

Reduced to \$1,400,000

Russell Ranch

969.07(+/-) Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



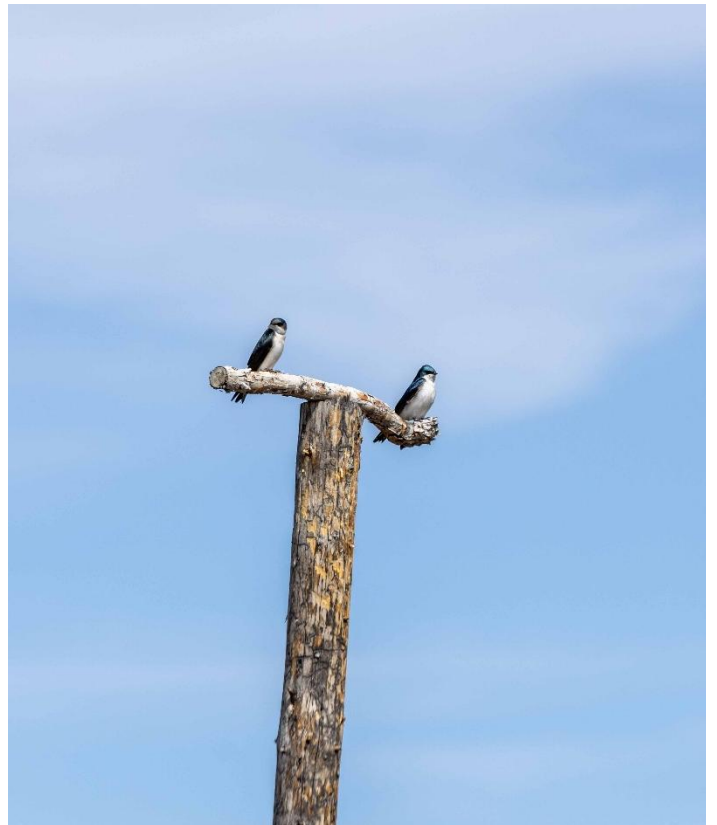
The Russell Ranch at Camp Creek is a 969-acre working ranch and recreational property outside of Post, Oregon, south of the Maury Mountains. It's a solid piece of ground with a long history of ranching and good mule deer hunting. The property is made up of four connected parcels and includes a mix of open range, timbered areas, and two sites with cabins. The acreage is located along a county maintained road and is roughly an hour from outside of Prineville and Bend Oregon.

The land consists of open sagebrush flats up into juniper trees with some pine trees, drainages with several springs, all that provide good grazing ground and habitat for wildlife. It's set up to run cows in the summer and has plenty of mule deer and other critters that live on or pass through the place. Water is dependable here, with a domestic well that is a solar setup and then gravity feeds down to the improvements. The buildings are simple setups, including a machine shed and other outbuildings that are constantly used for storage.

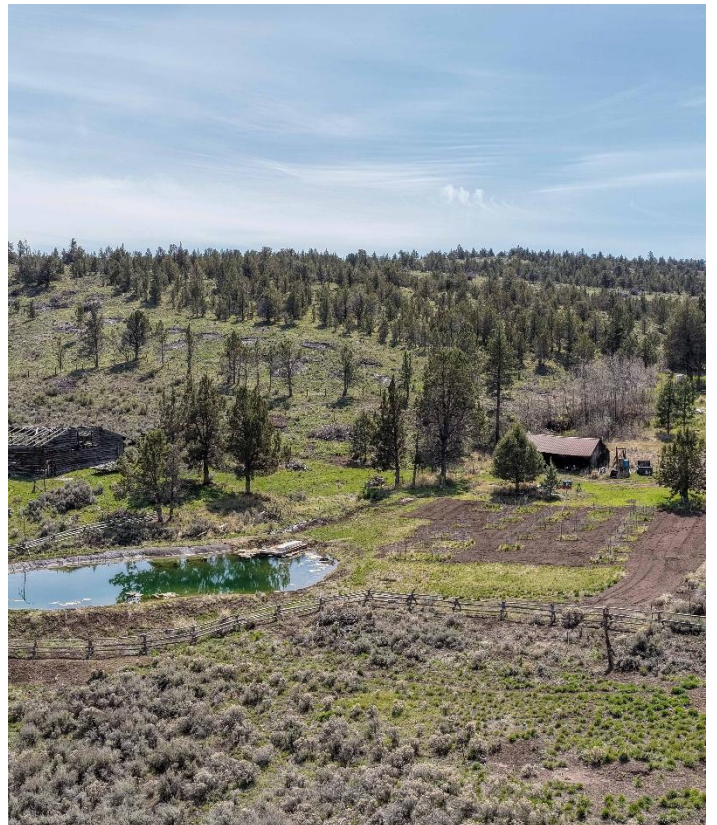
For hunters, this place is in a great location within the Crooked River 01 Unit, or previously known as the Maury Unit 36, known for big mule deer and strong elk numbers. Because of the size of the ranch, an owner can qualify for landowner preference tags. Wildlife from the nearby Ochoco National Forest & farms move through the property, making it a strong private hunting setup.

