

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

78930 Middle Fork Ln

Bates, OR 97817

\$415,000

Reduced to \$375,000

Bates Homestead

Selling Oregon Farms & Ranches Since 1960

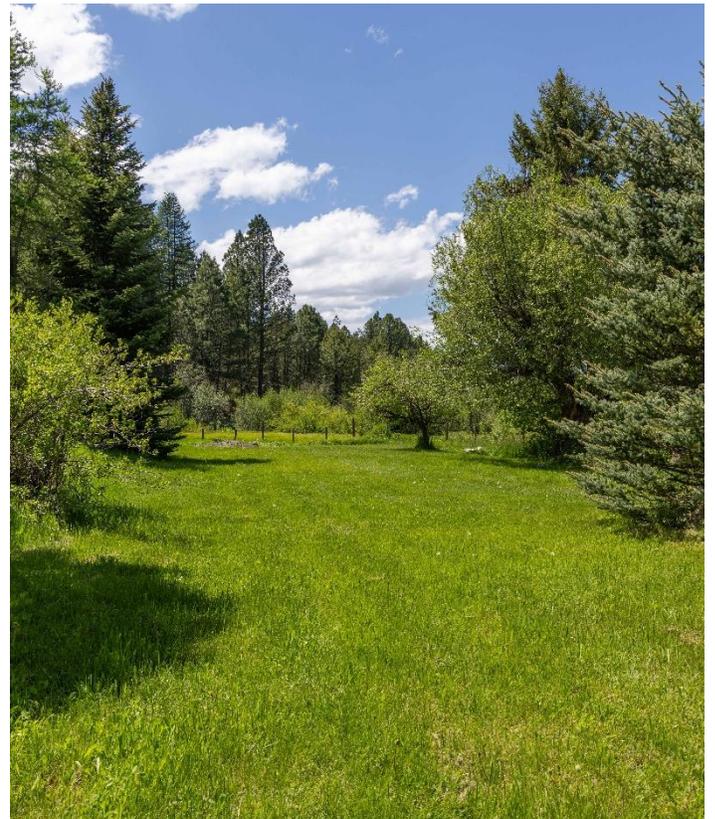
FOR SALE



Overview

This Eastern Oregon homestead is one of a kind, sitting in the historic town of Bates, it offers land rich in history, rare opportunities, & endless outdoor recreation possibilities. Bates Homestead features deeded land with the Middle Fork of the John Day River running through it and highway frontage to the Middle Fork Road. Bording Bates State Park to the south and east with tribal land to the west, the land additionally has swift access to all sorts of public grounds with forest service access within minutes of any direction. With public land access & hundreds of thousands of miles of public, it creates opportunities to recreate all four seasons of year whether that is hiking, hunting, fishing, biking, skiing, or snowmobiling.

The deeded land features an .86 acre lot with mature trees of pine, willows, firs, & more that provide a peaceful oasis. Featuring a range of outbuildings, the property includes an 1,152 Sq.Ft. home, large Old Hickory shed with pull through garage doors, three additional storage buildings, & an updated small studio that has been used for yoga in the past. With the land, location, & improvements, the property is a rare opportunity.



