ML#: 19646894  Address: 44488 HWY 402 Kimberly 97484

Presented By: Julie Mansfield-Smith  mossy oak properties Cupper Cr
Phone: 541-934-2946  E-mail: cuogercreeklandco@gmail.com

RESIDENTIAL  Status: ACT  10:01:06 AM
ML#: 19646894  Area: 410  List Price: $2,100,000
Addr:44488 HWY 402  Unit#: 
City: Kimberly  Zip: 97484  Condo Loc: 
Zoning: EFU/MUR  List Type: ER  LR: N
County: Grant  Tax ID: 09526601
Elem: Monument  Middle: Monument
High: Monument  PropType: Detached / Farm
Nhod/Bldg: Rural  CC&R's: Y
Legal: 9-S-26E-TL601;603;700;600;602;604;605 (2009+/- Hidden Acres Ranch)
Internet/Address/No Blog/No AVM: Y/ Y/ Y

# Supplements: 4

General Information
Lot Size: 200+ Acres  Acres: 200.89
Wfrnt: River Front  Seller Disc: Disclosure
Body Water: NFJD  View: Mountain(s), River, Valley

Residence Information
Upper SQFT: 2000  #Bdrms: 0  #Bath: 0 / 2
Main SQFT: 2000  #Fireplaces: 1 /
Lower SQFT: 0  #Gar: 0 / Converted,

Lot Dimensions: Gentle Sloping, Private, Terraced

Remarks
XSt/Dir: Hwy 402 between Kimberly and Monument
Private: Shown by appointment only. Brokers to accompany buyers and provide pre-qualification before viewing with at least 48 hour notice.
Public: Turnkey alfalfa farm with 200+/- ac. irrigated & 1919 water rights, 6 pivots, 4 wheel lines, 1 mile NFJD river frontage, borders BLM w/ 64 AUM out the gate permit, 3 homes, 3 wells, 10,000 gallon water storage, barn, machine shed, shop, corrals, scales, feedlot. Survey available. 7 tax lots in Heppner Unit. Buyer to apply for LOP tags.(Immaculat44488 & 44488 Hwy 402 in Kimberly OR 97484)

Approximate Room Sizes and Descriptions

Living: M/ / Vaulted Ceiling(s), Wall to Wall Carpet
Mstr Bd: M/ / Closet, Wall to Wall Carpet
Kitchen: M/ / Built-in Dishwasher, Free-Standing
2nd Bd: M/ / Closet, Wall to Wall Carpet
Dining: M/ / Range, Laminate Flooring
3rd Bed: M/ / Closet, Wall to Wall Carpet
Family: M/ / Wall to Wall Carpet
Bonus Room: M/ / 
Bths - Full/Part
Upper Lvl: 0/0
Main Lvl: 0/2
Lower Lvl: 0/2
Total Bth: 0/2

Features and Utilities
Kitchen: Built-in Dishwasher, Free-Standing, Range, Free-Standing Refrigerator, Range Hood
Interior: Laminate Flooring, Laundry, Vaulted Ceiling(s), Washer/Dryer, Wall to Wall Carpet
Exterior: Second Residence, Barn(s), Corral(s), Garden, Guest Quarters, Outbuilding, Private Road, Tool Shed, Workshop, Yard

Accessibility: Utility Room On Main
Security: 
Internet: 
Windows: Double Pane Windows, Storm Window(s), Vinyl Frames
Cool: Other
Water: Private, Well
Heat: Forced Air, Wall Furnace
Fuel: Electricity, Propane

Financial
Property Tax/Yr: $8,842.05 / 2019
Spcl Asmt Balance: Tax Deferral: Y, Farm
Terms: Cash
BAC: %2.5
 Escrow Pref: Amerititle
Short Sale: N
3rd Party: N
Other Dues: 
HOA: N

FINANCIAL

BROKER / AGENT DATA
BRCID: SMOP01  OF: Mossy Oak Properties Cupper Cr
SAID: SMITHJUL  AG: Julie Mansfield-Smith
Email(s) AG: cuogercreeklandco@gmail.com
OFC: cuogercreeklandco@gmail.com
CoBRCID: CoAgent:
CoSAID: CoPh:
CoAgent Email:

