:			Owned: No
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith	Agent Lic: 950300098	Agent Ph: 541-519-6891	Agent Cell:	SAID: SMITHJUL
Email(s) Agent: cuppercreeklandco@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Cupper Creek Land Company LLC	Office Lic: 201214553	Office Ph: 541-934-2946	Agent Ext:	Fax:
BRCD: 9CCL01		Owner Perm. Resid: No	FIRPTA: No	
Owner(s): L R FORREST LEGACY RANCH LLC		Tenant/Other:	Owner Phone:	
Tran: 7/7/2025		Exp: 6/26/2026	Tenant/Other Phone:	
Poss: Close Of Escrow				

Comparable Information:

Original Price: \$2,475,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.