



**Oregon
Farm & Home**

★ B R O K E R S ★

0 NORTH FORK ROAD

———— MONUMENT ————

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

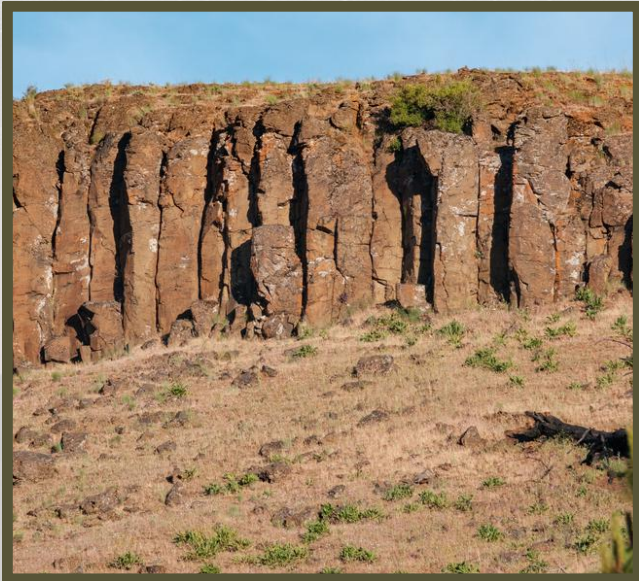
INTRODUCTION

Nestled just outside of Monument, Oregon, this expansive 585-acre property offers a rare blend of rugged beauty and natural serenity. Bordered by the pristine waters of the North Fork of the John Day River, the land provides direct access to world-class trout and salmon fishing. With the Umatilla National Forest nearby, the area is rich with towering pines, scenic vistas, and endless opportunities for outdoor adventure. The land is fully fenced and gated, making it ideal for grazing livestock, while also supporting an abundance of wildlife. From elk and bighorn sheep to mule deer, this is a haven for big game and a dream come true for hunting enthusiasts.

Whether you're seeking solitude, recreation, or a private basecamp, this property delivers. A modest, rustic cabin with a small covered porch and outhouse sits quietly on the land, offering a perfect retreat after a day of fishing, hiking, or exploring. The rolling hills, open meadows, and river access create an ideal setting for camping and off-grid recreation. With plenty of room to roam and unmatched natural resources, this land is not just a property—it's a gateway to Oregon's wild and untamed heart.

LOCATION

Monument, Oregon, is a small, tranquil town nestled at the confluence of the North and Middle Forks of the John Day River in Grant County. With a population of just over 100, it serves as a peaceful base for exploring the surrounding natural beauty. The town is a gateway to the Umatilla National Forest, offering access to a variety of outdoor activities. Visitors can enjoy hiking, camping, fishing, and wildlife viewing in the forest's diverse landscapes, which include rugged mountains and deep river canyons . Nearby, the Big Bend Campground provides a scenic spot for camping and is a midpoint for cyclists on the Old West Scenic Bikeway . Whether you're seeking adventure or tranquility, Monument and the Umatilla National Forest offer a range of activities for nature enthusiasts.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

