



## Mann Ranch



### Property Details:

Price : \$795,000

Acreage : 206

Address : 45468 Highway 402

State : Oregon

County : Grant


Zip Code : 97848

MOPLS ID : 16077

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SOLD! This stunning 206 acre retreat will captivate your soul! Embrace country living and quiet solitude in this peaceful paradise located on one half mile of the North Fork of the John Day River. Here is a rare combination of amenities offered and not often found on market within the scenic hillsides of this recreational haven. This can be yours for full time living, a recreational get away or as a weekend retreat. Nestled between the rim rocks and river, pride of ownership is evident in the 2992 sq. ft. remodeled home featuring upgrades from 1990 to present. This 3 level, ranch style dwelling has 4 bedrooms, 2 bathrooms and panoramic views in every direction through nature's window. The cozy dining and kitchen area has Jenn Air stove, tile countertops and brick archway accent walls. The master bedroom features built in closets and attached full bathroom. The living area has vaulted ceilings, wood stove and French doors to the sun room and access to the large deck overlooking the river. The upstairs has two bedrooms with built in twin beds and closets with an office area. The upper, main floor and downstairs has wall to wall carpet and wood wall nuances throughout most of the house. Daylight basement has 1 bedroom and bath. The family room features blue pine wall accents, a built in entertainment center, wet bar and exercise room. The laundry room is plumbed for second kitchen and downstairs can be utilized as an apartment with outside access ~ great potential as Air BNB. There is a domestic well, heat pump/air conditioner, built in sound system and central vacuum system. 2 septic systems service the home and also the RV area. There is a metal shop/garage combo with wood stove, concrete floor, wall to wall benches and enclosed tool room with plenty of space to house rafts and fishing poles. The covered picnic shelter with concrete floor on river has solar light hookup for outdoor entertaining with barbeque hut and extra storage sheds. This turn key investment can come completely furnished and include RV camp trailer for extra guests. This park like setting features a large shaded lawn, fenced yard and underground sprinkler system. A variety of fruit bearing trees plus the greenhouse/garden area provides fresh produce. The covered deck has room for a hot tub to be plumbed, and offers star gazing galore with sights and sounds of nature at its best. This unique river front retreat

includes 20 acres of water rights with irrigated grass pasture (fenced and cross fenced) currently used for grazing livestock. Solid set above ground hand and main line with 10 hp are included. The balance of this property consists of ornate rock outcroppings and sloping hillsides dotted with juniper and sage and gorgeous views of the valley. You can take a hike to hunt above the river to the north into the dryland range and native grasses where Highway 402 bisects the property. Elevation is 2200 to 2600 ft. The North Fork of the John Day features premier fishing for steelhead and bass. Here is your chance to have your own private boat launch with an excellent fishing/swimming hole on the banks of the river below the house. A multitude of activities await the outdoor enthusiast with wildlife viewing, bird and big game hunting with LOP tags in the Heppner Unit. The rock hounding, hiking, wildlife, fish and bird population make this an area of great interest. Many enthusiasts enjoy this prehistoric setting, the beautiful photography it offers all within close proximity to the John Day Fossil Beds National Monument. This valley is known for its great growing season raising good crops and kids with K-12 school in Monument, and close to the renowned Kimberly Orchards. Shown to qualified buyers by appt only. Buyers and brokers must provide prequalification before viewing. No offers considered without viewing. Property is located at the 6 mile marker at 45468 Highway 402 in Kimberly OR 97848. Legal description is T9S R26E-TL2600 in Sections 14 & 15. 120 miles from Pendleton, 60 miles from John Day, 225 miles from Portland and 140 miles from Bend. Taxes are \$4122.17. Zoned MUR. No domestic well log available. Photography by Sue Stovall and Cliff Smith. Turkey, mule deer, elk, bear, upland game quail, pheasant, dove, waterfowl, duck, geese, big game, North Fork John Day River fishing, equestrian, hiking, trails, bird watching, river frontage, water rights.

206 Acres Grant County GPS 44.7899 X -119.5642		Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 jmsmith@mossyoakproperties.com	Mossy Oak Properties Cupper Creek Land Company www.cuppercreeklandcompany.com
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