

UC
RANCH
PROPERTIES

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Jett Blackburn
Real Estate Inc.



Johnny Creek Kimberly Oregon

\$2,935,000



Curt Contact Card

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Colby Contact Card



This Eastern Oregon Ranch has everything you want. The ranch is located approximately 7 air miles south of Kimberly Oregon on Johnny Creek. The creek runs year round through the ranch for over 2 miles. The property has varied terrain with over 1200' elevation from the lower land of sagebrush covered tabletops to sloping pastures and timbered draws. This makes a great habitat for [mule deer](#), [antelope](#) and [Rocky Mountain elk](#). This ranch consists of 1758 +/- deeded acres and an additional 1100 +/- acres of private BLM permits.

The current owners run this property as a cattle operation. It has great hunting opportunities out their back door, which has only increased with their stewardship of the land by farming alfalfa in the hay field, developing spring water sources for cattle & wildlife, and selective thinning of juniper trees.

The ranch features a custom-built house designed by noted architect Don Merkt. The house overlooks the irrigated ground with panoramic and breath-taking views in every direction, including Sugarloaf Mountain, Cathedral Rock and Windy Point. Other amenities include Guest/Manager house, large shop, haybarn and a set of working corrals. All the improvements are in great shape, and show pride of ownership.



The Big Basin Ranch is centrally located in Oregon and is approximately 105 miles from the [Redmond Airport](#), 125 miles from Bend Oregon, 225 miles to Portland Oregon, and 235 miles to Boise Idaho. 14 miles from the town of Dayville with gas, cafe, and mercantile. 45 miles from John Day with groceries, ranch supplies, hospital, doctors, dentists, veterinarian, and so on.





Main House

The custom-built home shows pride of ownership and reflects the owners background in design and construction. The owners have done a great job planning this home, from the location of the house on the crest of a hillside with breathtaking views, landscaping, and floor plan of the house. The house has exceptional craftsmanship that went into the final product. This four-bedroom four-bathroom house was built to last with copper roofing, stucco siding, and concrete decks/walkways covered extensively with local custom stonework, complimenting a natural setting.





The interior consists of a gourmet kitchen with high-end appliances from Subzero, Miele, Blue Star and Viking. The cabinets are custom-built cherry wood covered with granite countertops. The basement includes a wine cellar for your collection. The master suite features custom built-in dressers and bookshelves and stunning views of the surroundings. The master bathroom features granite floors and walls, a walk-in shower, and soaking tub. In the evening you can take a dip in the 30,000 gallon solar/propane heated Infinity Pool or the custom Gunitite hot tub, while watching the sunset and local wildlife, all while enjoying your favorite beverage.





Guest/Manager House

This original homestead house is conveniently located next to the irrigated hay fields and other outbuildings. The one-bedroom two-bath house was remodeled back in 1994. The nice-sized living room and covered front porch overlooks the hay fields. The yard has sprinkler system plus fruit trees.



Shop

Newer shop built in 2002 with 3-bay machine shed, enclosed shop area has concrete floor and two roll up doors. The insulated shop is heated by a woodstove.



Hay barn

The hay barn was built in 2006 and can store 300 tons. There is power and lights for your conveniences.



Internet Availability

The current owner has satellite internet through [Starlink](#) giving them high speed of 100mps – 200mps which allows them to run their business, stream movies, and do zoom meetings effectively. This system has been very reliable plus works great with your cell phone for Wi-Fi calling.



Irrigated Ground

There is 65.5 acres of certified water rights from Johnny Creek. Johnny Creek flows into the private reservoir. From there gravity feeds to the sprinkler system through an 8" mainline from the reservoir. There is also a well with 5hp pump to supplement reservoir.





Surrounding Area

The surrounding area is known for its geological formations which paleontologists and archeologists can attest. The ranch is one mile from the [John Day Fossil Beds National Monument](#), where there are well-preserved layers that include fossils and mammals who roamed the region around 45 million years ago.



Johnny Creek runs through the ranch for over 2 miles. It is a tributary to the John Day River. This water source comes from spring and snowpack.



LOCATION: 35393 Hwy 19 Kimberly, Oregon

TAX LOT MAPS: T11S R26E WM TL 1701 & 2000

ACREAGE: 1758.12 +/- deeded acres

BLM: Johnny Creek Allotment #04001
196 AUM's over approx. 1100 +/- acres

WATER RIGHTS:	<u>Certificate#</u>	<u>Priority Date</u>	<u># Acres</u>	<u>Source</u>
	90362	Dec. 11, 1974	8	Johnny Creek
	25343	Dec. 31, 1899	57.5	Johnny Creek

WELLS: 3 – 6" wells which are used for domestic, stock and irrigation water

IMPROVEMENTS:

- 4 bedroom, 4 bathroom custom built home, built in 2005 with 3,003 sq.ft. main floor and 1,176 sq.ft. basement plus double car garage
- 1 bedroom, 2 bathroom house with 992 sq.ft. built in 1920
- Shop with 1,152 sq.ft. plus 3 bay machine shed attached with 864 sq.ft.
- Older bunkhouse with 206 sq.ft.
- Chicken coop, pump house, storage shed
- Good set of working corrals

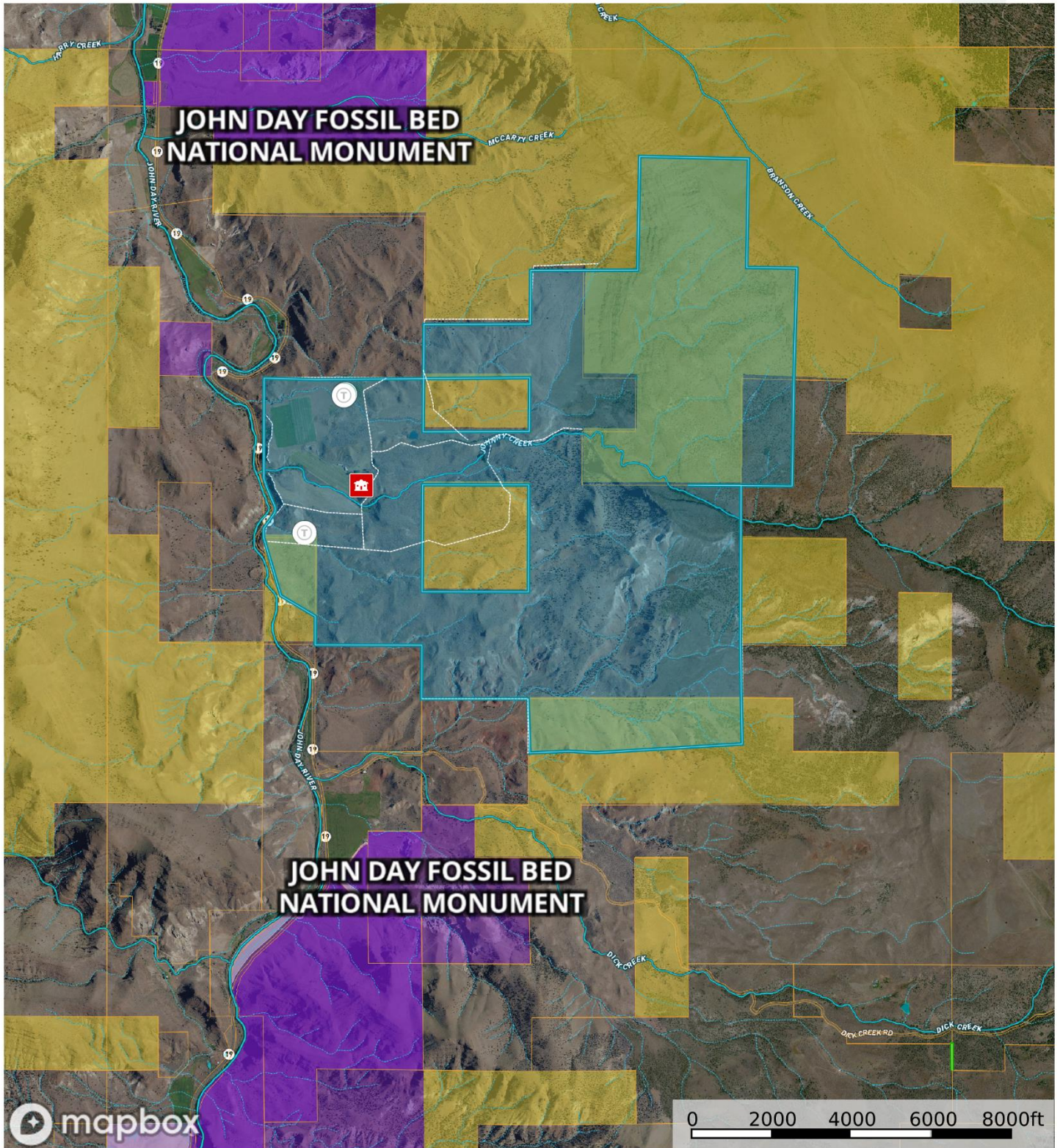
TAXES: \$9,185.79 (Farm deferral)

UTILITIES: Power Company – Columbia Coop
Phone Company – CenturyLink
Internet – Starlink

PRICE: \$2,935,000.00

The seller and his agent make 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.

Johnny Creek Ranch - Kimberly Oregon - Kelly
 Grant County, Oregon, AC +/-



-  Trough
-  Spring
-  Main House
-  Fence
-  Pond / Tank
-  Boundary
-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government
-  Conservation Easements
-  Stream, Intermittent
-  River/Creek
-  Water Body

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