OPPORTUNITY

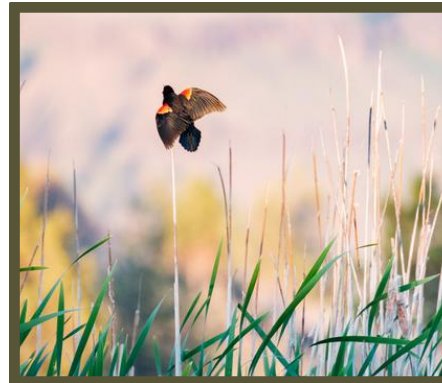
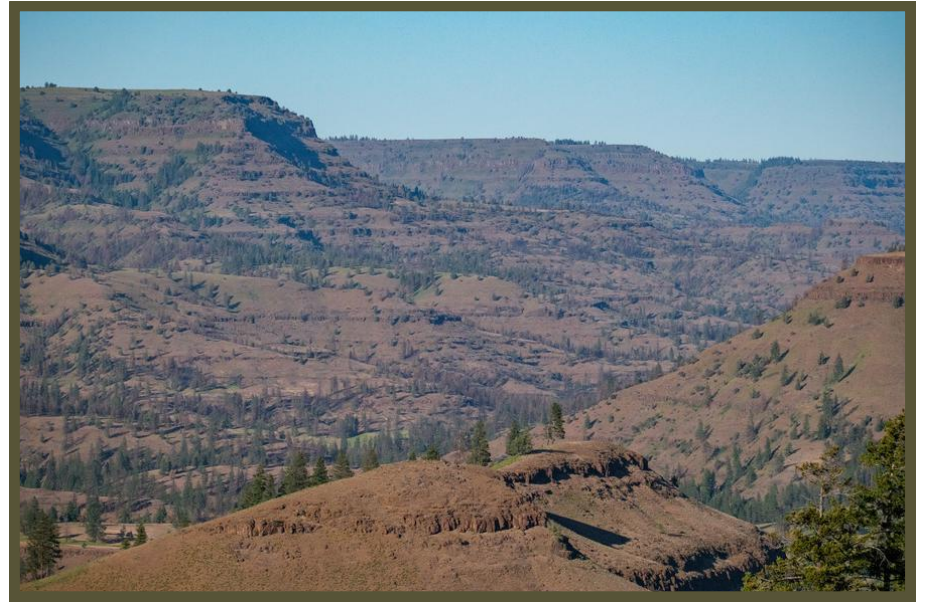
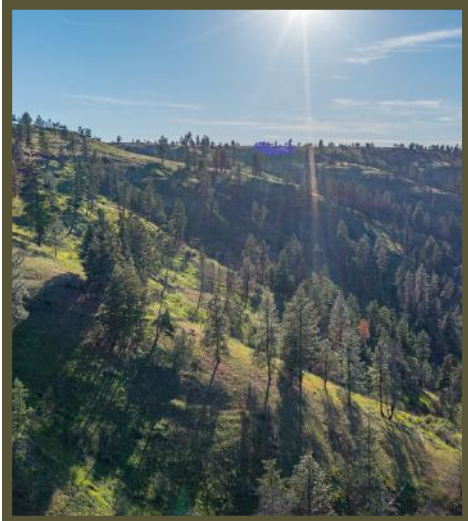
Owning a 585-acre piece of farm-zoned land in Eastern Oregon opens the door to a rich blend of agricultural productivity and outdoor adventure. With existing infrastructure for cattle pastures, the property is well-positioned for livestock operations that can generate steady income. The ample acreage allows for rotational grazing, water access, and the ability to manage forage efficiently. Beyond ranching, the land's proximity to rivers or creeks makes it a prime location for fishing—particularly for sought-after species like salmon and trout—adding recreational and possibly commercial value.

In addition to its agricultural and aquatic appeal, the property is a gateway to some of Oregon's most rewarding big game hunting. Mule deer, elk, and other wildlife frequently roam this part of the state, offering seasonal hunting opportunities for personal enjoyment or outfitting ventures. One of the most unique advantages of this area, however, is the minimal light pollution that blankets the high desert skies. On clear nights, the stargazing is nothing short of spectacular, with the Milky Way stretching across the horizon. This rare quality of darkness not only enhances quality of life but also makes the property ideal for a private retreat, nature lodge, or eco-tourism venture under the stars.



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LAND



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LAND

585 +/- Acres

- Map ID 07S292101
- Near Umatilla National Forest
- Zoned Farm Use (FVA)
- Fully Fenced with Gated Entry
- North Fork John Day River Frontage and Access
- Dirt Roads
- Currently Leased for Cattle Grazing



SCAN HERE
FOR
INFO ON
FISHING THE
JOHN DAY!

Wildlife

- Elk
- Bear
- Cougar
- Big Horn Sheep
- Mule Deer
- Antelope
- Bald Eagles
- Peregrine Falcons

Fishing

- Chinook Salmon
- Steelhead
- Trout Varieties (Bullhead, Westslope Cutthroat and Redband)

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CABIN



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CABIN

Cabin

- Wood Stove
- Spring Water
- Solar Panels
- LVP Flooring
- Covered Porch
- Outhouse
 - Incinerator Toilet

Connex with Lean To



SCAN HERE
FOR
FULL
ALBUM!