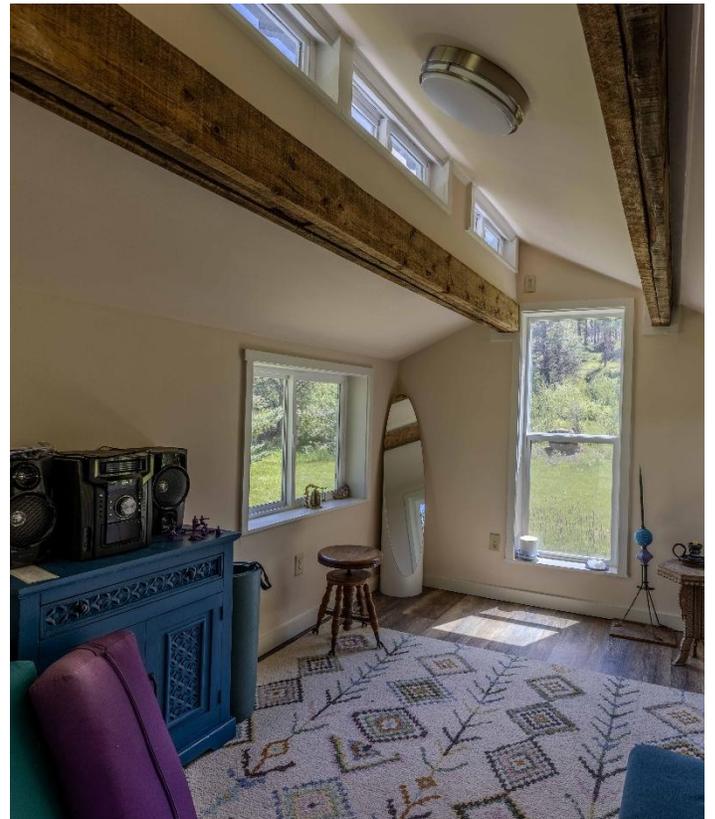


Improvements

The main house features a metal roof, vinyl windows and a blend of hardie plank siding with vinyl siding. While entering the home you pass through a mud room with an enclosed pantry space, washer dryer hookups, water heater, & additional storage. The kitchen has a range of storage with overhead cabinets, ample counterspace, & a BI dishwasher. The family room & dining space can be found off the kitchen with a great deal of natural light coming from four large windows & a sliding glass door that takes you to the back patio. The space has carpet flooring & a ceiling fan with access to the three bedrooms & a centralized full bath setup. The bathroom has a bathtub insert with tiled walling, a vanity, & medicine cabinet for additional storage. The three bedrooms include carpet flooring & their own accent walls for characteristics, each room are good sized with one being slightly larger with a variety of closet space. The home is heated by a gas fireplace & electric heat.

Two sliding glass doors take you outside to each of their own patio setups providing a great space to enjoy morning coffee. Around the home there are a range of outbuildings providing storage & additional space. A lean-to can be found off the north side of the home for enclosed storage while there are three additional sheds that have come off the original Bates Mill Site. A few steps away from the home is a detached single room getaway with exposed wooden beams, 7 windows for natural lighting, glass screen door, laminate flooring, & its own electric heat source. The room has been used as a yoga studio but could be utilized as an arts & crafts room or potentially a mother-in-law quarters for additional guests. The last outbuilding on the premises is a large Old Hickory Shed with garage doors on both sides & power tied in to store away any side by sides or toys needed.







