

Highway 402 Acreage

118+/- Deeded Acres | 96+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

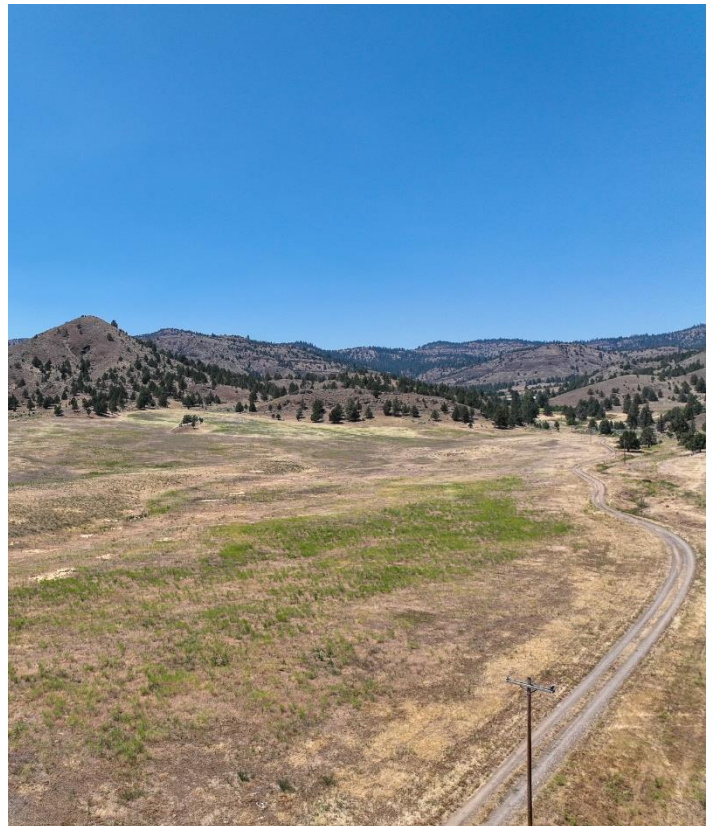
FOR SALE



This Eastern Oregon farm is located along highway 402 between Monument & Kimberly Oregon. The acreage features 118+/- deeded acres with an additional 96+/- acres of water rights & a seasonal spring running through the property. Single phase power runs in the middle of the property while on the eastern boundary there is three phase. The acreage is fully fenced and has been used as a cow calf allotment in the springtime.

The irrigated is set up to run a handline or wheel line operation with mainline running through the center portion of the land south to north. A booster pump on the south side of highway 402 distributes the water across the ground with a point of appropriation out of the North Fork of the John Day River. Seller is willing to give this property their own access to the river & easement with negotiation.

Buildability is questionable, contact the listing brokers and/or the Grant County Planning Department to find more information regarding this parcel. The owner to do a partition before the sale of property & will work toward it once due diligence is finalized.