SYSTEMS

Solar Panels

Incinerator Toilet

Developed Spring for Water

- The spring box has experienced a decrease in flow, currently capturing about 1 gallon every four minutes, down from 1 gallon per minute in previous years, likely due to cattle trampling after a fire damaged the fence. With improvements, the spring could potentially produce 2-3 gallons per minute, and the seller is willing to assist with this project for the buyer.

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title

3 Business Day Response Time for Offers

High Clearance Vehicle Needed

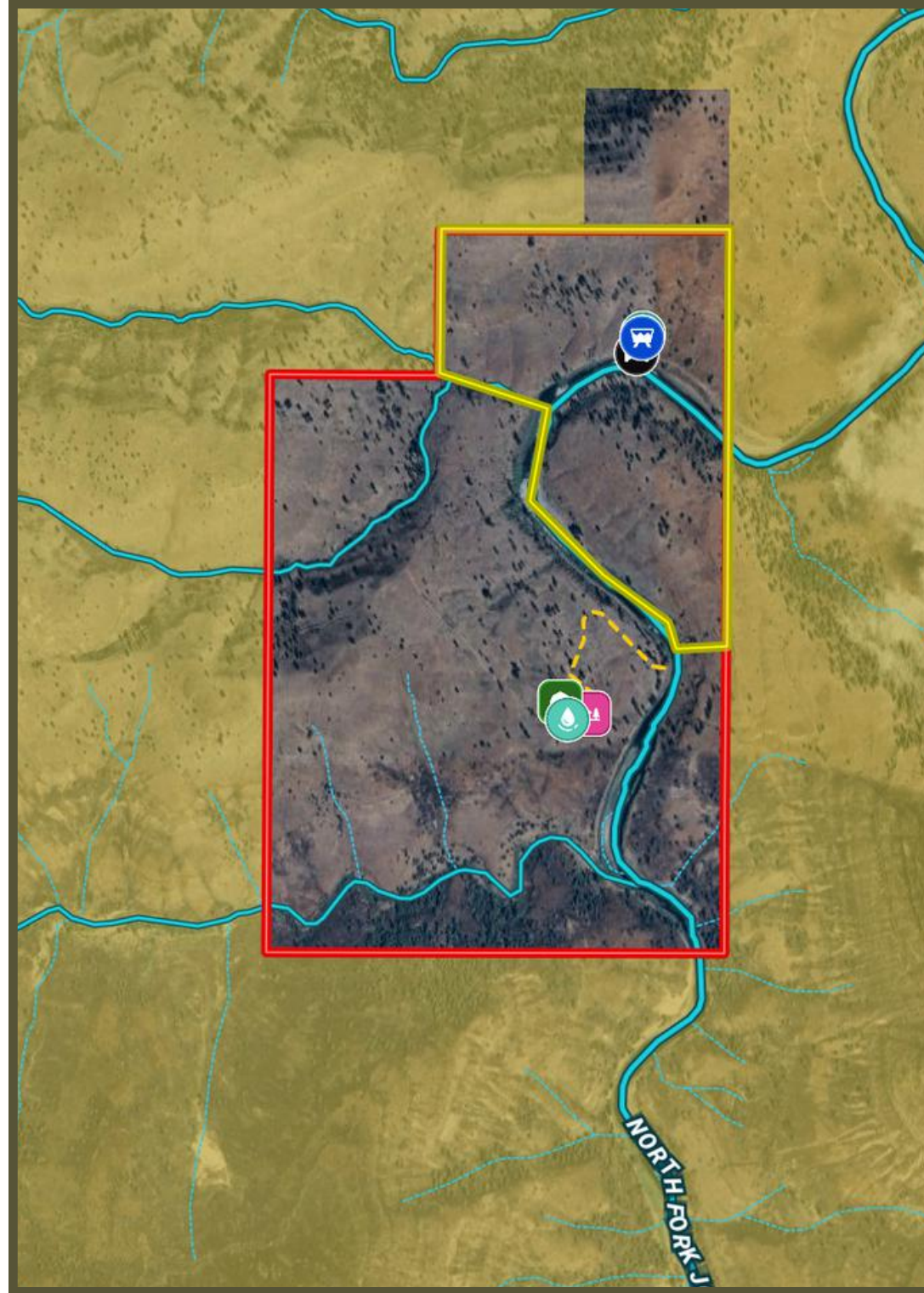
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