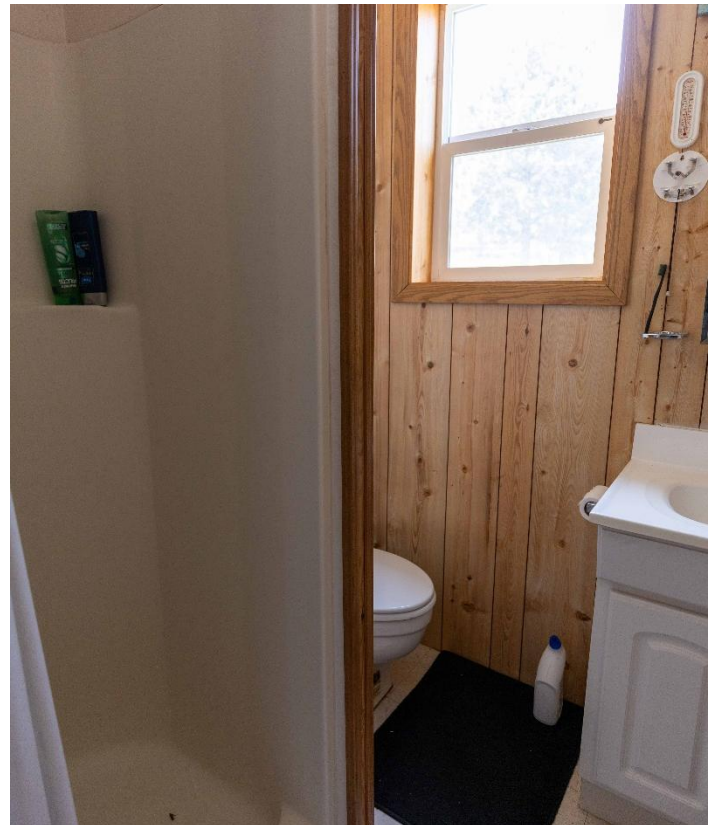
With the proximity to Central Oregon & being located along a county maintained road, the property is an ideal setup for either a recreational getaway, or a homestead setup to run some cows.

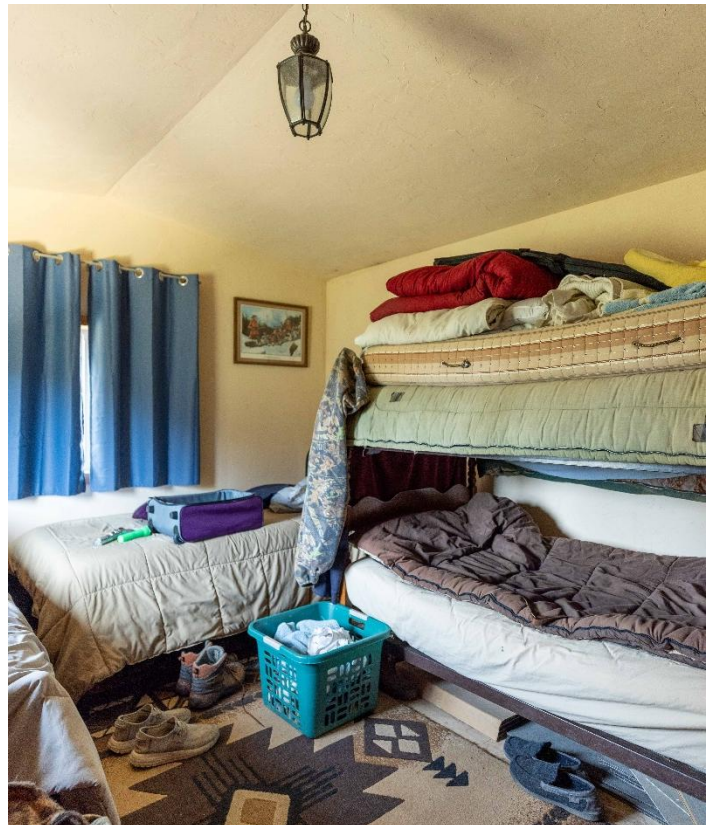
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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



