

# Frye Homestead

377 +/- Deeded Acres

Entryway to the  
Strawberry Mountains  
and John Day River

Selling Oregon Farms & Ranches Since 1960

# FOR SALE



## Overview

Available now is the rare opportunity to purchase the Frye Homestead, which is a distinctive 377± acre homestead in Grant County, Oregon. Opportunities like this are not common, and this historic mid-1800s homestead has been in the same family for the last 24 years. There are very few 300± acre properties in Eastern Oregon with all the amenities found at the Frye Homestead, and such properties are seldom offered for sale.

The Frye Homestead amenities include: Located just 6.5 miles north of Mt. Vernon, Oregon and boarding State Highway 395 with year-round road access; three legal gated access points from State Highway 395 with a first-rate gravel road to the cabin; 1870s renovated log cabin; County building permits, approved septic system, approved boundary survey; excellent springs, Beech Creek tributary, and livestock watering system; Oregon Trail Electric Cooperative power lines running along boundaries and through property; livestock corrals with pastures suitable for cattle and horses; a mild climate; a variety of topography and wildlife species; Scenic setting with superb dark night sky; Off-the-Grid property with a very scenic, secure, private and isolated western ranch setting!

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.



## Details

**Acreage:** 377 acres (+/-) – the property is located 6.5 miles (+/-) north of Mt Vernon Oregon and is situated on the east side of state highway 395. The ground begins at 3280 ft in elevation and runs up to 4080 ft in elevation. The ground cover is predominantly native bunch grasses with juniper and ponderosa pine in the draws. There are stands of aspen trees in the six spring-fed creeks along with mountain mahogany and wild roses on the higher elevations of the property. A juniper thinning project was conducted on the property 15 years ago to remove invasive trees from drainages and ridge lines. Additionally, the current owner conducts yearly weed control. A potential building site with views south to Canyon Mountain was leveled. Two registered property surveys are available. The property is under farm-use tax deferral and a year-to-year written grazing lease which can be assumed by a new owner.

**Cabin:** 650 sqft (+/-); The cabin is the original homestead of the Frye family which emigrated to Grant County after the Civil War. It's on the tax rolls as account number 11, clearly one of the earliest private ownerships. Local knowledge places the cabin construction in the 1870s. Over 20 years, the current owner completely rehabilitated the cabin while keeping most of the unique original features, adding a new metal roof and concrete foundation, knotty pine wood floors, walls, and ceiling, double-pane vinyl windows, a convection fireplace, a wood stove with custom rock hearth, a full bathroom, and a great room, spring-fed water system, and solar lighting. All the improvements were made with properly issued building permits, septic and facilities permits, or waivers where no permits were required.

The main room (17ftX14ft) as you enter the cabin hosts a dining space, a wood stove with a custom rock hearth, a propane refrigerator, power supplied by a solar system, and battery backup. There is an upstairs loft area for storage. Additionally, this space includes a queen-sized bed with the headboard being the original door of the cabin.

The cabin bathroom (10ftX8ft) features hot running water from the on-demand system, a single sink wood cabinet vanity, toilet, and claw foot tub with shower. An outdoor shower was also added with a concrete drain area and privacy walls.



**Cabin cont:** A great room (21ftX12ft) was added to expand the living space and features a Fuego convection furnace. This heating system provides an excellent source of heat for the cabin. The room has a custom mantle over the furnace/fireplace, and large windows looking out to the east and south which provide a view of the creek and mountains.

The outside of the cabin has been renovated as well with stained board and batten siding, the log portion of the cabin has been stained and chinked (inside and out; Log Jam product), and porches have been added around the cabin with paver stones. The original portion of the cabin, as well as the additions, are all set on a concrete stem wall and cinderblock foundation. The metal roof sheds water into a system of gutters and downspouts that drain into dry wells away from the foundation.

**Water:** There are several active springs on the property; three have been developed for livestock/wildlife water with spring boxes and new metal tanks. The spring just north of the cabin has been developed for domestic water. The water is held in a 1500-gallon cistern and gravity flows down to the cabin. The overflow from the cistern flows to a livestock water tank. An on-demand propane hot water system has been installed in the attached locking utility closet.

**Access:** The property hosts three legal gated access points from State Highway 395. The main access from the highway to the cabin is along a good gravel road. The southernmost access point located at the corrals also provides a legal access easement to the adjoining neighbor.