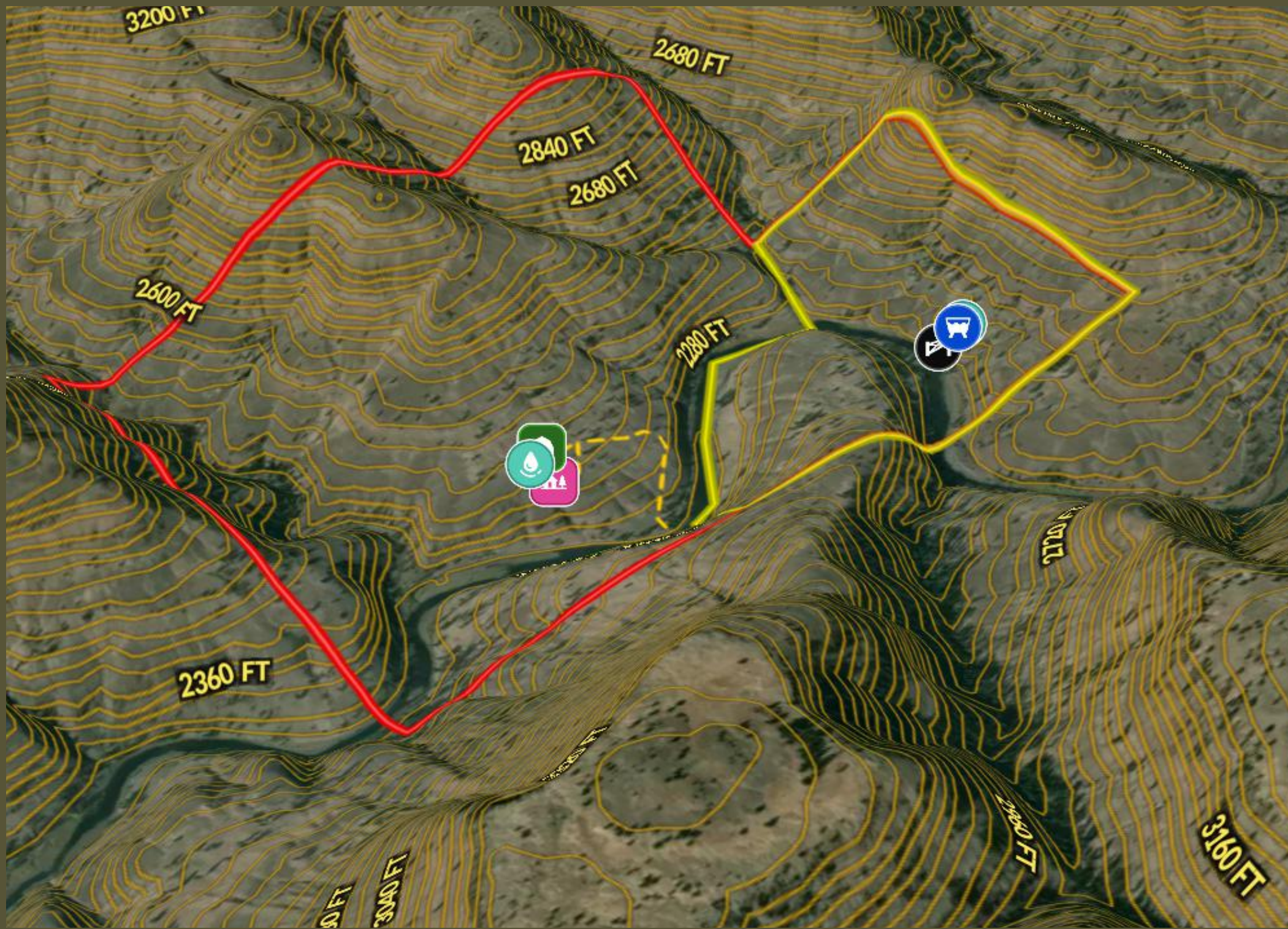
- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- WATER SOURCES



