



A Division of United Country Real Estate



**Jett Blackburn
Real Estate Inc.**



Franklin Farms

~~\$1,550,000~~ **\$1,490,000**



Curt Contact Card

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OVERVIEW

This Eastern Oregon Ranch/Farm is located in idyllic [Kimberly Oregon](#) Valley where nature's boundary and rustic charm converge. This property is on the picturesque bank of the North Fork John Day River which is the water source to irrigate 238 acres of grass hay and triticale crops.

The [North Fork John Day River](#) winds its way through Kimberly Valley, not only offering irrigation water but has breathtaking views and also a valuable water source for recreational activities. Imagine yourself casting a line into the crystal-clear water relishing the joy of [fly fishing](#). People also use the river for rafting and canoeing along the river's gentle currents.

The Kimberly Valley has a lower elevation of around and is known for also being an area where you can have fruit bearing trees, gardening with a wide range of vegetables and specialty crops. This property can be a sanctuary for those seeking to embrace a farm-to-table lifestyle. The nearby town of Kimberly Oregon offers essential amenities, with stirring landscapes of the John Day River and down the road is the [John Day Fossil Beds National Monuments](#). This offers surrounding wilderness which provides endless opportunities for outdoor adventures.

This ranch is well put together with nice improvements such as a steel constructions shop, hay storage and covered working cattle facility. There is a great site to place your dream home overlooking the farm, Kimberly Valley and the river.







IRRIGATION

The property has 238.4 acres of water rights that is supplied mostly from the North Fork of the John Day River. The water is pushed north by 3 booster pumps to help supply the 2 pivots & risers for wheel lines. The ag ground consists of triticales & grass/hay stands.



IMPROVEMENTS

The improvements on the property are a great addition to the farm grounds. The shop is a 6,600 sq/ft steel structure with concrete floors, fully insulated, & LED lighting that works fantastically. Inside the shop is a partial living quarters with a $\frac{3}{4}$ bath that is tied into water & septic. A covered animal working facility that is 4,752 sq/ft with a Powder River crowding tub, alleyway & chute. Additional to the working equipment there is a tack room that is plumbed & has heat. The hay cover is an astonishing 11,352 sq/ft structure with a rock base.



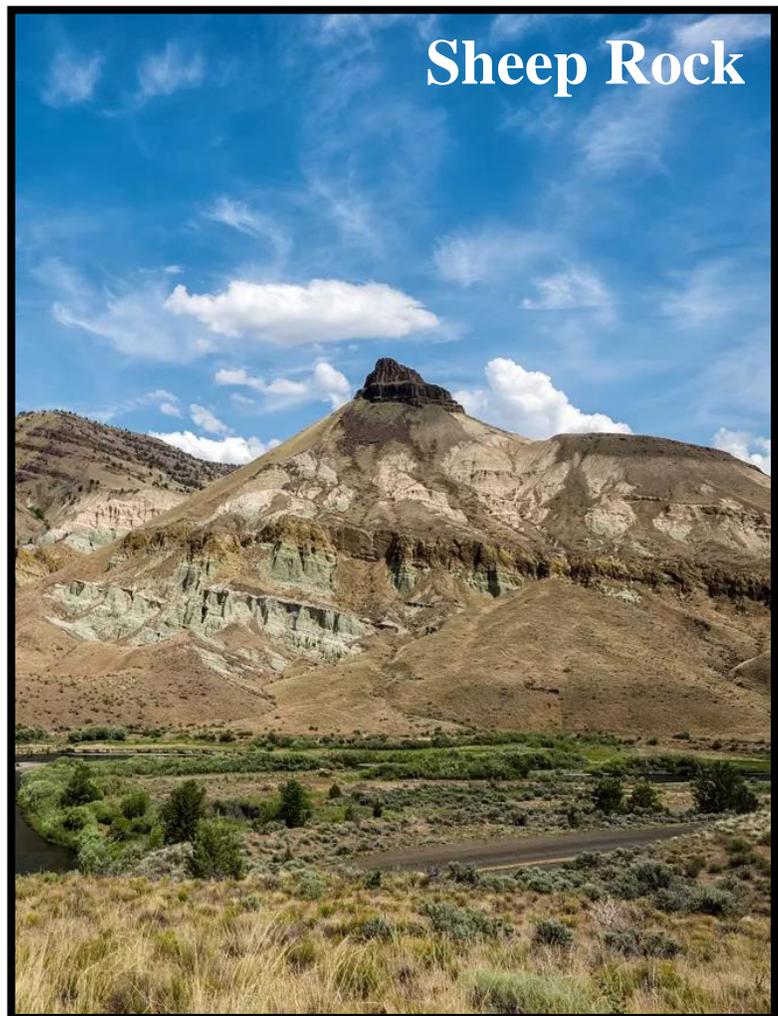




Clarno Unit

SURROUNDING AREA

Located on the North end of [Grant County](#) Franklin Farms is surrounded by recreational opportunities, wildlife, & unique scenery. Public hiking trails are found throughout the area as well as main attractions such as the John Day Fossil Beds & John Day River. The fossil beds are home to one of the most significant fossil records in North America and fascinating rock formations that consist of Clarno Unit, [Painted Hills](#), Turtle Cove, Sheep Rock & more. The John Day River is home to an abundant number of wildlife & recreation opportunities for fishing & water rafting.



