

Agent Full Lots and Land

3/11/2026 2:50PM

\$695,000 100-199.99AC

00 7.5 N HWY 402 Kimberly, OR 97848

Unit/Lot #:

Status: **Active**

DOM: 156

List Date: 10/6/2025

Acres: 116

MLS#: 144344117

XST/Dir: 9-26TL500; Subject to 116 Ac Partition north of Hwy 402 at 7.5 milemarker

Video: [Virtual Tour #1](#) DroneOther: [Virtual Tour #2](#) Map

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: REDUCED! 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.

Last Updated: 3/11/2026 2:49:10 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: 3/11/2026 | | Exp: 10/2/2026 | Tenant/Other Phone: | |
| Poss: | | | | |

Comparable Information:

Original Price: \$749,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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, Hand Line, River, To Property | Personal Prop: Yes | Fixtures Excluded: Yes | Crops Included: Yes |
| Currently Usable: Cattle, Growing Hay, Horses, Pasture | Electric on Prop: Yes/ Call Seller's Agent | Approx Dist Elect: | Certified Organic: |
| | Grazing Permits - BLM: No/AUM: | Private: No/AUM:/Acres: | Range: 25 |
| | Approx # Acres-Cultivated: 80 | Forest Service: No/AUM: | Vineyard: |
| | Approx # Acres-Nursery: | Pasture: 15 | Wooded: |
| | Documents Avail: Soil Report, Water Rights Certification | Orchard: | FCS Shares Included: |
| | | Fencing: Barbed Wire, Perimeter | |

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, contact the 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 | | |