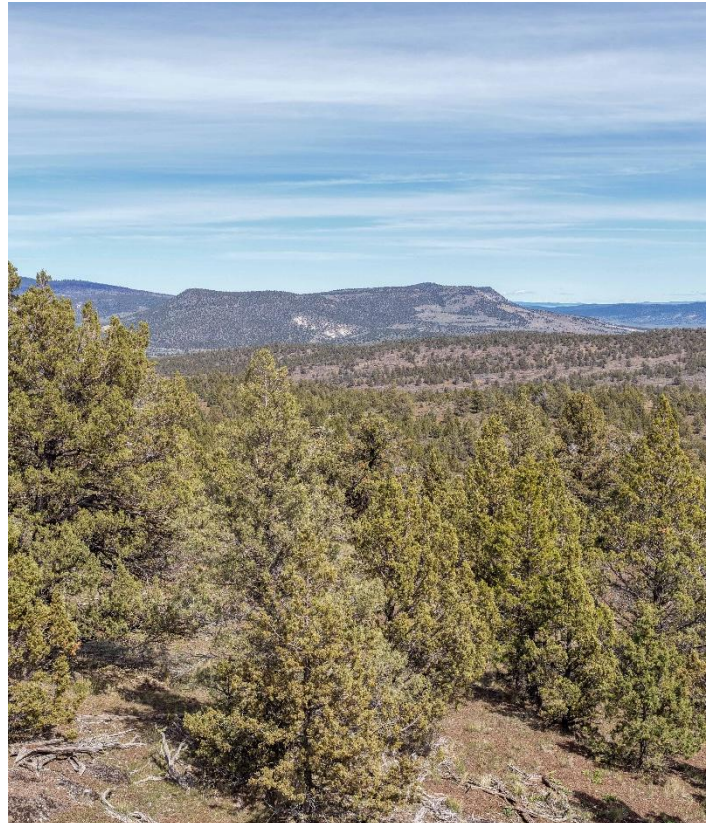










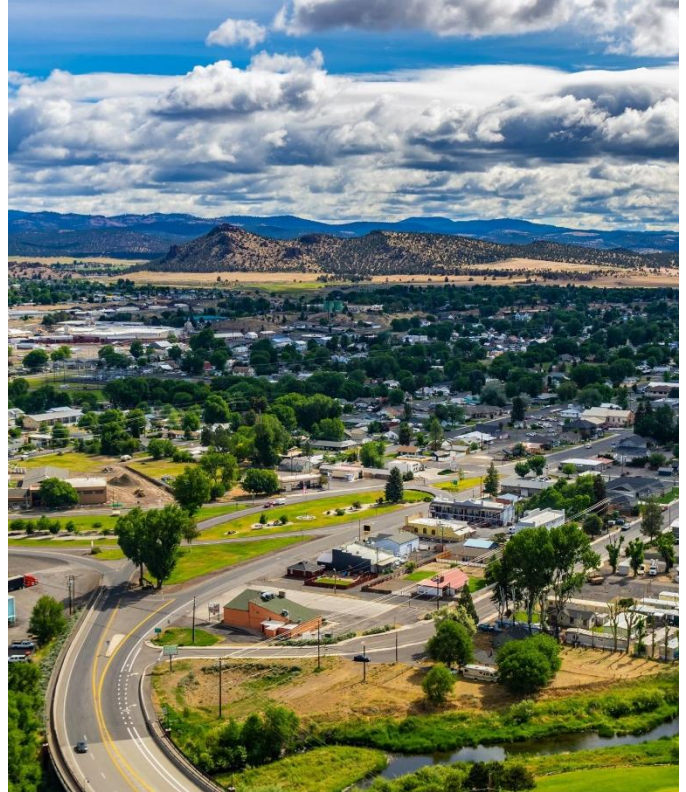


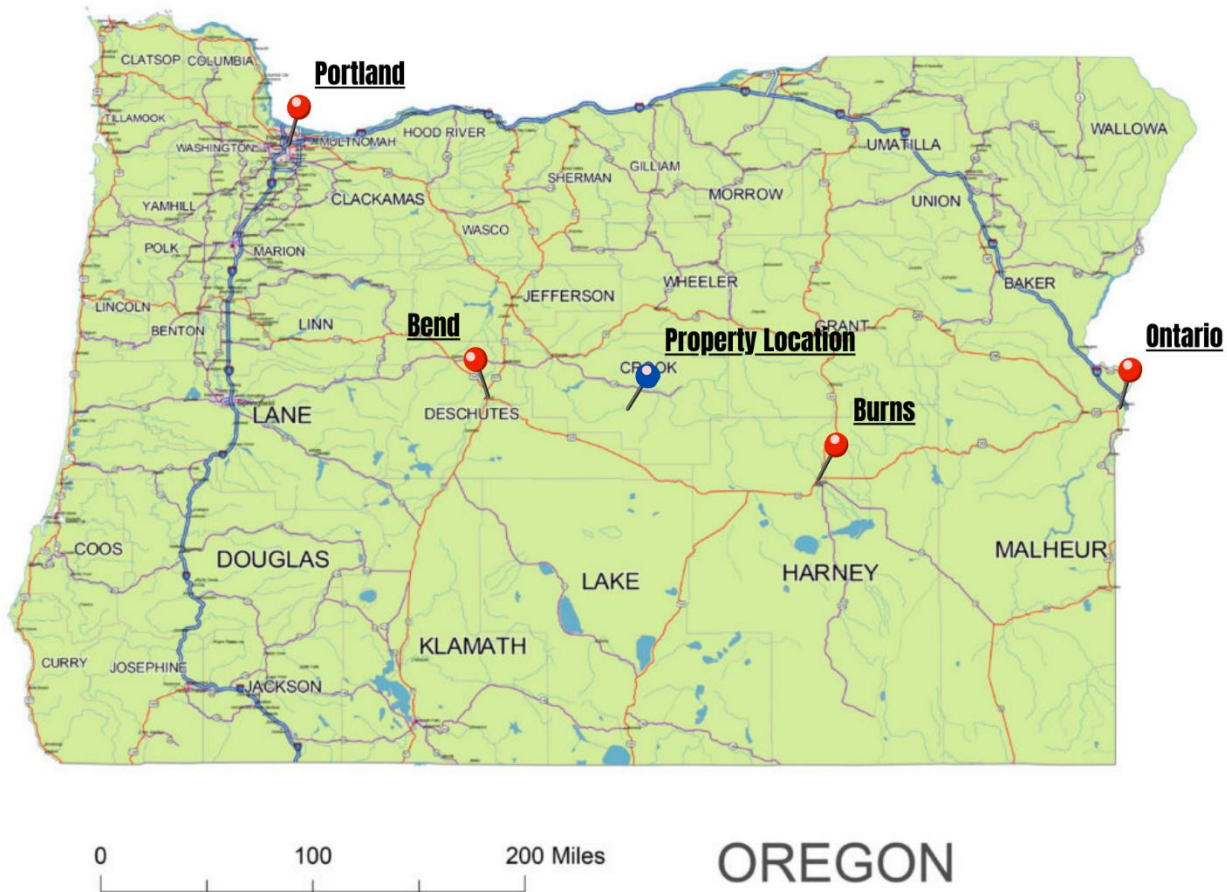


Surrounding Area

Central Oregon is home to some of the most breathtaking natural landscapes in the Pacific Northwest. The region features the dramatic cliffs of Smith Rock State Park, the volcanic wonders of the Newberry National Volcanic Monument, and the winding Deschutes River, a favorite for kayaking, fishing, and floating. With year-round recreation, locals enjoy everything from summer hikes and biking trails to world-class skiing and snowboarding at Mt. Bachelor, making it an outdoor playground in every season. Scenic state parks, alpine lakes, and endless trails create an environment where adventure is always close at hand.

Balancing nature with culture, the area also offers a rich mix of history and community charm. The High Desert Museum highlights local heritage and wildlife, while the historic Old Mill District brings together shopping, dining, art, and riverside trails. Downtown Bend offers a lively arts scene with the restored Tower Theatre, complemented by unique attractions such as the Last Blockbuster Video Store and the artistic Petersen Rock Garden. Festivals, live music, and farmers' markets add to the community's vibrant spirit, while clear night skies at Prineville's Dark Sky Park showcase some of the best stargazing in the region. Altogether, the area delivers an unmatched blend of adventure, culture, and small-town character that continues to attract people from all over.