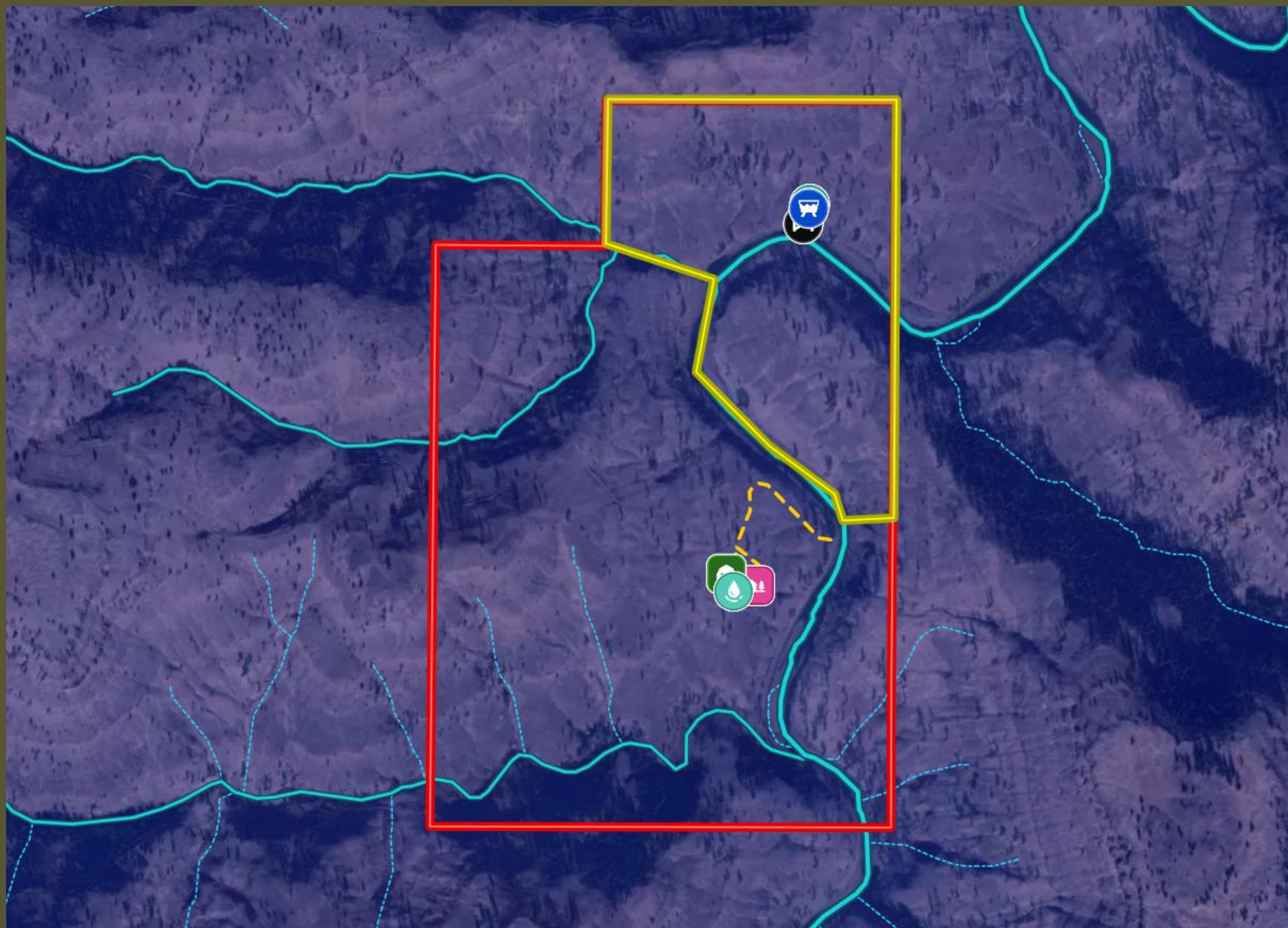
SCAN HERE
FOR
INTERACTIVE
MAP!