Sheep Rock



LOCATION: 46685 HWY 402, Kimberly, OR 97848

TAX LOT MAPS: T09S R27E W.M. Tax Lot 2300
T09S R26E W.M. Tax Lot 400

ACREAGE: 295.95 +/- total deeded acres
238.9 +/- acres of irrigated
60 +/- acres of dryland
2.95 +/- acres of improvements

**WATER RIGHTS:
PRIMARY**

<u>Certificate#</u>	<u>Priority Date</u>	<u># Acres</u>	<u>Source</u>
27641	May 28, 1946	128.8	North Fork John Day River
27641	May 28, 1946	8.7	Dry Creek
82306	May 12, 1983	3.5	North Fork John Day River
82307	May 13, 1975	100.9	North Fork John Day River
TOTALS:		238.9	

SUPPLEMENTAL

<u>Certificate#</u>	<u>Priority Date</u>	<u># Acres</u>	<u>Source</u>
82306	May 12, 1983	9.5	North Fork John Day River
TOTALS:		9.5	

WELLS: 1 – Domestic/Stock Use

IMPROVEMENTS:

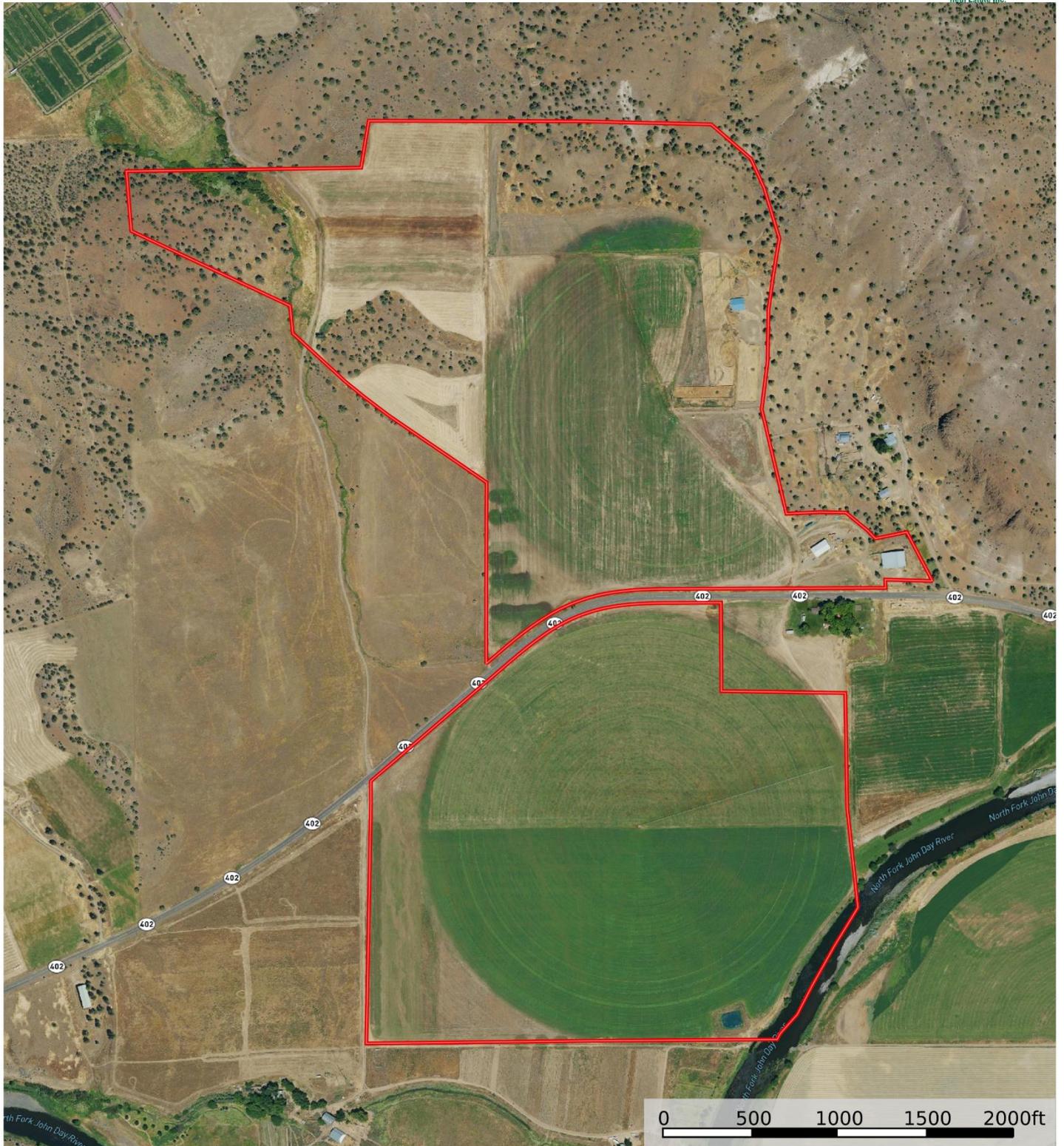
6,600 sq/ft shop
11,352 sq/ft hay cover (1200-1500 tons)
4,752 sq/ft covered cattle working facility/hay storage
Set of working corrals, Powder River chute & crowding tub

TAXES: \$3,533.61 (Farm deferral)

UTILITIES: Power Company – Columbia Coop
Phone Company – CenturyLink
Internet – Viasat

Franklin Farms BD Coop

Oregon, 296 AC +/-



 Pond / Tank  Boundary

United County Jett Blackburn Real Estate (map for illustration purposes only)
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