Show Hrs:
LB/Loc/Cmb: None
Show: 24HR-NC, AG-ACCM, APTONLY

COMPARABLE INFORMATION
DOM: 295
O/Price: $2,600,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
# Structures: 5
Type: Workshop
Dimensions: 60x120
SQFT: 7200
# Stalls: 2005
Construction: Aluminum, Wood Frame
Roof: Metal

Type: Workshop
Dimensions: 40x60
SQFT: 2400
# Stalls: 2005
Construction: Aluminum, Concrete
Roof: Metal

Type: Second Residence
Dimensions: 2400
3 Bath: 2
1930
Construction: Wood Composite, Wood Frame
Roof: Metal

Type: Second Residence
Dimensions: 1020
1 Bath: 1
2005
Construction: Board & Batten Siding, Concrete
Roof: Metal

Type: Barn(s)
Dimensions: 48x50
SQFT: 2400
2 Bath: 1
1950
Construction: Board & Batten Siding, Wood Frame
Roof: Metal

Features:
Workshop: Dirt Floor, Hay Storage, RV Parking, Storage, Workshop
Workshop: 220 Volts, 3-Phase, Bathroom, Concrete Floor, Heated, Plumbed, Electricity Connected, Wood Stove, Workshop
Second Residence: Bathroom, Built-in Features, Closet, Kitchen, Plumbed, Electricity Connected, Storage, Vinyl Window-Double Paned, Workshop
Second Residence: Bathroom, Closet, Heated, Kitchen, Plumbed, Electricity Connected, Satellite Dish, Vinyl Window-Double Paned, Wood Stove
Barn(s): Dirt Floor, Hay Storage, Livestock, Loft, Electricity Connected, Storage, Tack Room, Wood Floors
Garage - Dim: SOLFT: # Att: # Det: RV-Park Dim:

Conditional Use Permit Required for 2nd Residence: Y
Public: Machine shed/hay storage for up to 1200 ton/dirt floor/7 bay open lean to/Metal shop/concrete floor/half open bay/bathroom/shower. 48x50 historic barn/lean to/tack room/corral/stock chutes/pens/feedlot.10,000 gallon water storage/3 wells.

GREEN / ENERGY SUPPLEMENT

Type 1: Solar Panel:
Type 2:
Reach Code:
Energy Eff:
Public:

FARM AND RANCHES SUPPLEMENT

Add Parcels: N / 7 tax lots
Habitable: Y

Current Irrig. Wtr Rights: Y / 200
Irrig. Sys/Source:
River, See Remarks, Well/Water Right Certificate, Wheel Line
Add Dwelling: Y / Cabin and Homestead
Electric on Prop: Y / 220 Volt
Grazing Permits - BLM: Y / AUM: 64
Add # Acres - Cultivated: 200
Forest Service: /AUM: Private: N /AUM:

Vineyard:
Currently Usable: Cattle, Horses, Pasture
Documents Avail: Aerial Photo, Water Rights Certification
Public: Zoned EFU/MUR.Planted 5 & 7 yrs ago in alfalfa/6 pivots/4 wheel lines.2 (100 & 40 HP) pumps.Rolling stock available.Yard/garden/fruit/shade trees.LOP tags/7 tax lots/Hepner Unit.Deer/elk/game birds. Sage/juniper/springs.

WATER RIGHTS SUPPLEMENT
Note: Water Right data is as reported by the Seller's broker. For source of information and details of the Water Right, contact the Seller's broker. Information not guaranteed and should be verified.

Current Water Rights: Y
Source of Information: Wtrmnstr
Application ID:
Permit ID:
Date Last Used:
5+ Consecutive Years Of Non-use In Last 15 Years:
Type of Right: Type of Use: Irrigation
Approx # of Total Irrigated Acres: 200
Water Source: River
Delivery System: Pivot, Wheel Line
Well and Pump Information: # Wells: 3
Type of Pump:
Location of Pump: On The Property
Type of Well: Other
Power Available at Point of Diversion: Y
Is Delivery System Pressurized: Y
Delivery Methodology: Pump
Who Owns the Pump: Property Owner
Public: No domestic well logs of record. North Fork John Day River water right certificates start from 1919 for 200+/- acres with fertile soils.See water rights under documents. Elevation 1900 to 3000. Springs for stock water on range land & BLM.

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.