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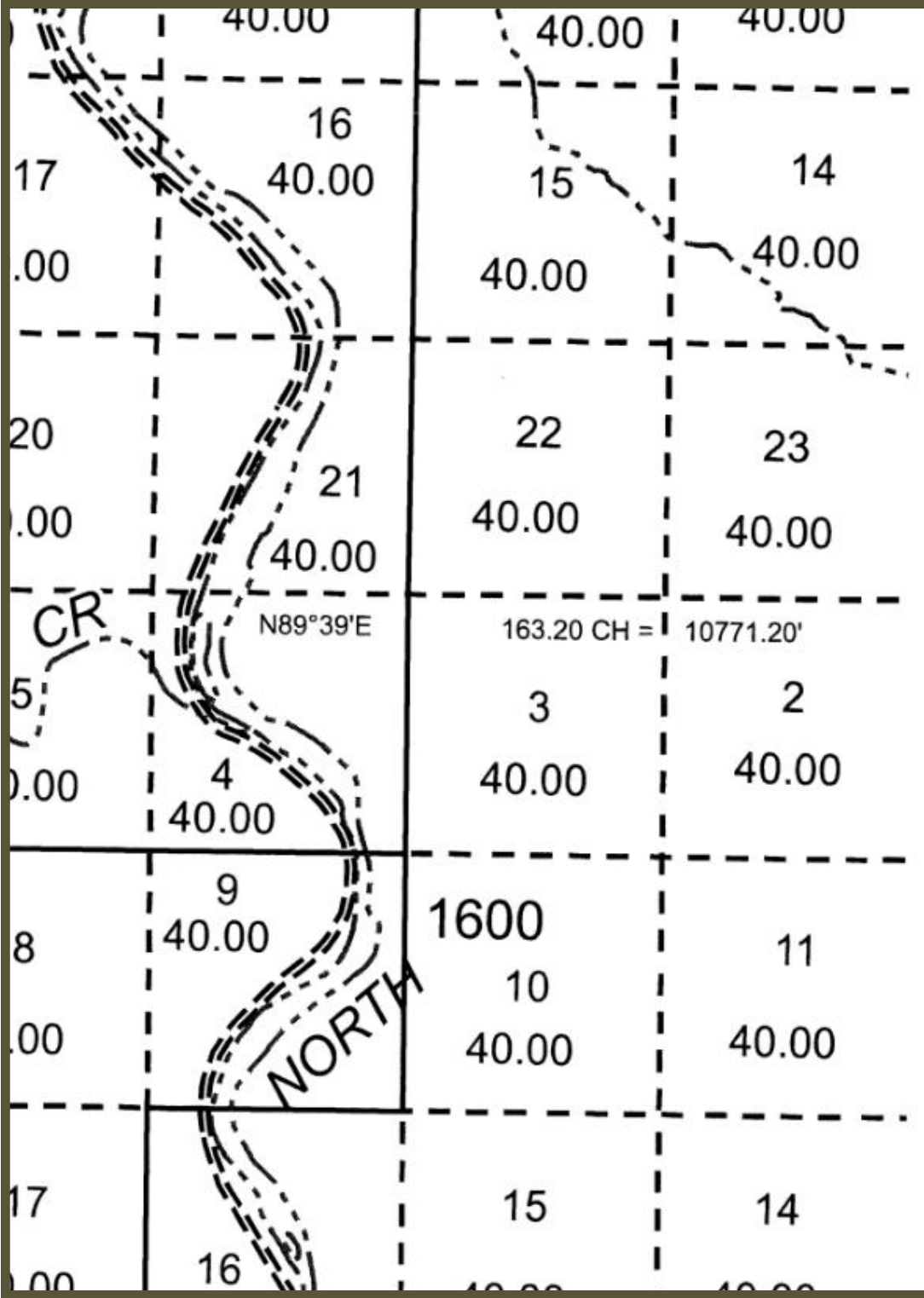
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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



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Land Title Company of Grant County, Inc.

145 NE Dayton Street, John Day, Oregon 97845

Phone: 541-575-1529 Fax: 1-541-628-7415

britney@ltcofgrantcounty.com

June 26, 2024

PREPARED FOR: Paige Cochran

TAX ACCOUNT: 17 7-29 TL2101 Ref.7701 (farm)

PROPERTY ADDRESS: N/A

ASSESSED TO: TAD H. SEESTEDT, TRUSTEE OF THE TAD H. SEESTEDT U/A DATED
MAY 9, 2023

INCLUDED ARE THE FOLLOWING:

- The Grant County Assessor's Property Information
- Last Deed of Record
- County Map

This information was prepared by: Britney Reed

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX
INFORMATION

RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO
YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE. THIS SERVICE
MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.