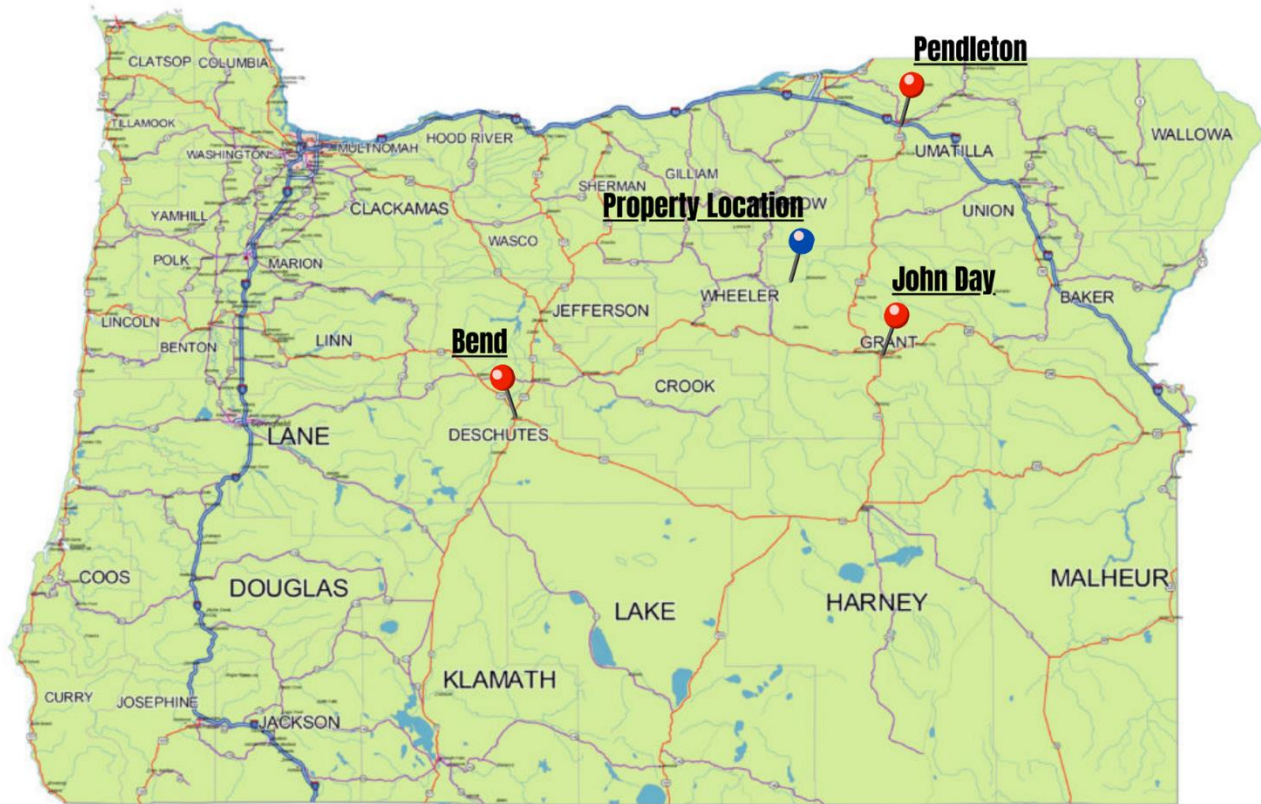


Surrounding Area

With portions located in both Wheeler & Grant County the ranch sits in a unique area with plenty of recreation & history. The John Day River is often a kayaking & canoeing destination in early summer with fishing throughout the year. The John Day Fossil Beds offer breathtaking views with unique geological formations, hiking trails, & interpretive centers. Go visit the famous Painted Hills with their vibrant, multicolored stratifications or the Thomas Condon Paleontology that features paleontological history & insights into scientific discoveries made in the area.

Camping, picnicking, wildlife watching, horseback riding are a few of many activities to do with the wide range of wildlife & scenery throughout the area.





0 100 200 Miles

OREGON

Location

John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 12 min (62.7 mi)
Population: 1,660 (2022)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 49 min (138.1 mi)
103,254 (2022)

Pendleton Oregon: <https://pendletonor.gov/>
2 hr 51 min (131.6 mi)
17,070 (2022)



