

4/7/2026 12:54PM

Agent Full

Residential

**\$1,950,000** 4 bd | 2 / 0 ba | 1836 sqft

44011/43877 W HWY 26 Dayville, OR 97825

Unit #:

Condo Loc:

Status: **Active**

DOM: 1

List Date: 4/6/2026

Acres: 148

Year Built: 2004 Approximately

MLS#: 689575367

XST/Dir: East of Dayville Hwy 26

Other: [Virtual Tour #2](#)

ShowHrs:

Occ: Owner

Show: 24 Hour Notice,  
Appointment Only, Call  
Seller's Agent

LB/Loc/Cmb: no

Offer/Nego: Call Seller's  
Agent

AG: Julie Mansfield-Smith

AG Ph: [541-934-2946](tel:541-934-2946)AG Cell/Text: [541-519-6891](tel:541-519-6891)

CoAgent:

CoPh:



**Private:** Buyer brokers must be present at all showings and provide prequalification before viewing by appointment only. No texting.

Last Updated: 3/24/2026 2:40:54 PM

**Public:** First time on market in 50 years! These ranch headquarters include 143 acres of 1868 priority water rights on 1/2 mile of South Fork John Day River. This is a prime agricultural investment boasting river frontage and high yielding farm ground all under flood irrigation. Seller is first user with two others on shared ditch water and has grazed up to 70 pair in the past after taking 160+/- ton average on first cutting. Productive soils with great growing season all planted in grass for hay or grazing. Two manufactured homes are on separate tax lots, both with garden areas and easy access to the river for fishing and swimming. The ranch is perimeter fenced with meadow pasture and is complete with cattle working facilities, portable chute, squeeze chute and calf table. Corral system has power and water with panels and pipe fencing underway. Barn has 3 stalls and hay storage, shop with concrete floor and shelving, water and wood stove, 3 bay machine shed houses three 20 HP pumps with one as backup, and has attached tack room/office area. 8x20 container converted into meat cooler and out door fire pit is next to 3/1 Parkway MH. There are three wells, one for each home and the last for the corral system. Concrete pool pad is next to the 4/2 2004 Goldenwest MH w/12x20 addition. Seller may include rolling stock with chopper, tractor, swather, airway, gopher machine and pasture harrow upon acceptable offer. Beautiful views of Aldrich Mountain Range and Picture Gorge. Located west of Dayville on Hwy 26. Shown by appointment only to prequalified buyers. Recent property line adjustment totals 143 on the north side of river in TL 3602 to Highway 26 and includes TL 3900. See map in photo gallery.

Last Updated: 4/7/2026 12:00:59 PM

## Property Details:

**Property Type:** Detached / Farm

**County:** Grant

**Nhood/Bldg:**

**Area:** 410

**Zoning:** EFU

**Elementary:** Dayville

**Middle:** Dayville

**High:** Dayville

**Internet:** Yes

**Address:** Yes

**No Blog:**

**No AVM:**

**Legal:** 143 acres PLA in 12S263602;38978 and 4.34 Ac in 12S263900;5885 is included in total acres of 148.

**Tax ID:** Not Found

**Warranty:**

**Seller Disc:** Disclosure

**Other Disc:**

**List Type:** Exclusive Right to Sell

**Limited Representation:** No

**Style:** Double Wide

Manufactured

**Opportunity Zone:**

**Short Term Rental Allowed:**

**Floor #:**

**Lot/Land Lease/Rent**

**Payment:** /

**Lot/Land Lease:** No

**Lot Size:** 100 to 199.99 Acres

**Lot Dimensions:**

**Lot Desc:** Irrigated/Irrigation

Equipment, Level, Pasture,  
Public Road

**View:** Mountain(s), River, Valley

**Waterfront:** River Front

**Body Water:** South Fork John  
Day

**CC&R:** No

**55+ w/Affidavit Y/N:** No

**# Supplements:** 2

**PDF Doc(s):** 5

**Open House:**

**Upcoming Open House:**

**Broker Tour:**

**Upcoming Broker Tour:**

## Residence Information:

Upper SQFT: 0  
Main SQFT: 1836  
Lower SQFT: 0  
Total SQFT: 1836  
Total Up/Main: 1836  
Additional SQFT:  
Levels: 1  
SFSrc: Assessor