Notice: The information provided here is for convenience ONLY. The records located at the Grant County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurately as possible, these documents are being provided as an informational convenience ONLY. Grant County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Grant County Assessor's Office, Canyon City, Oregon.

Date Web Site was last updated 6/26/2024

Value and tax information for tax year 2023

Ref#:7701 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
07S29	2101	0	1700	540 FARM USE/UNZONED/VAC

OWNER:	SEESTEDT, TAD H - TTEE
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	9336 SE EOLA HILLS RD
CITY/ST:	AMITY, OR ,97101

PROPERTY ADDRESS: 0

NOTES:

UNZONED FARM USE-POTENTIAL ADD. TAX

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$424,060	
STRUCTURES	\$0	
SUBTOT	\$424,060	\$10,140
TOTAL	\$424,060	\$10,140

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.
Contact information may be found at this web page [Assessor/Tax Collector](#)

BASE TAX	\$106.22
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SPECIAL ASSESSMENTS	
FIRE PATROL	\$1,115.47
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$1,221.69

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	585.95	FVA		-	\$424,060
TOTAL	585.95				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	8/10/2020	\$370,000	1	WD	20201334

NEW SEARCH

After Recording, return to:

Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

Tad H. Seestedt, Trustee
Tad H. Seestedt Trust
9336 SE Eola Hills Road
Amity, OR 97101

I, BRENDA J. PERCY, COUNTY
CLERK FOR GRANT COUNTY, OR
CERTIFY THAT THE INSTRUMENT
IDENTIFIED HEREIN WAS
RECORDED IN THE COUNTY
CLERK'S RECORDS.
BRENDA J PERCY, GRANT COUNTY
CLERK

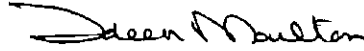
DOC#: 20230819

PG: 2

\$88.50

5/16/2023

9:23 AM



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **TAD HENRY SEESTEDT**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **TAD H. SEESTEDT, TRUSTEE OF THE TAD H. SEESTEDT TRUST U/A DATED MAY 9, 2023**, including any amendments thereto, or to such successor trustee(s) of such trusts created under such instruments as may hereafter be appointed, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the real property situated in the County of Grant, State of Oregon, more particularly described as follows, to-wit:

For legal description see Exhibit "A" attached hereto, incorporated by reference and made a part of this instrument.

TO HAVE AND TO HOLD the same unto said Grantee and Grantees' successors and assigns forever.

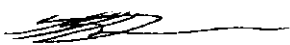
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is a transfer of assets to a trust and is made for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to business, other entities and to individuals.

IN WITNESS WHEREOF the Grantor has executed this instrument this 9th day of May, 2023.

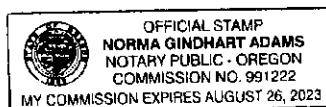
GRANTOR:

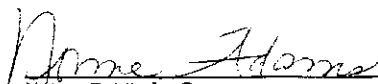


TAD HENRY SEESTEDT

STATE OF OREGON)
) ss.
County of Yamhill)

On this 9th day of May, 2023, personally appeared before me the above-named **TAD HENRY SEESTEDT**, who acknowledged the within instrument to be his true and voluntary act and deed.





Notary Public for Oregon
L:\Estate Planning\Seestedt, Tad H. - 8053.002\Assets\Bargain and Sale Deed-Grant Co

20230819

EXHIBIT A
LEGAL DESCRIPTION

Township 7 South, Range 29 East of the Willamette Meridian, Grant County, Oregon:

Section 18: Lots 4, 5, 7, 8, 9, 16, 17, 18, 19, 20 and 21.

Section 19: Lots 4, 5 and 6.