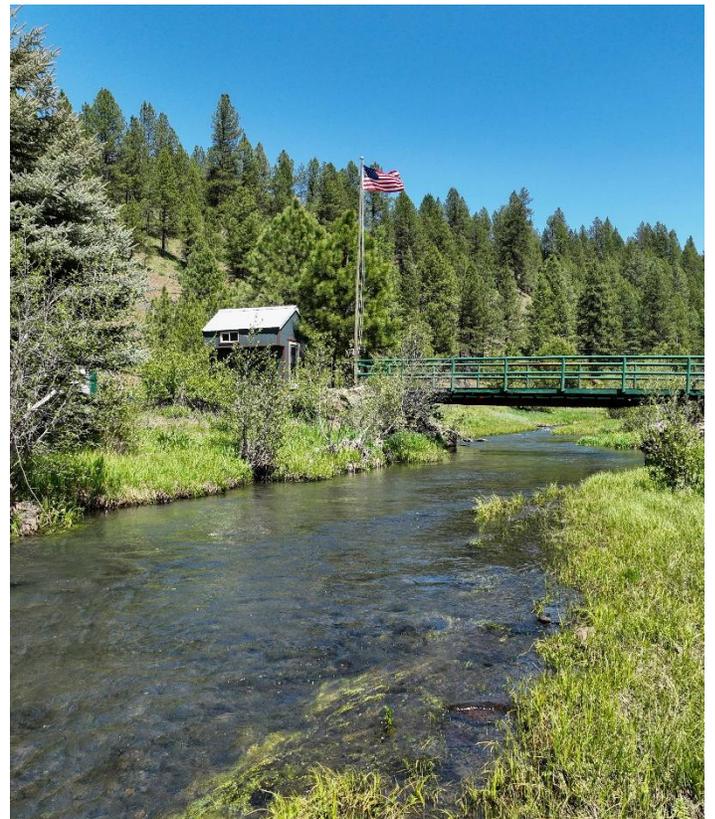
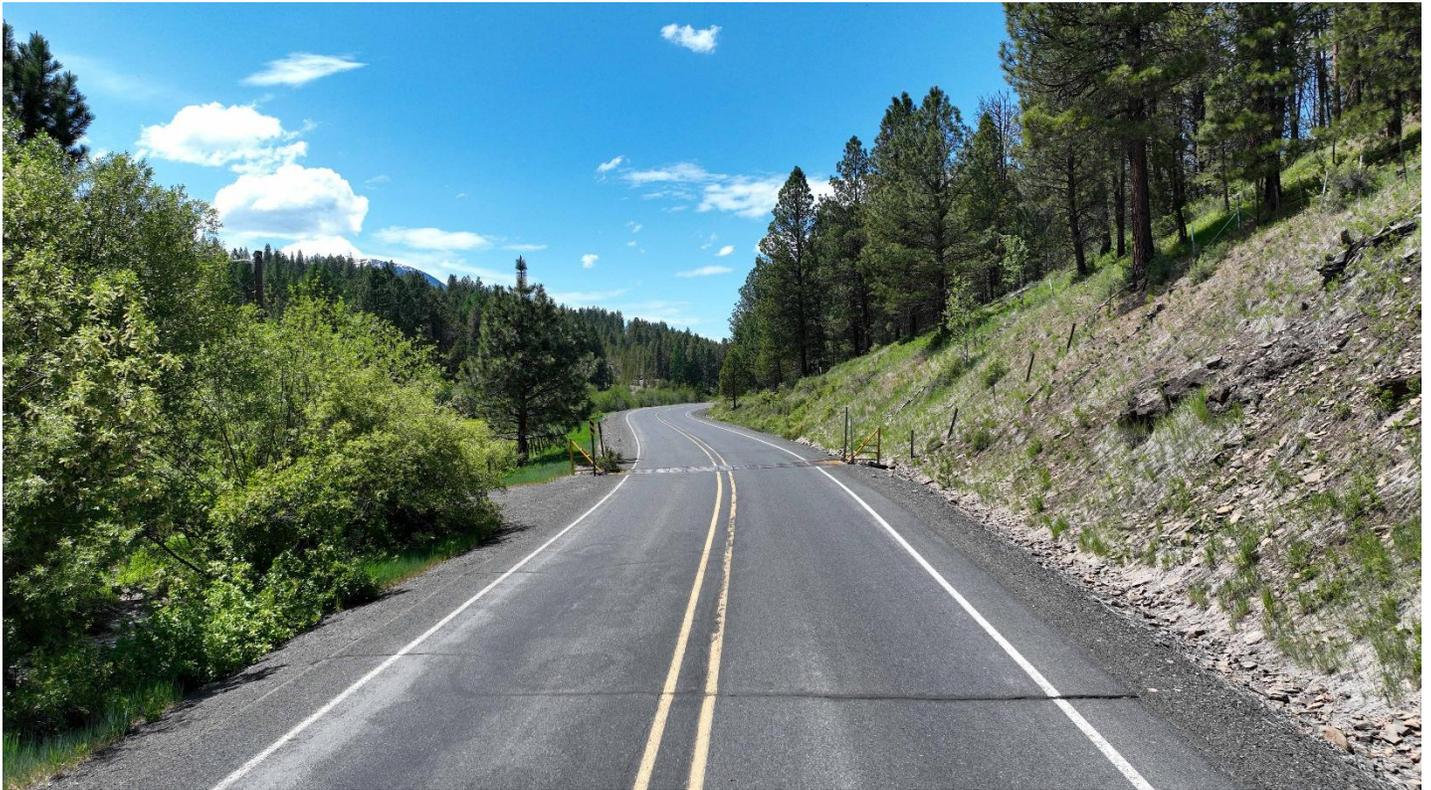
Recreation