Location

Burns Oregon: <https://www.cityofburnsor.gov/>
1 hr 55 min (101 mi)
Population: 2,689 (2024)

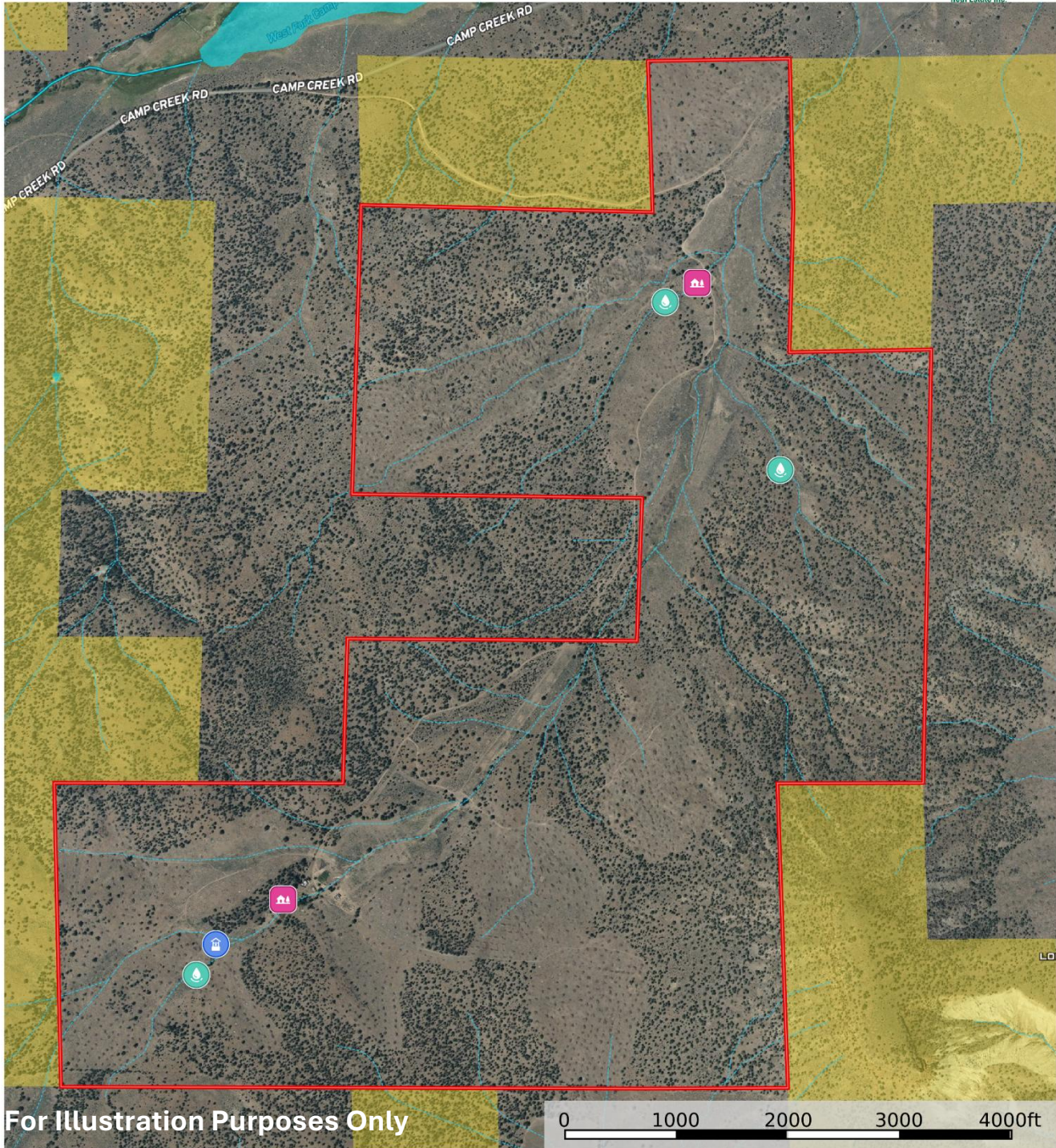
Portland Oregon: <https://www.portland.gov/>
4 hr 12 min (214 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
4 hr 9 min (230 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
1 hr 19 min (62.7 mi)
Population: 106,926 (2024)