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Oregon, AC +/-

FOR ILLUSTRATION PURPOSE ONLY



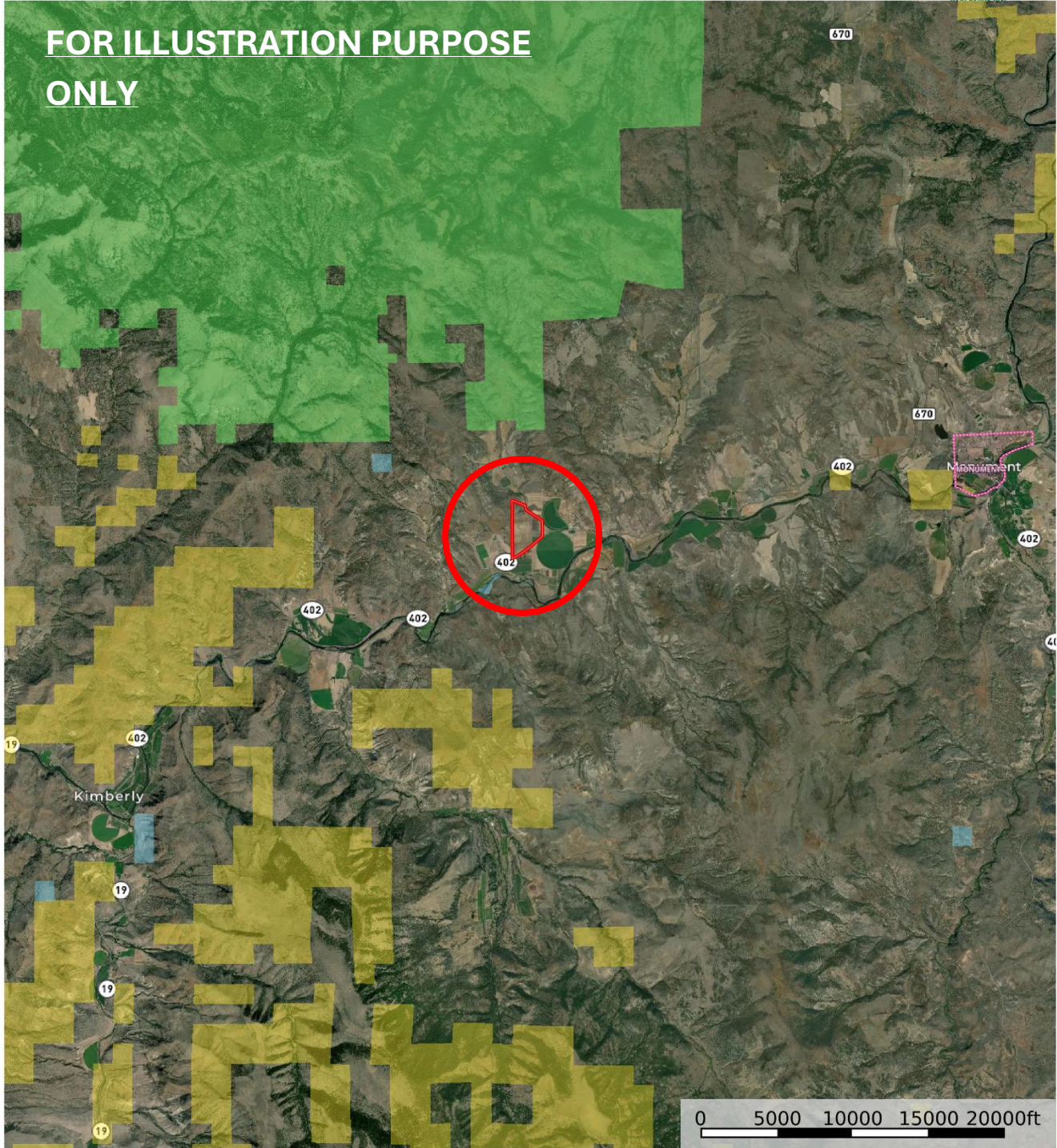
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government



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Oregon, AC +/-



FOR ILLUSTRATION PURPOSE ONLY



0 5000 10000 15000 20000ft

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United County Jett Blackburn Real Estate (map for illustration purposes only)
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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.



LEGAL: 09S26E TL 500

ACREAGE: 118+/- Deeded Acres – Per County Records
96+/- Acres Water Rights

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Priority Date</u>	<u>Source</u>
52201	59.6	June 26, 1974	North Fork John Day River
52200	36.4+/-	May 22, 1956	North Fork John Day River

FINANCING: Cash or Bank Financing

TAXES: \$2,386.46– Per County Records (Will be adjusted upon partition)

PRICE: \$460,000.00



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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