With endless opportunities for adventure in every direction, this unique property offers year-round recreational possibilities. Situated along the Old West Scenic Byway, it provides easy access to a 174-mile loop that showcases Eastern Oregon's rugged landscapes, rich history, and charming rural communities, known for biking or scenic drives.

During the warm summer months, cool off by lounging along the Middle Fork of the John Day River, with additional opportunities to float the nearby North Fork. The area is a haven for outdoor enthusiasts, with hiking, horseback riding, and mountain biking trails nearby at Bates State Park or just a short drive away in the Strawberry Mountains, Blue Mountains, John Day Fossil Beds, and more.

Rich with wildlife, the area makes it a prime destination for both fishing and hunting. Cast a line in your backyard for salmon, steelhead, trout, and other native species in the Middle Fork, or enjoy a more laid-back experience at the stocked pond in Bates State Park. For hunters, the property's location is ideal, within a few miles of several major hunting units including Sumpter (51), Beulah (65), Northside (47), and Desolation (50). These units offer excellent opportunities for big game hunting, including mule deer, elk, mountain goat, black bear, and even wild turkey along the John Day River.

In winter, the landscape transforms into a snowy playground. The area boasts extensive terrain for snowmobiling, snowshoeing, and cross-country skiing, thanks to the annual snowpack in the Blue Mountains. Trails can be accessed near Sumpter, Austin Junction, and Bates, while downhill skiing is just a bit farther at Anthony Lakes being home to some of the best powder in the Pacific Northwest due to the elevation & weather conditions.



