



296 Acre Hay Ranch in Kimberly, OR



Property Details:

Price : \$975,000

Acreage : 296

Address : 46685 Hwy 402

State : Oregon

County : Grant

Zip Code : 97848

Click [here](#) to go directly to the 296 Acre Hay Ranch in Kimberly, OR

SOLD! PRICED UNDER APPRAISED VALUE - REDUCED TO \$975,000 on the 24/7 Ranch in Kimberly, OR ~ 296 acre Alfalfa, Grass and Pasture ranch on the North Fork John Day River with 226+/- acres water rights. Lots of potential diversity for use as a bed and breakfast, an organic orchard, recreational hunting headquarters, for planting industrial hemp or general investment in agricultural property. There is no dwelling on the property but several select vantage points with stellar views to build one. Extensive improvements include underground main lines with pivots, 1200-1500 ton covered hay shed, heated tack room with 200 ton hay storage, lighted corral & chutes. Very nice 60 x 100 shop with concrete floor, living quarters, office, bathroom, shower and loft. Shared domestic spring water. Fenced and cross fenced. Rolling stock available for sale outside escrow. Enjoy panoramic views of historical geological formations in this area renowned for some of the finest steel head & bass fishing in the state! Big game hunting in Heppner Unit. This is a very rare find in productive agricultural farm ground in this area. Buyer to verify LOP tags. Property is in farm deferral. Taxes \$3675. Located in T9S-R26E WM TL 400 and T9S-R27E WM TL 2300. Shown by appointment only to qualified buyers. Property has not been surveyed. Buyers to verify accuracy of acreage. Buyers/Agents must be present at all showings and are required to provide client verification of funds or capability of purchase price before viewing property and prior to any presentation of offer. Sellers will not consider offers that occur prior to the tour of the property.

Mixed use residential, recreational, farmland. Elk, mule deer, pheasant, waterfowl, duck, geese hunting, North Fork John Day River fishing.

296 Acres
Grant County
GPS 44.7944 X -119.5581



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