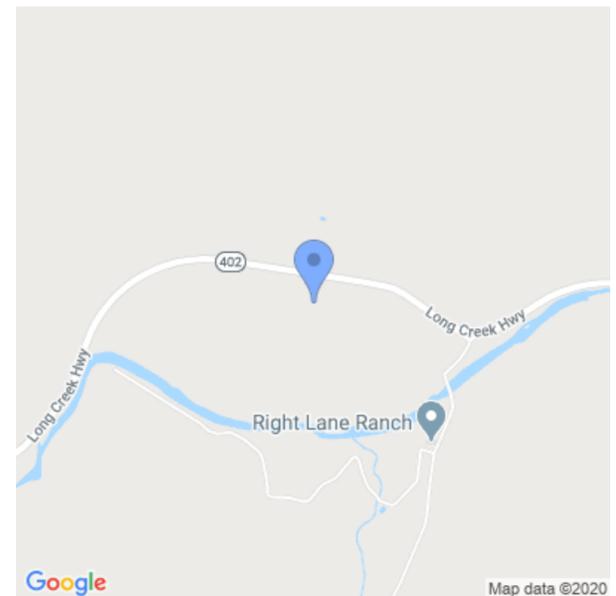




Property Details:

Price : \$2,100,000
 County : Grant
 Acreage : 2,009.00
 Address : 44488 Hwy 402
 State : OR
 Zip Code : 97848
 MOPLS ID : 44101

Location :



Hidden Acres Ranch SALE PENDING! Between the rim rocks and river lies this productive alfalfa hay farm nestled in the scenic hillsides of Kimberly, Oregon. This high desert range land borders BLM and feeds cattle and wildlife inside the 2009 acre Hidden Acres Ranch. Ornate rock formations, sage and juniper dot the skyline and adorn the mountainside in this sleepy little town in rural eastern Oregon. This productive operation sits on one beautiful mile of North Fork John Day River. It is a very well-watered ranch with certificates starting from 1919 for approximately 220 acres of fertile soils planted 5 & 7 years ago in alfalfa with 6 pivots. There are two (100 & 40 HP) pumps and wheel line sets under irrigation for permanent grass pasture. (Buyer to verify water rights of record.) This offering includes an out the gate South Stonehill BLM allotment for 64 AUM's, 8 cattle (04/01 - 11/30 annual use). The permit has 2600+/- acres that adjoins the deeded land in east Bologna Creek Canyon which borders large private ranch holdings to the north east. Perimeter fencing is cattle tight with and accessible via horseback only. The balance of rangeland consists of scenic rock outcroppings, high desert sloping hillsides and numerous springs for stock water plus separate pastures for rotational grazing. The deeded property has had a survey. This is one of the finest agricultural production and recreational ranches in the valley with a combination of amenities. There are jeep trail roads throughout and easy access year round in 4WD pickup underneath the breaks of Portuguese Canyon. Some of the finest bass and steelhead fishing are found along the banks of this pristine North Fork John Day river which is suitable for river floats to the main stem of the John Day just six miles away at the Kimberly Orchards. This is premier hunting and recreation at its finest. Elk, deer, antelope, cougar, bobcat, quail, chucker, grouse, turkey, ducks, geese, and other waterfowl are just a few of the species that live in this eastern Oregon outback they call home. This unique package consists of 7 tax lots with a multitude of landowner preference tags that can be applied for deer and elk in Hunting Heppner Unit. See file for potential building sites on other tax lots. Located between Kimberly & Monument on both sides of Hwy 402, this high yielding hay ranch boasts quality construction in a 60x120 enclosed metal machine shed/hay storage facility to house 1000 to 1200 ton with an average of three cuttings annually produced off these prolific fields. Cattle working facilities include an expansive wood and pole corral system with scales, squeeze chute, numerous pens and a feedlot to fatten calves. There is a 40x60 metal shop with concrete floor with half open bay plus bathroom/shower and separate well. A 48x50 historic wooden barn with hay loft and lean to could tell some stories if the walls could talk. Tack room & horse corrals adjoin with an old fashioned coop for your chickens. 3 comfortable homes complete the package with this tangible investment that will soothe your soul. Listen to the elk bugle and smell fresh cut alfalfa from the covered wraparound patio at the cozy 1/1 cabin. Built in 2005 with quality construction this features 1020 sq. feet, metal roof with concrete 15x45 parking pad with inlaid stone perimeter sidewalks. Laundry & mud room with closets, pantry, sink, 1 bathroom/shower combo. Open living area with propane furnace & wood heat and corner kitchen with deep granite sink, dishwasher, built in microwave and on demand hot water. Carpet, inlaid stone & wood flooring throughout with vaulted ceiling. The 2400 sq. ft. 3/2 dwelling has two levels and shares the septic & well (with 10,000 gallon storage) to the 1930s homestead next door with good bones. This comfortable ranch house has been semi-remodeled on the upper level including a new wood flooring, carpet and bathroom with soaking tub/shower ring, 2



Scan the code above with your mobile device or click it to go directly to the Copper Creek Land Company - Mossy Oak Properties Eastern Oregon website for Hidden Acres Ranch

bedrooms, window seat, alcove/toy room plus storage space. Main level has covered back & open front wrap around porch, cozy living/family room, 1 bedroom & 1 full bath. Old fashioned kitchen has Jenn air 7 burner built in range/oven, dishwasher, large mud/laundry room & new double pane windows with propane/forced air furnace. Cold storage & pantry in concrete basement with outside wood shed with other numerous storage buildings. Home furnishings can be included or negotiated outside escrow. The caretakers house is located on the rivers edge and was built in 1972. This one level 3/2 ranch style home has been well cared for with the garage converted into a bonus room for a total of 2000 sq. ft. Forced air heat, wood stove, air conditioning and private well and septic. All appliances included in each home. There is yard & garden areas with fruit & shade trees surrounding all three dwellings. Open windows have valley views of the river and Rudio Mountain out the door from each home. Elevations are 1900+ from the river bottom to 3000+ in the rim rock with mild climate & 14 inches precipitation annually. There is plenty of room for a small landing strip or helicopter pad with 360 degree views of nature at its best from every angle plus star gazing galore. No cell service. Internet satellite with booster may provide more with land lines available on sight The Monument valley is known for its great growing season for raising good crops and kids in the K-12 school which has an average of 55 students. Location is approximately 120 miles from Pendleton, 60 miles from John Day, 225 miles from Portland and 140 miles from Bend. This is a turn-key ranch ready for your cattle/horse operation, agriculture endeavors or as a recreational haven worth viewing and shown to qualified buyers by appointment only. Buyers and brokers must provide pre-qualification before viewing with at least 48 hour notice. Hidden Acres Ranch is at 44948 and 44488 Hwy 402 in Kimberly OR 97848 in (T9-RS-26E-WM TL601;603;700;600;602;604;605) Taxes are \$8842 and property is in farm deferral zoned EFU and MUR. Seller prefers cash but may consider owner terms with approved credit and large down. All rolling stock can be negotiated outside of escrow. Call for price list. Mixed use recreational, farm and ranch land. 2009 acre riverfront property resides in Monument school district in Grant County. ATV, equestrian, hiking, biking trails with public land access. Bird watching, rafting, steel head/bass fishing with water rights. 3 homes/large machine shed/ shop/barn/hay storage with Hwy 402 road frontage.

2,009.00 Acres
Grant County
GPS 44.7915 X -119.5858



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