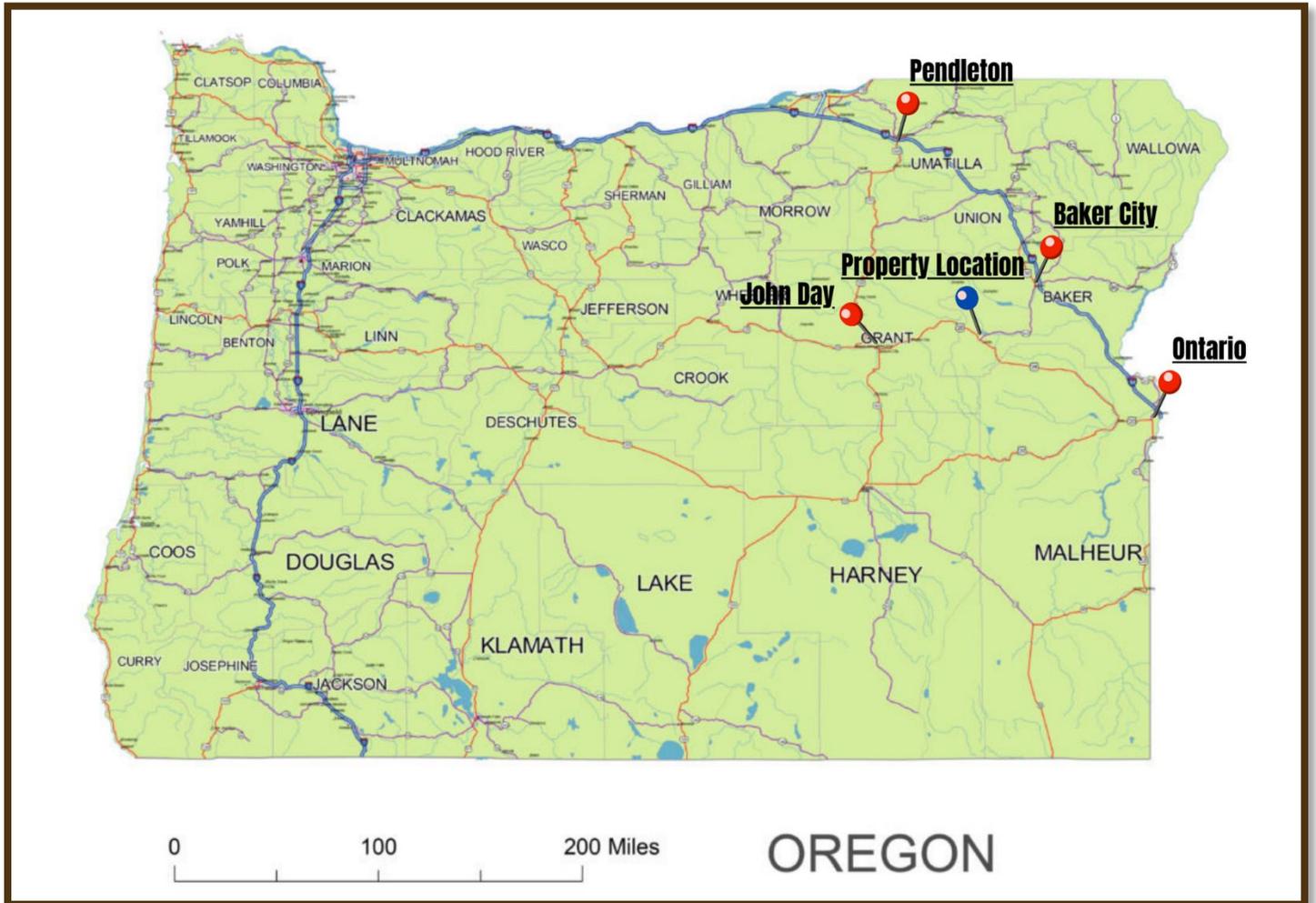


Surrounding Area & History

Nestled in the Blue Mountains of Eastern Oregon, Bates is a small unincorporated community with a rich logging history. Once a bustling company town built around the Bates Lumber Mill, the area thrived from the early 20th century until the mill closed in the 1970s. Today, the site of the former town is home to Bates State Park, where visitors can camp, hike, and explore interpretive trails that share the town's storied past.

The surrounding region is a paradise for nature lovers and history enthusiasts alike. Just a short drive away, travelers can explore the scenic Strawberry Mountain Wilderness, offering alpine lakes, wildlife viewing, and rugged trails. To the west, the John Day River carves through deep canyons and supports excellent fishing and kayaking. Farther afield, the John Day Fossil Beds National Monument provides a stunning look at prehistoric life with colorful rock formations and a world-renowned fossil record. With its peaceful setting and proximity to some of Oregon's most unique natural attractions, Bates is a hidden gem waiting to be discovered.





Location

John Day, Oregon: <https://www.cityofjohnday.com/>
34 min (30.3 mi)
Population: 1,659 (2023)

