River Bend Ranch



Property Details:

Price : $875,000
Acreage : 276
Address : 43697 Highway 402
City : Kimberly
State : OR
County : Grant
Zip Code : 97848

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276 Acres Land on River offered at $875,000 ~Kimberly, OR

PRICE REDUCED TO $875,000! River Bend Ranch in Kimberly is a rare find and a combination of amenities that meets most of all the criteria on the buyer bucket list. This gorgeous view property sits on over a half mile of the North Fork John Day River with a stunning backdrop of mountains scenery you never tire of viewing. Build your dream home here, where the river meets the road!

This ranch borders almost 2700 acres of out the gate BLM land with grazing permit and LOP tags in Heppner hunting unit. This big game mecca is where wildlife funnel down the canyons from public ground onto the deeded 276 acres and find cover in the juniper and sage covered hillsides. This high desert holding is thriving with elk, deer, cougar, coyotes, bobcats, turkeys and chukar for hunting, plus steel head & bass fishing, hiking, horseback riding, and ultimate recreation on foot or ATV. These are just a few of the pastimes enjoyed in this rural community of 150, where the wildlife outnumbers the landowners. Juniper ridgelines and sage silhouette the skyline and create a panoramic landscape for sunrises and sunsets with phenomenal views of the river. The North Fork of the John Day River meanders through this holding along Highway 402 where there are numerous steel head fishing holes and deep bass holding areas. Catfish have also been caught in deeper holes on the property. The 44 acres of water rights serviced from the river can be utilized to raise hay or graze livestock in fertile soils. The sale will include the 20 HP irrigation pump, (10 HP pump needs repaired) and an above ground fuel tank located near the graveled RV parking area. There are two new Sieman Pump panels with 480 vac 3 phase power, 3-inch handline, ¼ mile plus 4” wheel line in good working condition.

There has been a labor of love poured into the infrastructure of this ready-to-be-built package waiting for construction with permanent replacement dwelling approval in place. This is a blank slate to build your hunting cabin or humble castle. The seller has floor plans for a 4 bedroom, 3 bath stick-built home if the buyer wants to request for review. New home site excavation just needs refinement. Improvements include a new PVC water line that needs connected to the well, 600’ underground electrical and transformer, and a new 200-amp electrical panel with meter.

There is an active septic permit valid until 10-2025 and an active building permit valid until 11-2025 with extensions available and eligible for reinstatement if not completed prior to expiration … or just enjoy the turnkey simplicity of this cow camp with the outdoor shower, outhouse and howl at the moon.

There is a cute and cozy 400 sq. ft tiny cabin with water and electricity with new power pole to new electrical panel. A sturdy 35x40 metal shop with a new 100-amp electrical panel has storage area including a 400 sq. ft. bunkhouse in development with new windows, door, insulation, board and bat siding, new electrical, lights, ceiling fan, space and cadet heater, air conditioning, sink, washer and dryer hookups, land line phone, and a well house. This is nicely treed for lots of shade with an RV dump site and hookup in place, a garden area, grapevines, apple, cherry, plum and Asian pear fruit trees. It’s just a few miles to the renowned Thomas Orchards for any other fresh produce to eat or for canning.

This riverfront oasis includes 2 domestic wells. The one in the shop has a new well pump, pex pipe, wiring and a pressure tank. There is also a new pressure tank to the secondary well which can be piped to the home site with 3 new water spickets around the cabin and shop.

Property is cross fenced and has been used as grass pasture for 5 pack mules the sellers enjoy for hunting and trail rides. There is new ½ mile four strand barbed wire fence, two new gates connecting all pastures together. Upgrades include a nearly completed 2 stall stable with tack room and forms, gravel, rebar and drain for wash station and water line close by, plus a new 48x60 hay barn, large wood covered horse feeder, metal loafing shed.

The rain collection guzzler for wildlife water on upper 200 acres is in place. There is a new spring discovered behind the property all undeveloped and confirmed year-round water. Seller has excavated a road to connecting both tax lots to access higher elevations above building site. This is a serene setting with good year-round access road for hiking, on horseback or ATV.

The 1900+ ft elevation assures that there will be minimal amount of snow during the winter months and offers a mild climate year-round. The ridge line reaches close to 3000 feet where the silhouette of the skyline meets the BLM where you can see some amazing constellations on many a starry night.

Good access of Highway 402. Zoned EFU in farm deferral and has partial survey. Taxes $619.

T9S R26 E WM TL3500;REF;5507-TL3000;REF;5505.

Drone photos and videos compliments of Cliff Smith, FAA Licensed Drone Pilot of Final Approach Drone Videography. Photos provided by seller.

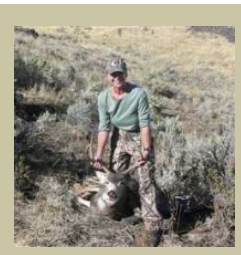
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