



## Cathedral Rock Ranch



### Property Details:

Price : \$1,500,000

Acreage : 1,076

Address : 35940 Hwy 19

State : OR

County : Grant

Zip Code : 97848

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Cathedral Rock Ranch ~ 1076 Acres in Grant & Wheeler County  
35940 Highway 19 in Kimberly, OR 97848

Nestled in a serene setting on the county line is this unique ranch located in Kimberly, Oregon. The John Day River meanders almost two miles thru the heart of the ranch's beautiful landscape, where the current cattle grazing & hay operation is utilized on both east and west sides of Hwy 19. There are 1076 acres deeded acres bordered by private and BLM lands located in both Wheeler (west 160 acres) and Grant County (east 916 acres). Topography ranges from the fertile river bottom at 2000 feet upwards to over 4000 ft. with sage and juniper covered hillsides. The deeded boundary lines are not completely fenced on the west and partially fenced on the east.

Out the gate grazing permits are for 101 AUM from April 1 to December 31 on 2500 acres BLM and are currently subleased. There are developed springs and pond on the west BLM pastures for stock water, plus a water 'guzzler' catchment pond with up to 40,000 gallon capacity storage that is gravity fed to a trough in the east pasture. There are modest cattle facilities, corrals, barns and numerous storage buildings on both sides of the ranch.

A 103 foot private bridge rated at 20,000 pounds was built in 1996 to access the owner's home site across the John Day River. This private setting offers solitude and scenery second to none. The balance of the land can be driven by quad or four wheel drive vehicle.

The deeded property features 56 acres of water rights on the river with 1918 priority dates. The irrigation system is a flood irrigated gated pipe with diesel pump. Seller states a 60 GPM domestic spring feeds both the main dwelling and also the rental home.

The sellers have made a multitude of custom touches to their 1999 two level custom built home that you must see to appreciate. It features 2224 sq. ft with 3 bedrooms, 3 baths, with tile & wood accents throughout. Large windows on the upper level overlook the river and mountain scenery and will take your breath away. The home was

built for energy efficiency with oil & wood heat, 2 new heat pump/air conditioners, new blinds, concrete walls & open floor plan. Master bedroom on lower level has large walk in closet and tiled walk in shower in the master bathroom. Daylight basement maintains earth temperature & has outside access, above ground deck and fabulous outdoor dining area with concrete patio with paving stones and rock wall accents. There are too many amenities to list.

The 36x46 shop sits below the main home and has a concrete floor, wood stove, manual garage doors, attached carport and metal roof. Another outbuilding serves as a garden house with outdoor sink and storage. Garden area with fruit trees includes apricot, peach, nectarine, apple, pears, plums and grapevines.

A modest 2/1 rental home is located upon entry to the ranch off Hwy 19 and has oil heat, pantry and mudroom with current tenant. More storage buildings offer cover from weather.

A 12x20 hunting cabin is located on deeded acreage surrounded by BLM lands on the west side. Access is by horseback or afoot. What a great place to get away from it all!


This spectacular setting also surrounds 40 acres of National Park Service known to passersby as Cathedral Rock. The unique geological formations are a stunning backdrop to the beauty of this pristine and alluring valley. The property also borders one of the larger land holdings in the area known as the Longview Ranch, and is in close proximity to the John Day Fossil Beds National Monument and the Thomas Condon Paleontology Center.

This area is well known for its sublime beauty, mountain views, orchard scenery, rushing rivers...and great recreation with vast agriculture landscapes & productive garden climates. The excellent growing season and mild temperatures attract many people to this area with an average rainfall of 12-16 inches. The ranch is located 9 miles from Kimberly; 16 miles from Dayville; 23 miles to Spray and 24 miles from Monument. Schools are K-12 in the latter three communities.

Hunting, fishing, rock hounding and horseback riding are just a handful of recreational opportunities this has to offer. The ranch has almost two miles of the main stem of one of the finest fishing tributaries in the State for bass and steelhead. Landowner preference tags are available in the North Side Unit.

Mixed use residential, recreational, farm and ranch land. Wildlife hunting or viewing is common with bear, cougar, bobcat, Rocky Mountain elk, mule deer, wild turkey, upland game such as quail, pheasant, chukar, dove, grouse, waterfowl on river with duck, geese, and private fishing on two miles of the John Day River. ATV trails galore with public land access for equestrian, hiking, biking trails and superb bird watching.

Call today for your private showing. Sellers offer terms to qualified buyers with 25% down. Taxes for 2016 were \$3130 and in farm deferral. Zoned Exclusive Farm Use and Multiple Use Range in Wheeler and Grant Counties.

1076.0000 Acres Grant County GPS 44.6331 X -119.6404		Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com	Cupper Creek Land Company www.cuppercreeklandcompany.com
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