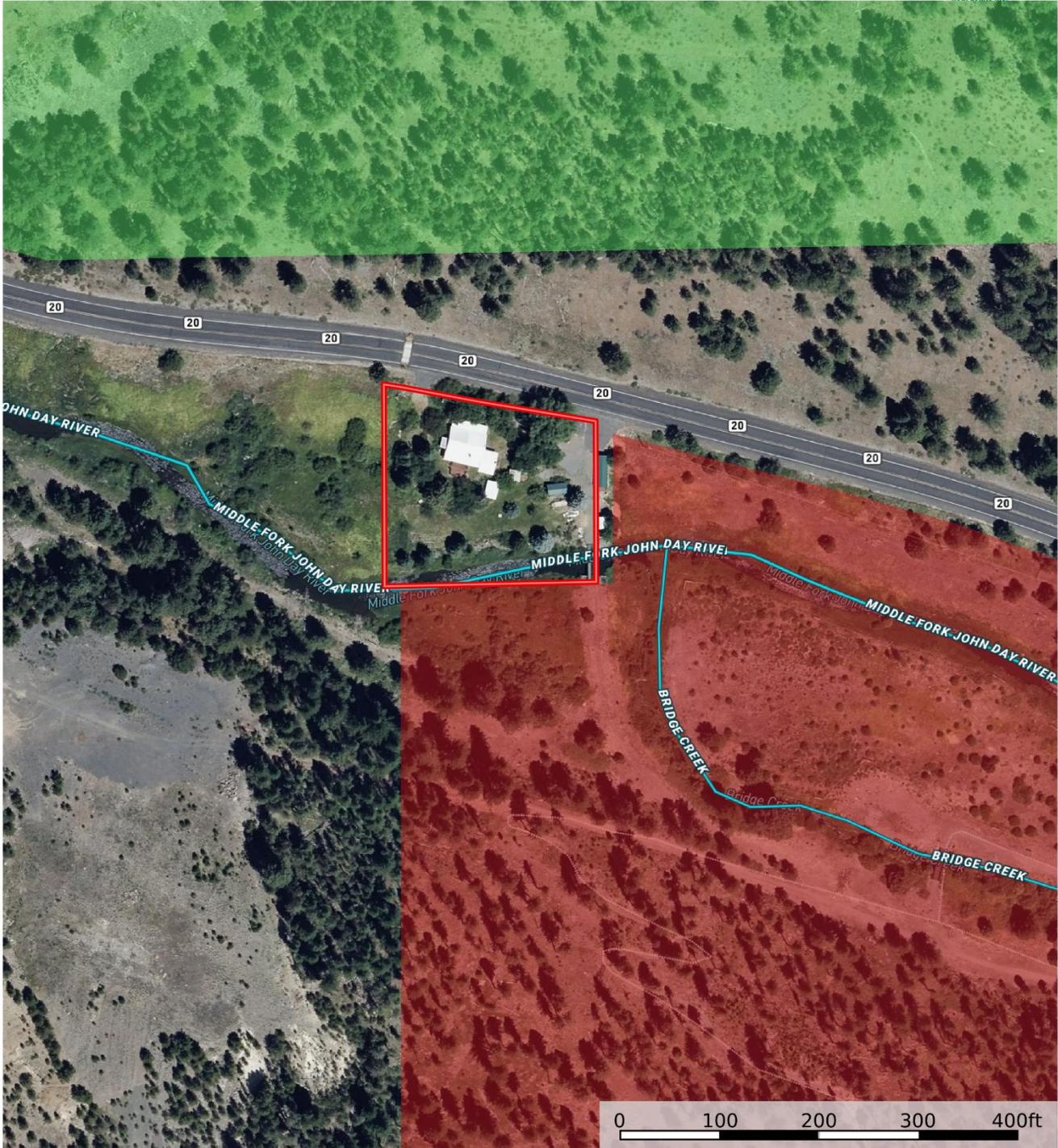
Ontario, Oregon: <https://www.ontariooregon.org/>
1 hour (50.8 mi)
Population: 11,866 (2023)

Baker City, Oregon: <https://www.bakercity.com/>
1 hr 23 min (142.4 mi)
Population: 10,225 (2023)

Pendleton, Oregon: <https://www.pendletonor.gov/>
2 hr 28 min (145 mi)
Population: 17,289 (2023)



