



## River Views on Raines Canyon



### Property Details:

Price : \$749,000

Acreage : 116

Address : Mile post 7.5 Highway  
402

City : Kimberly

State : OR

County : GRANT

Zip Code : 97848-6259

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River Views on Raines Canyon

### River View at Raines Canyon

Breathtaking views of the North Fork John Day River are yours from any one of the numerous building sites located on this rare one of a kind find! Sage and juniper hillsides, rock outcroppings along with scenic mountain vistas provide a panoramic backdrop overlooking this undeveloped farmground.

Located in the Monument valley in Kimberly, Oregon, this unique holding has excellent soils for a multitude of future growing crops and has been planted in the past for hay production and pasture grass for cattle. This farming community offers a great growing season in a mild climate at 2200' elevation, within close distance to the reknowned Thomas Orchards, where fruit stands of peaches, pears, nectarines, cherries, apricots, apples and more are available as fresh picked or in a box all summer long. Lone Pine and Big Bend parks are just a five minute drive down river for public access for bass and steelhead fishing.

The pump station that feeds the irrigated 95 acres of 1967 water rights to this holding is on the North Fork of the John Day river. This prolific waterway flows to the main stem of the John Day, which offers some of the best river rafting and water recreation in the state. All of this is in a secluded and quiet, rural setting with wildlife viewing at its best.

Listen to the sounds and watch the resident herds of antelope, elk, deer and other wildlife along with a myriad of waterfowl, including geese, duck, flocks of upland birds such as chuckar, turkey, dove and quail...all who enjoy this quiet solitude in nature's paradise as much as we do.

This sanctuary borders private land with one easement on the existing road that leads to an adjoining landowner's property at the dead end road of Raines Canyon. This drainage is located to the north of the property line and is known for its prolific springs and overflow which cascade onto the subject property, into a free flowing seasonal creek.

This farm boasts 95 acres of 1967 water rights with about 80 acres cultivated, 15 acres of irrigated fields, and the balance in dry land pasture. Due to the south sloping ground, the frost free days will be higher than those acreages on flat ground. The sellers investment in the 2025 fall growing crop will be planted to Triticale.

Drainage water from winter storms crosses the Highway 402 near the booster pump. Due to this, the irrigation water will be kept on the north side of the highway, to prevent potential damage to growing crops on the south side of same highway. Seller will provide an easement to the pump station at the river on the south side of Highway 402. In past years, Grant County Road Department had surveyed a small portion of the property, near the north west boundary for a potential rock source.

This sale is subject to partition and transfer of zoning permit. Presently taxed as EFU.

Property is partially surveyed and perimeter fenced with easy access off of the Highway 402 frontage. Phone and power lines are on the property. This setting on a south facing slope is also condusive to solar power as well.

Seller is will take cash, or possible terms with half down to qualified buyers on approved credit.

This diamond is a must see to appreciate. If you are looking to invest in a high yield crop producing property with lots of possibilities to build your dream home, this may be your destination retreat.

Buyer broker to provide prequalification before showing by appointment only. Possible terms to qualified buyers with half down. Located in T9S-R26E TL500 Section 12; Subject partition on North side of Highway 402 at 7.5 milemarker. Estimated acreage to be 116 +/-.

Call today for your appointment to view this spectacular Eastern Oregon offering!

9-26TL500; 116 Ac Partition N. Side Hwy 402

Drone footage provided by Wandering Skies Photography.

<div>116 Acres GRANT County</div>		<div>Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com</div>	<div>Cupper Creek Land Company www.cuppercreeklandcompany.com</div>
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GRANT County



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