**Septic:** Grant County permitted septic system – 1000-gal poly tank

**Fencing:** The property is perimeter fenced with 4 and 5-strand barbed wire

**Storage:** 20x10 ft; wood construction, metal roof with snow-load trusses, wood floor, installed workbench, solar panel system with a voltage regulator that provides power and lights, double doors enabling UTV access, and the building is set on a concrete ribbon foundation.

**Wildlife:** Quail, turkey, songbirds, elk, deer, cougar; Two elk and deer landowner preference tags are available for the property





### Location

The Frye Homestead, Mt Vernon Oregon, is in Grant County at the entryway of the Strawberry Mountains and John Day River. The elevation of the county varies from 1,820 on the John Day River near Kimberly, to 9,038 feet at the summit of Strawberry Mountain. The terrain of the county varies from grassland steppes and rangelands in relatively open or rolling hills and valleys, to steep, rugged, rocky high-alpine landscapes. Between these, the county contains heavily timbered land, many hills, canyons, and mountainous terrain.

According to the United States Census Bureau, the county has a total area of 4,529 square miles. Approximately 63% of the land area of the county is controlled by the Federal Government, most of which is controlled by the U.S. Forest Service, and the Bureau of Land Management.

Grant County contains most of the Malheur National Forest and sections of the Wallowa–Whitman, Umatilla and Ochoco National Forests, and has more than 150,000 acres (610 km<sup>2</sup>) of federally designated Wilderness Areas.

Grant County contains the headwaters of the John Day River, which has more miles of Wild and Scenic River designation than any other river in the United States.



**Strawberry Mountains:** Frye Homestead is located north of the Strawberry Mountains in the frontier part of eastern Oregon. The Strawberry's are the highest peak in eastern Oregon and the 30th highest point in Oregon. It is in the Malheur National Forest and is the most prominent feature of the Strawberry Mountain Wilderness. The mountain, and nearby Strawberry Creek, were named by homesteader Nathan Willis Fisk "because there were wild strawberries in abundance there..." It was originally named "Strawberry Butte", but common usage changed it to Strawberry Mountain, which now appears on official maps.

**John Day River:** The John Day River is a tributary of the Columbia River, approximately 284 miles long. Undammed along its entire length, the river is the fourth longest free-flowing river in the contiguous United States. The river provides water for irrigation and furnishes habitat for diverse species, including wild steelhead and Chinook salmon runs. The river was named for John Day, a member of the Pacific Fur Company's overland expedition to the mouth of the Columbia River that left Missouri in 1810. The absence of dams on the river causes its flow to greatly fluctuate throughout the year depending on snowpack and rainfall within the watershed. John Day is navigable by rafts and other small river craft by boaters who obtain permits provided by the BLM. In addition to wild spring chinook salmon and bass, the river furnishes habitat for Columbia River redband trout, bull trout, and westslope cutthroat trout. There are no hatchery salmon or steelhead released in the John Day River.