Russell property
Oregon, AC +/-



For Illustration Purposes Only

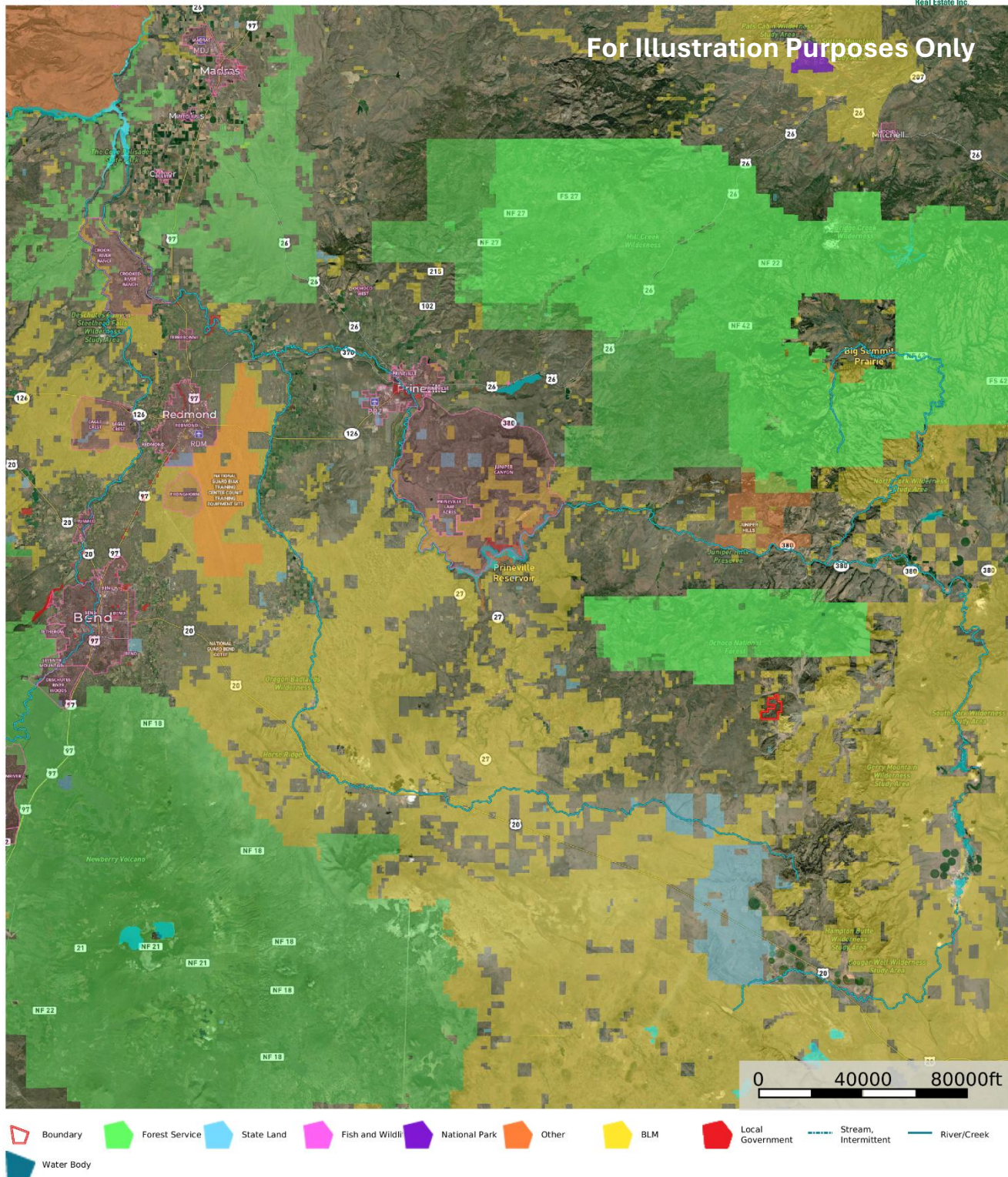


United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Russell property
Oregon, AC +/-



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

id. The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



LOCATION:	40624 SE Camp Creek Rd, Prineville, OR 97754
LEGAL:	182000-00-02400, 182000-00-03100, 182000-00-03200, & 192000-00-00500
IMPROVEMENTS:	1997 Cabin – 720+/- Sq.Ft. 1989 Cabin – 672+/- Sq.Ft. Machine Shed GP Shed
ACREAGE:	969.07+/- Deeded Acres – Per County Records - 5+/- Acres – Site - 949.07+/- Acres – Range
ADDIT. DETAILS:	Several Springs & Ponds 2 LOP Tags Maury Hunting Unit (Unit 36)
FINANCING:	Cash or Bank Financing
TAXES:	\$933.71 – Per County Records for 25/26 Tax Year (Farm deferral)



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



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774