78930 Middle Fork Ln, Bates OR - Dejong
 Oregon, AC +/-



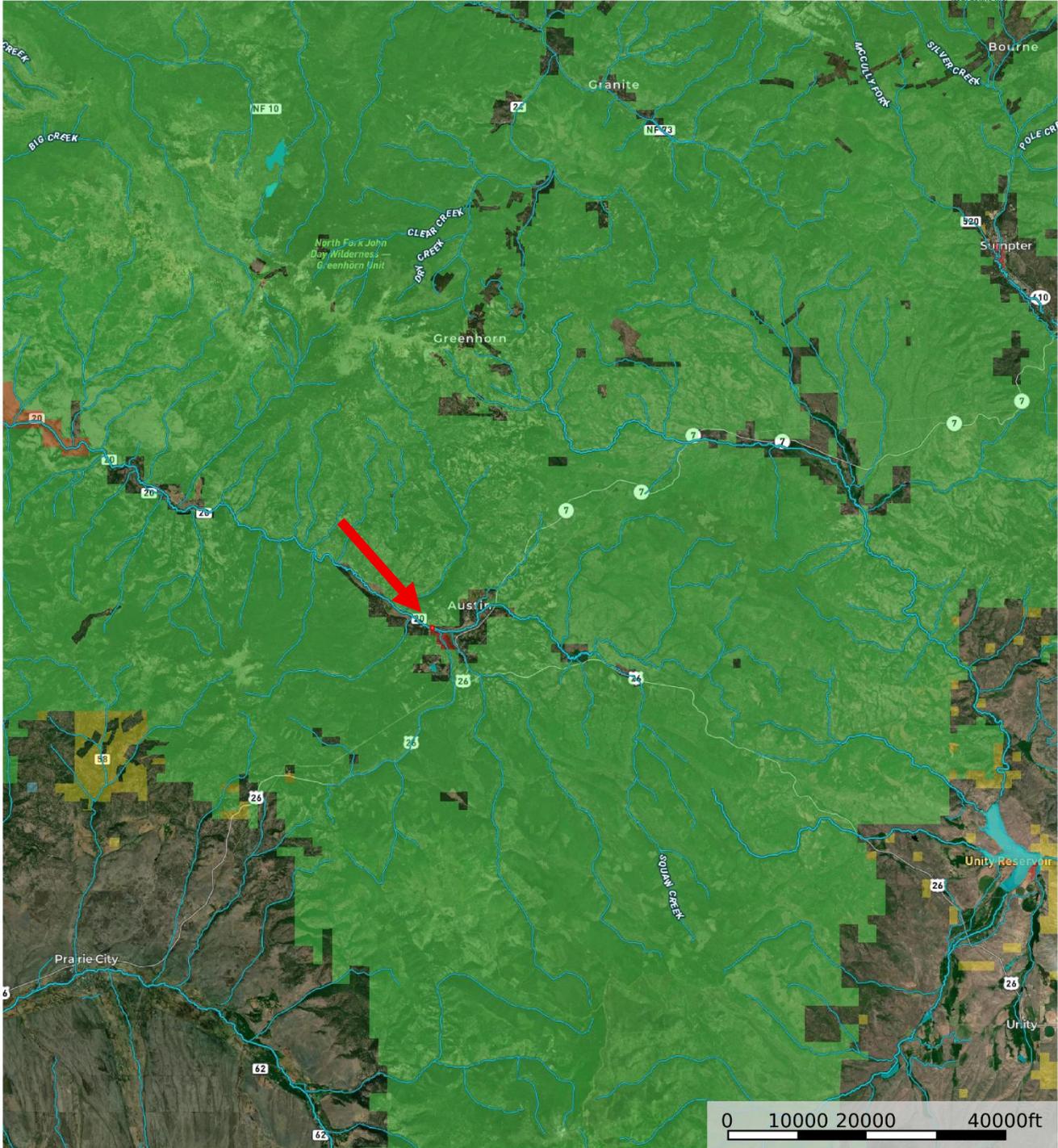
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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ADDRESS: 78930 Middle Fork Ln, Bates, OR 97817

TAX LOT MAPS: 11S 35E Sec, 20 TL602

ACREAGE: .86 Acres – Per County Site

YEAR BUILT: County site does not show

SQ.FT.: 1,152 Sq.Ft. – Per County Site

BEDROOMS: 3

BATHROOMS: 1

HEAT SOURCE: Gas Fireplace, Electric Cadet

APPLIANCES: Refrigerator, range, microwave, washer, dryer

OUTBUILDINGS: Old Hickory Shed
4 Storage Sheds

UTILITIES: Power – Oregon Trail Electric Coop
Private Spring
Private Septic

TAXES: \$1,064.64 – Per County Site

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch.

Presented By



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