

Client Full

Residential

7/24/2026 3:41PM

\$1,800,000

4 bd | 2 / 0 ba | 1836 sqft

Status: Active

List Date: 4/6/2026

DOM: 109 Acres: 148 MLS#: 689575367

Year Built: 2004 / APPROX

44011/43877 W HWY 26 Dayville, OR 97825

Unit #: Condo Loc:

XST/Dir: East of Dayville Hwy 26

Property Details:

Property Type: Detached / Farm	Area: 410
Style: Double Wide	Zoning: EFU
Manufactured	Seller Disclosure: Disclosure
County: Grant	Waterfront: River Front
Nhood/Bldg:	Lot Desc: Irrigated/Irrigation
CC&Rs: No	Equipment, Level, Pasture, Public
Legal: 143 acres PLA in	Road
12S263602;38978 and 4.34 Ac	Lot Size: 100 to 199.99 Acres
in 12S263900;5885 is included in	Lot Dimensions:
total acres of 148.	View: Mountain(s), River, Valley
Warranty:	Body Water: South Fork John
55+ w/Affidavit Y/N: No	Day
Open House:	Tax ID: Not Found
	# Supplements: 2
	Opportunity Zone:
	Short Term Rental Allowed:
	Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Dayville

Middle: Dayville

High: Dayville



Other: [Virtual Tour #2](#)

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.

Residence Information:

Upper SQFT: 0	SQFT Source: Assessor	Levels: 1	Green Certification:
Main SQFT: 1836	Total Up/Main: 1836	Roof: Metal	Energy Efficiency:
Lower SQFT: 0	Fireplaces:	Parking: Deeded, Driveway	Exterior: Wood Composite
Additional SQFT:	Garage: 0 / , ,	Basement:	RV Description: RV Parking,
Unreinforced Masonry Building:	Foundation: Slab, Stem Wall	Road Surface: Dirt, Gravel	RV/Boat Storage

Approximate Room Sizes and Descriptions:

Mud Room:	M	12 X 20	Storage, Vinyl Floor
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	
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	Rent, If Rented:	Short Sale: No	Bank Owned/Real Estate
HOA: No	Dues:	Other Dues:	Owned: No
Association Amenities:			
Terms Considered: Cash			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			

Comparable Information:

Original Price: \$1,950,000

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

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:

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