Fireplaces: / Wood Burning  
Green Cert:  
Energy Eff. Report:  
Exterior: Wood Composite

Roof: Metal  
Parking: Deeded, Driveway  
Garage: 0 /  
RV Description: RV Parking,  
RV/Boat Storage

Foundation: Slab, Stem Wall  
Basement:  
Road Surface: Dirt, Gravel  
Unreinforced Masonry  
Building:

## Approximate Room Sizes and Descriptions:

|                   |   |   |                      |  |
|-------------------|---|---|----------------------|--|
| Living:           | M | Vaulted Ceiling(s), Wall to Wall Carpet   |                      |  |
| Kitchen:          | M | Ceiling Fan(s), Double Sinks, Eat Bar, Free-Standing Range, Free-Standing Refrigerator, Vaulted Ceiling(s), Vinyl Floor |                      |  |
| Dining:           | M | Ceiling Fan(s), Kitchen/Dining Room Combo, Wood Floors, Wall to Wall Carpet   |                      |  |
| Family:           | M | Wood Stove, Wall to Wall Carpet   |                      |  |
| Primary Bedroom:  | M | Bathroom, Closet, Walk-in Shower, Wall to Wall Carpet   |                      |  |
| 2nd Bedroom:      | M | Closet, Wall to Wall Carpet   |                      |  |
| 3rd Bedroom:      | M | Closet, Wall to Wall Carpet   |                      |  |
| Mud Room:         | M | 12 X 20   | Storage, Vinyl Floor |  |
| Baths - Full/Part |   | Upper Level: 0/0  | Main Level: 2/0      | Lower Level: 0/0      Total Baths: 2/0 |

## Features and Utilities:

**Kitchen:** Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator  
**Interior:** Ceiling Fan(s), Laundry, Vaulted Ceiling(s), Vinyl Floor, Washer/Dryer, Wall to Wall Carpet  
**Exterior:** Second Residence, Barn(s), Corral(s), Deck, Fenced, Fire Pit, Garden, Outbuilding, Porch, Private Road, Public Road, Raised Beds, RV Hookup, RV Parking, RV/Boat Storage, Tool Shed, Workshop, Cross Fenced, Yard  
**Accessibility:**  
**Security:** Intercom Entry  
**Internet:** Satellite  
**Windows:** Double Pane Windows  
**Cool:** Heat Pump      **Heat:** Heat Pump, Wood Stove      **Fuel:** Electricity, Wood Burning  
**Water:** Well      **Sewer:** Septic Tank      **Hot Water:** Electricity

## Financial:

|                                    |                    |                         |                        |
|------------------------------------|--------------------|-------------------------|------------------------|
| Property Tax/Yr \$3,135.00 2025    | Spcl Asmt Balance: | Tax Deferral: Yes, Farm | Short Sale: No         |
| HOA: No                            | Dues:              | Other Dues:             | \$ Pre-Approv:         |
| Escrow Pref: Amerititle            |                    |                         | 3rd Party: No          |
| Terms: Cash                        |                    |                         | Bank Owned/Real Estate |
| Assumable Interest Rate:           |                    |                         | Owned: No              |
| Assumable Remaining Months Ending: |                    |                         | Rent, If Rented:       |
| Assoc. Am:                         |                    |                         |                        |



**Additional Structure(s) Supplement:**

| # Structures: | 6               | # Stalls: | 3       |         |           |                             |       |
|---------------|-----------------|-----------|---------|---------|-----------|-----------------------------|-------|
| Type:         | Dimensions:     | SQFT:     | # Bdrm: | # Bath: | Yr Built: | Construction:               | Roof: |
| Workshop      | 36x48           | 1746      |         |         | 1997      | Metal Siding, Pole          | Metal |
| Shed(s)       | Well house      |           |         |         |           | Board & Batten Siding, Pole | Metal |
| Barn(s)       | 36x36           | 1296      |         |         | 1997      | Metal Siding, Pole          | Metal |
| Shed(s)       | 25x60 - machine | 1500      |         |         | 1997      | Metal Siding, Pole          | Metal |
| Office        | 12x25           | 300       |         |         |           | Metal Siding, Pole          | Metal |
| Mobile Home   | 27x48 Parkway   | 1296      | 3       | 2       | 1981      | No Foundation, Wood Siding  | Metal |

