

Agent Full

Lots and Land

7/11/2025 1:08PM

**\$925,000** 200AC+

43697 HWY 402 Kimberly, OR 97848

Unit/Lot #:

Status: **Active**

DOM: 0

List Date: 7/11/2025

Acres: 200

MLS#: 429809556

XST/Dir: Hwy 402

**Show:** 24 Hour Notice,  
Appointment Only  
**Offer/Nego:** Call Seller's  
Agent  
**AG:** Julie Mansfield-Smith  
**AG Ph:** [541-519-6891](tel:541-519-6891)  
**AG Cell:**  
**CoAgent:**  
**CoPh:**

Video: [Virtual Tour #1](#) Land droneVideo: [Virtual Tour #2](#) Map

**Private:** Buyer Broker to be present at all showings and provide prequalification before appt. Call to request more photos.

Last Updated: 7/11/2025 8:12:06 AM

**Public:** Gorgeous view property on half mile of the North Fork John Day River borders BLM w/grazing permit.LOP tags in Heppner unit.Elk, deer, cougar,bobcats, turkeys & chukar, steelhead & bass fishing, hiking, horseback riding galore. There has been a labor of love poured into the infrastructure of this ready to build package with permanent replacement dwelling approval. Seller has floor plans for home if buyer wants to review. New home site excavation needs refinement. Improvements include a new PVC water line that needs connected to the well, 600' underground electrical and transformer, with new 200-amp electrical panel with meter. There is an active septic permit valid until 10-2025 and active building permit valid until 11-2025 eligible for reinstatement if expires ... or you can just enjoy the turnkey simplicity of this cow camp with the outdoor shower, outhouse and nature at its best.The cozy 400 sq. ft tiny cabin has water & electricity. New powerpole to electrical panel. Metal shop with a new 100-amp electrical panel has storage area and 400 sq. ft. bunkhouse in development with new windows, door,lights, insulation, board & bat siding, new electrical,ceiling fan, space and cadet heater, air conditioning, sink, washer and dryer hookups, land line phone, outhouse and well house, RV dump site/hookup. This is nicely treed, lots of shade, garden area, grapevines, apple, cherry, plum and Asian pear fruit trees.2 domestic wells, 44 acres of water rights. Fenced/cross fenced used as grass pasture for mules and could be reseeded and planted in a hay crop.2 stall stable with tack room. 48x60 hay barn, large wood covered horse feeder, metal loafing shed, rain collection guzzler for wildlife water on upper 200 acres. Seller has excavated a road to connecting both tax lots. There is new ½ mile four strand barbed wire fence, two new gates connecting all pastures together.New spring undeveloped and confirmed with year round water.Partial survey. Zoned EFU/MUR in Farm Deferral. Cash.

Last Updated: 7/11/2025 12:27:23 PM

## Property Details:

**Additional Parcels:** No/**Availability:** Sale**Lot/Land Lease:** No**PDF Doc(s):** 5**Property Type:****#Lots:****Lot Size:** 200+ Acres**Open House:**

Residential/recreational

**Legal:** T9S R26 E WM**Lot Dimensions:****Upcoming Open House:****County:** Grant

TL3500;REF;5507-

**Lot Desc:** Bluff, Hilly,**Broker Tour:****Subdivision:**

TL3000;REF;5505

Irrigated/Irrigation Equipment,  
Pasture, Private, Private Road**Upcoming Broker Tour:****Area:** 410**Tax****Land Desc:** Gentle Sloping,  
Graded, Level, Rolling Slope,  
Sloped, Steep Slope**Zoning:** MUR/EFU**ID:** 09S263000 09S263500**Road Frntg:** Yes**Elementary:** Monument**Seller Disc:** Disclosure**Road Surface:** Dirt**High:** Monument**Other Disc:****Percolation Test:** /**Internet:** Yes**List Type:** Exclusive Right to Sell**Soil Type/Class:****Address:** Yes**Limited Representation:** No**Soil Cond:** Native**No Blog:****Opportunity Zone:****Current Use:** Agricultural,  
Recreational, Residential**No AVM:****CC&R:****Manufactured House Okay:****View:** Mountain(s), River, Valley**Waterfront:** Yes/River Front**Body Water:** North Fork JD

River

**Improvements:**

**Utilities:** Irrigation Water Available, Phone Connected, Electricity Connected, Underground Utilities, Water Connected, Well

**Existing Structures:** Yes/Barn(s), Fenced, Garage(s), Stable(s), Storage, Workshop

**Financial:**

<b>Property Tax/Yr:</b> \$619.00 / 2024	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> Yes, Farm	<b>Short Sale:</b> No
<b>HOA:</b> No	<b>Dues:</b>		<b>\$ Pre-Approv:</b>
<b>Escrow Pref:</b> Amerititle		<b>Other Dues:</b>	<b>3rd Party:</b> No
<b>Crop/Land Lease:</b>			
<b>Terms:</b> Cash			
<b>Assumable Interest Rate:</b>			<b>Bank Owned/Real Estate</b>
<b>Assumable Remaining Months Ending:</b>			<b>Owned:</b> No
<b>Assoc. Am:</b>			

**Broker/Agent Data:**

<b>Agent:</b> Julie Mansfield-Smith	<b>Agent Lic:</b> 950300098	<b>Agent Ph:</b> <a href="tel:541-519-6891">541-519-6891</a>	<b>Agent Cell:</b>	<b>SAID:</b> SMITHJUL
<b>Email(s) Agent:</b> <a href="mailto:cuppercreeklandco@gmail.com">cuppercreeklandco@gmail.com</a>				
<b>CoAgent:</b>	<b>CoSAID:</b>	<b>CoBRCD:</b>	<b>CoPh:</b>	
<b>CoAgent Email:</b>				
<b>Office:</b> Cupper Creek Land Company LLC	<b>Office Lic:</b> 201214553	<b>Office Ph:</b> <a href="tel:541-934-2946">541-934-2946</a>	<b>Agent Ext:</b>	<b>Fax:</b>
<b>BRCD:</b> 9CCL01	<b>Owner Perm. Resid:</b> Yes		<b>FIRPTA:</b> No	
<b>Owner(s):</b> LON E LEMKAU	<b>Tenant/Other:</b> TRICIA R LEMKAU		<b>Owner Phone:</b>	
<b>Tran:</b> 7/11/2025	<b>Exp:</b> 7/11/2026		<b>Tenant/Other Phone:</b>	
<b>Poss:</b> Close Of Escrow				

**Comparable Information:**

**Original Price:** \$925,000

© RMLS™ 2025. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.