(Tax Acct. 17 7-29 TL 2101; Ref. 7701)

SUBJECT TO:

1. Covenants, conditions, restrictions and/or easements, or other encumbrances, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

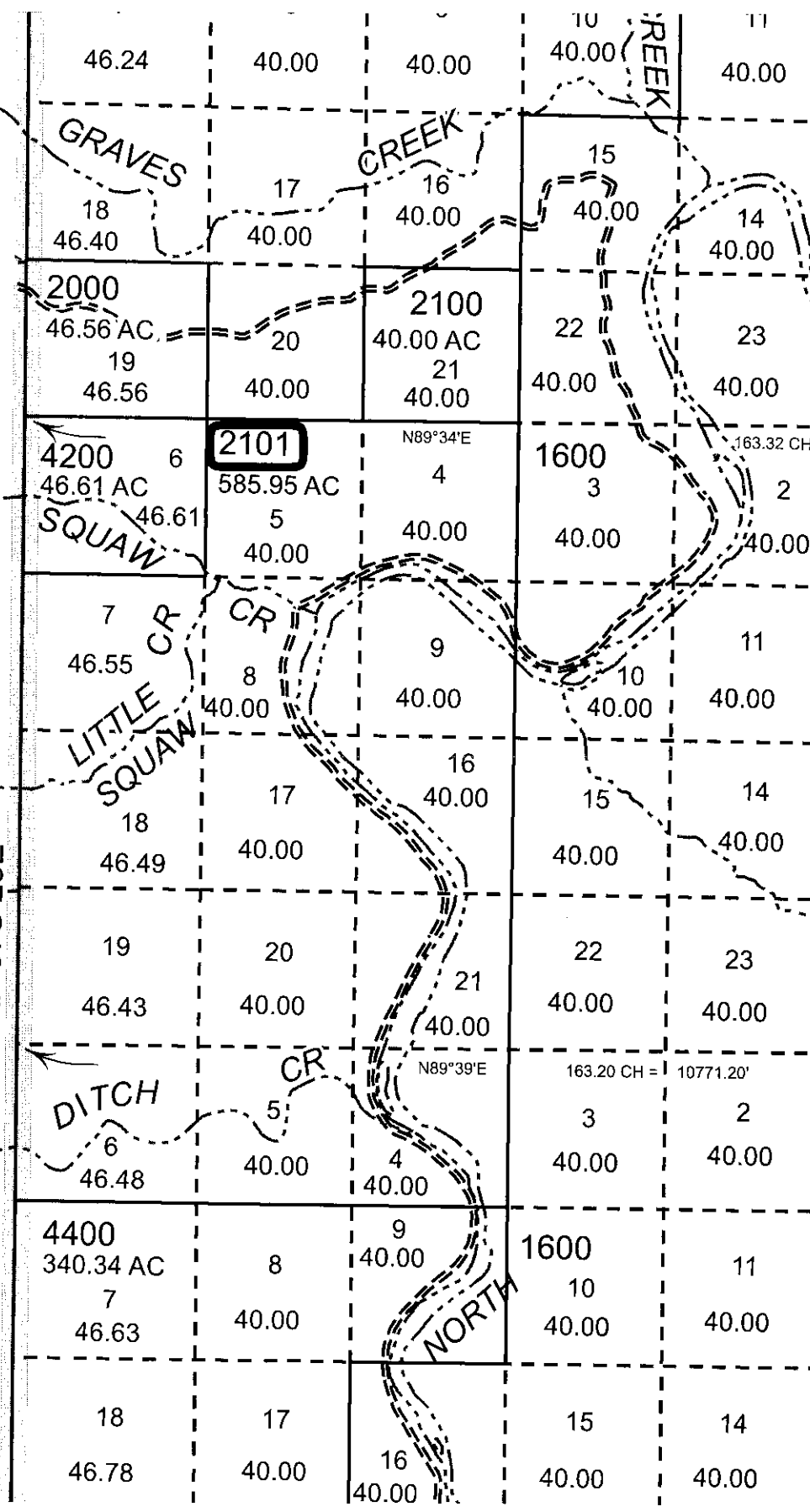
Informational Note 1:

*The above described property is also identified as site address, OR.
(Grant County, Oregon. Tax/Map #07S292101. Account #7701.)*

7-29

THIS SKETCH IS FOR
LOCATION PURPOSES ONLY,
AND NO WARRANTIES ARE
IMPLIED AS TO VARIATIONS, IF
ANY, IN DIMENSIONS OR
LOCATION AS REVEALED BY
AN ACCURATE SURVEY.

SEE MAP 07S 28E





PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!