**Features:**

|                      |   |              |             |               |               |                     |  |
|----------------------|---|--------------|-------------|---------------|---------------|---------------------|--|
| <b>Workshop</b>      | 220 Volts, 3-Phase, Concrete Floor, Electricity Connected, RV Parking, Storage, Wood Stove, Workshop                          |              |             |               |               |                     |  |
| <b>Shed(s)</b>       | Dirt Floor, Electricity Connected   |              |             |               |               |                     |  |
| <b>Barn(s)</b>       | Dirt Floor, Hay Storage, Livestock, Electricity Connected, RV Parking, Storage  |              |             |               |               |                     |  |
| <b>Shed(s)</b>       | Dirt Floor, Hay Storage, Electricity Connected, RV Parking, Storage, Workshop   |              |             |               |               |                     |  |
| <b>Office</b>        | 3-Phase, Concrete Floor, Hay Storage, Heated, Electricity Connected, RV Hookup, RV Parking, Storage, Tack Room                |              |             |               |               |                     |  |
| <b>Mobile Home</b>   | Bathroom, Closet, Separate Electric Meter, Kitchen, Plumbed, Electricity Connected, Storage, Wood Stove, Separate Water Meter |              |             |               |               |                     |  |
| <b>Garage - Dim:</b> | none  | <b>SQFT:</b> | <b>Lvl:</b> | <b># Att:</b> | <b># Det:</b> | <b>RV-Park Dim:</b> |  |

**Conditional Use Permit Required for 2nd Residence:** No

**Public:** 1981 Fuqua Parkway MH. 8x20 metal meat cooler included. 22x24 carport with 20x24 concrete parking pad. 8x26 and 10x10 front and back covered deck. Wood shed/lean to. River frontage with corrals and water rights.

**Farm and Ranches Supplement:**

|  |  |  |                              |
|--|--|--|------------------------------|
| <b>Add Parcels:</b> No/  | <b>Habitable:</b> Yes  | <b>#Stalls:</b> 3  | <b>Type:</b> Farm            |
| <b>Current Irrig. Wtr</b>  | <b>Distance to School Bus:</b>                                   | <b>Distance from Shopping:</b>                             | <b>Distance to BLM:</b>      |
| <b>Rights:</b> Yes/ 143  | <b>Personal Prop:</b> Yes  | <b>Fixtures Excluded:</b>                                  | <b>Crops Included:</b>       |
| <b>Add Dwelling:</b> Yes/ 2 MH   | <b>Electric on Prop:</b> Yes/ 3-Phase                            | <b>Approx Dist Elect:</b>                                  | <b>Certified Organic:</b> No |
| <b>Irrig. Sys/Source:</b> Entire Property, Flood, River Rights, Well/Water | <b>Grazing Permits - BLM:</b> No/AUM:                            | <b>Private:</b> No/AUM:/Acres:                             | <b>Range:</b>                |
| <b>Right Certificate</b>   | <b>Approx # Acres-Cultivated:</b> 143                            | <b>Forest Service:</b> No/AUM:                             | <b>Vineyard:</b>             |
| <b>Currently Usable:</b> Cattle, Growing Hay, Horses, Pasture              | <b>Approx # Acres-Nursery:</b>                                   | <b>Pasture:</b>  | <b>Wooded:</b>               |
|  | <b>Documents Avail:</b> Aerial Photo, Water Rights Certification | <b>Orchard:</b>  | <b>FCS Shares Included:</b>  |
|  |  | <b>Fencing:</b> Barbed Wire, Perimeter, Pipe, Cross Fenced |                              |

**Public:** Seller is first user on ditch with two neighbors who cost share pump bills. 3 20HP pumps included. 1886 Priority water rights all flood irrigated.