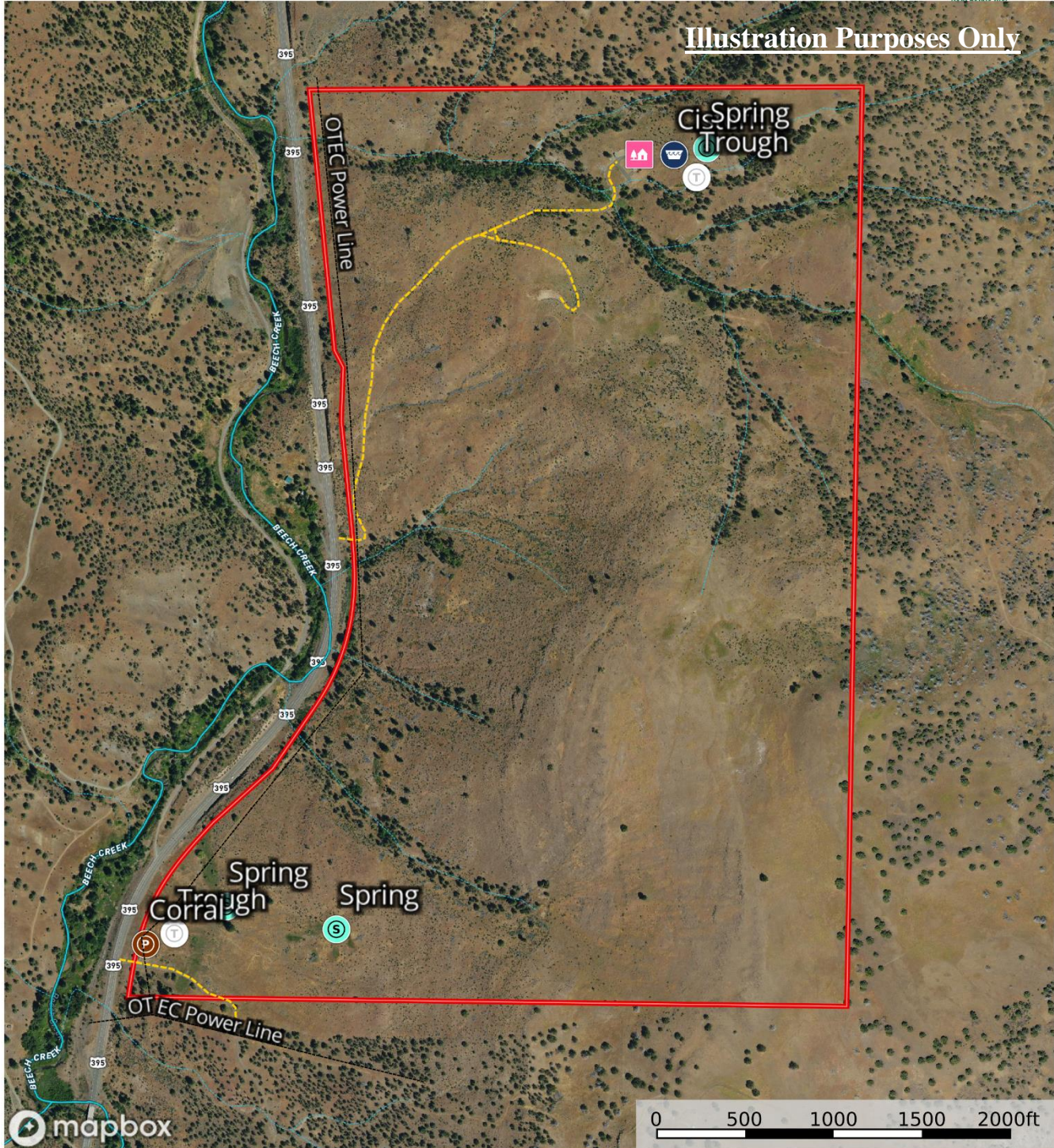






Grant County, Oregon, 377 AC +/-

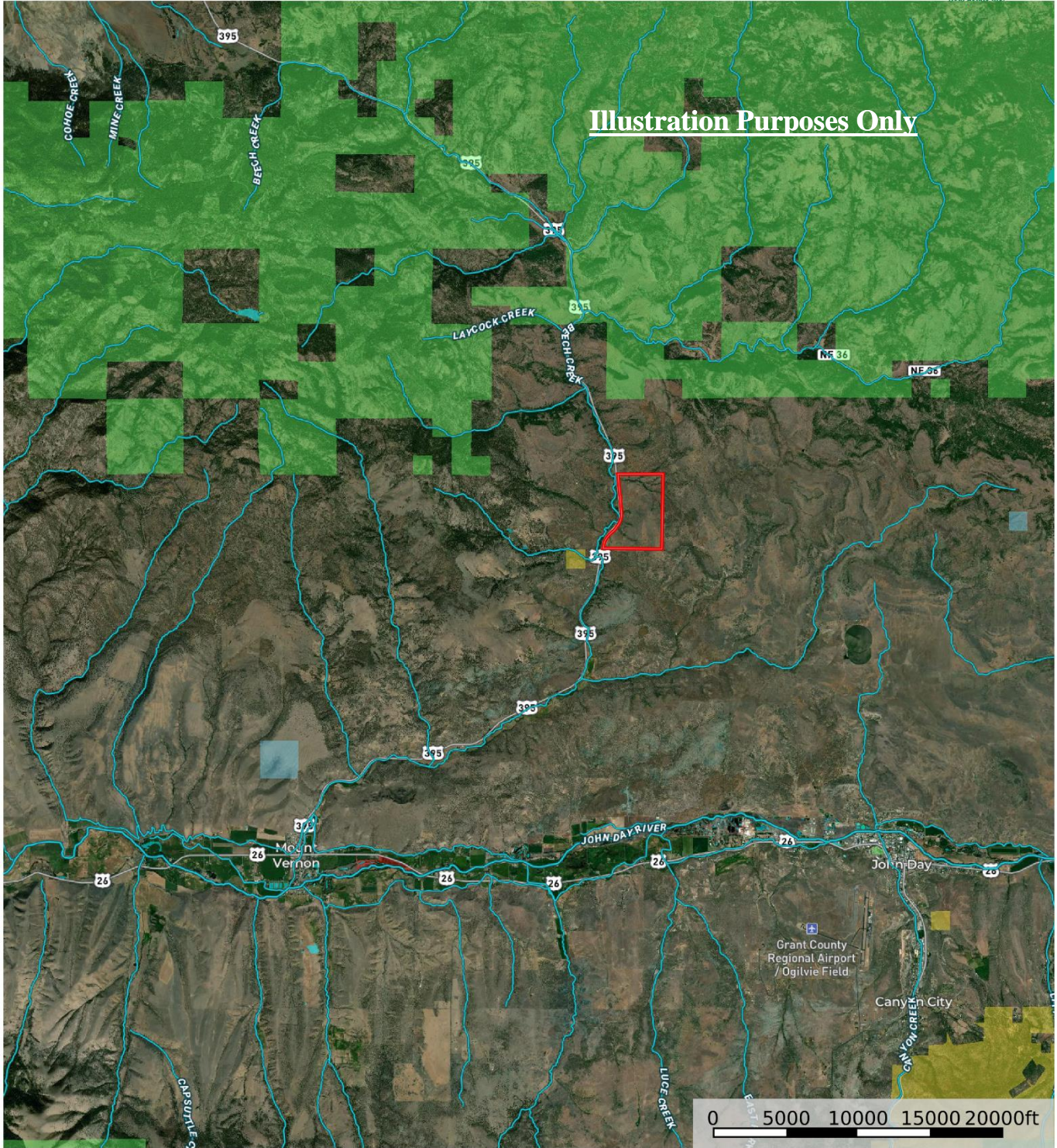
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United Country Jett Blackburn Real Estate (map for illustration purposes only) The information contained herein was obtained from



## Summary

**TAX LOT MAPS:** T12S, R31E, W.M. Sec 31 & 32, Tax Lot 2000

**ACREAGE:** 377 acres (+/-) deeded acres

**SQ. FT.:** 650 sq ft (+/-); single-story cabin with storage loft

**HEAT:** Fuego convection furnace; Jotul wood stove

**LIVINGROOM:** Located off the kitchen with front door access; wood flooring, vaulted ceilings, and vinyl windows provide a southern view

**KITCHEN AREA:** Located off the living room; wood flooring, small wood storage cabinets, no cooking appliances. Propane plumbed into the refrigerator could be utilized for cooking appliances.

**APPLIANCES:** Kitchen – Refrigerator (propane)

**SLEEPING SPACE:** Located in the kitchen space area which can host a queen-sized bed

**BATHROOM:** Located off the kitchen area; wood flooring, claw foot tub shower combo, single sink vanity, Corian countertop with wood cabinet

**ROOF:** Metal; good condition; lifetime gutters; installed downspouts

**SIDING:** Log cabin with addition having a board and batten wood siding; good condition with good stain

**WINDOWS:** Double pane vinyl windows; good condition

**TAXES:** \$1,413.25 (tax year 2023-2024) – Zoned Exclusive Farm Use. Buyers should be aware that if they do not continue with the agriculture use tax deferral, they may incur a tax reassessment and be liable for additional deferred and future property taxes. Tax questions should be directed to Grant County Assessor/Tax Collector

**GRAZING LEASE:** The property is currently under a written year-to-year lease by Brooks Ranches and would be sold subject to the lease continuing for the current year through December 31, 2024.

**BUYER BROKER COMPENSATION:** Buyers are responsible for compensating their representing agent.



**United Country 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 Properties.

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.

Colby Marshall was born in Burns Oregon and raised on his family's cattle ranch located in the frontier high desert of eastern Oregon. Before becoming one of the top real estate agents in the region, Colby served as a natural resources congressional staffer and vice president of one of the largest ranches in eastern Oregon. In 2023, REALTORS® Land Institute officially certified Colby as part of their prestigious Accredited Land Consultant (ALC) real estate land broker designation!

**Presented By**



**Colby Marshall**  
**Principal Broker**  
**Accredited Land Consultant**