

Agent Full
\$749,000

Lots and Land
100-199.99AC
00 7.5 N HWY 402 Kimberly, OR 97848
Unit/Lot #:
Status: **Active**
List Date: 10/6/2025

DOM: 1
Acres: 116
MLS#: 144344117
XST/Dir: 9-26TL500; Subject to 116 Ac Partition north of Hwy 402 at 7.5 milemarker

10/7/2025 1:40PM
Show: 24 Hour Notice, Appointment Only
Offer/Nego: Call Seller's Agent
AG: Julie Mansfield-Smith
AG Ph: [541-934-2946](tel:541-934-2946)
AG Cell: [541-519-6891](tel:541-519-6891)
CoAgent:
CoPh:



Private: Buyer broker to provide prequalification before showing and be present at all viewings by appt. only.

Last Updated: 10/4/2025 2:59:15 PM

Public: Breathtaking views of the North Fork John Day river are upon your arrival from the numerous building sites on this rare find! Sage and juniper hillsides provide a scenic backdrop overlooking 95 acres of 1967 water rights. Seller has planted half the land in triticale and will provide easement to pump station on North Fork John Day river. Phone and power lines on property and this setting is conducive to solar as well. No well or septic has been developed. Property has very good soils. Partially surveyed. Perimeter fenced. Easy access off Hwy 402. Borders private lands with one road and easement thru property to adjoining landowner. Sale subject to partition for 116 acres north of Hwy 402 and zoning permit transfer for non farm dwelling upon expiration of life estate. Included is 40 and 75 HP pumps and handline. Great growing season in mild climate. Seasonal creek overflow. Secluded, quiet with wildlife viewing abounds. Antelope, elk, deer and bird hunting. Must see to appreciate. If you are looking to invest in a high yield income crop producing property with lots of possibilities this may be your destination retreat or agricultural income property for hay or livestock production. Possible terms with half down to qualified buyers. Taxes and farm deferral to be determined after partition. Located on north side of Hwy 402 at 7.5 milemarker. NO signs.

Last Updated: 10/7/2025 12:36:00 PM

Property Details:

Additional Parcels: No/	Availability: Sale	Lot/Land Lease: No	# Supplements: 2
Property Type: Farm	#Lots:	Lot Size: 100 to 199.99 Acres	PDF Doc(s): 5
County: Grant	Legal: 9-26TL500; 116 Ac	Lot Dimensions:	Open House:
Subdivision:	Partition N. Side Hwy 402	Lot Desc: Irrigated/Irrigation	Upcoming Open House:
Area: 410	Tax ID: 09S26500	Equipment, Pasture, Private	Broker Tour:
Zoning: efu	Seller Disc: Disclosure	Road, Public Road, Seasonal,	Upcoming Broker Tour:
Elementary: Monument	Other Disc:	Solar	
Middle: Monument	List Type: Exclusive Right to Sell	Land Desc: Gentle Sloping,	
High: Monument	Limited Representation: No	Level, Rolling Slope, Sloped	
Internet: Yes	Opportunity Zone:	Road Frntg: Yes	
Address: Yes	CC&R:	Road Surface: Dirt	
No Blog:	Manufactured House Okay: Yes	Percolation Test: No/None	
No AVM:	View: Mountain(s), River, Valley	Soil Type/Class: See map	
	Waterfront: Yes/Creek,	Soil Cond: Native	
	Seasonal	Current Use: Agricultural,	
	Body Water: NoName Crk	Farm, Recreational	
	overflow		

Improvements:

Utilities: Irrigation Water Available, Phone Available, Electricity Available, None, Other

Existing Structures: No/None

Financial:

Property Tax/Yr: \$1,100.00 / 2024	Spcl Asmt Balance: Dues:	Tax Deferral: Yes, TBD w/partition	Short Sale: No \$ Pre-Approv:
HOA: No		Other Dues:	3rd Party: No
Escrow Pref: Amerititle			
Crop/Land Lease: No			
Terms: Cash, Owner Will Carry			
Assumable Interest Rate:			Bank Owned/Real Estate
Assumable Remaining Months Ending:			Owned: No
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith	Agent Lic: 950300098	Agent Ph: 541-934-2946	Agent Cell: 541-519-6891	SAID: SMITHJUL
Email(s) Agent: cuppercreeklandco@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Cupper Creek Land Company LLC	Office Lic: 201214553	Office Ph: 541-934-2946	Agent Ext:	Fax:
BRCD: 9CCL01		Owner Perm. Resid: Yes	FIRPTA: No	
Owner(s): VOLLE, JOHN A, VOLLE, DEBORAH A		Tenant/Other:	Owner Phone:	
Tran: 10/7/2025		Exp: 10/2/2026	Tenant/Other Phone:	
Poss:				

Comparable Information:

Original Price: \$749,000

Farm and Ranches Supplement:

Current Irrig. Wtr Rights: Yes/ 95	Habitable: No	#Stalls:	Type: Farm
Add Dwelling: /	Distance to School Bus:	Distance from Shopping:	Distance to BLM:
Irrig. Sys/Source: Connected,	Personal Prop: Yes	Fixtures Excluded: Yes	Crops Included: Yes
Hand Line, River, To Property	Electric on Prop: Yes/ Call Seller's	Approx Dist Elect:	Certified Organic:
Currently Usable: Cattle,	Agent	Private: No/AUM:/Acres:	Range: 25
Growing Hay, Horses, Pasture	Grazing Permits - BLM: No/AUM:	Forest Service: No/AUM:	Vineyard:
	Approx # Acres-Cultivated: 80	Pasture: 15	Wooded:
	Approx # Acres-Nursery:	Orchard:	FCS Shares Included:
	Documents Avail: Soil Report,	Fencing: Barbed Wire, Perimeter	
	Water Rights Certification		
Public: Sale is subject to partition and transfer of zoning permit for replacement dwelling upon expiration of life estate. Farm deferral to be determined after legal description is created.			

Water Rights Supplement:

Note: Water Right data is as reported by the Seller's broker. For source of information and details of Water Right information, contactthe Seller's broker. Information not guaranteed and should be verified.		
Current Water Rights: Yes	Source Information: Wtrmster	Power Available at Point of Diversion: Yes
Certificate ID:	Permit ID:	Is Delivery System Pressurized: Yes
Status:	Priority Date:	Delivery Methodology: Pump
Application ID:	Date Last Used:	Location of Pump: Off The Property
Pump Shared: No	Approx # of Total Irrigated Acres: 95	
5+ Consecutive Years Of Non-use In Last 15 Years:		
Water Source: River		
Well and Pump Information- # Wells:		
Type of Right:		
Type of Use: Agriculture		
Type of Pump:		
Type of Well:		
Delivery System: Hand Line, Pipe		
Who Owns the Pump: Property Owner		
Public: 75 & 40 hp pumps included. See water rights of record		