

Johnny Creek Ranch

360+/- Deeded Acres | 65.5+/- Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



The ranch features a range of improvements that are incorporated to fit the ranching lifestyle of Eastern Oregon. These include a manager's house, working corrals, hay cover, shop, a variety of smaller storage areas that are all complete with a stunning 3,003 sq. ft. custom built home that provides breathtaking views for miles. The main home features a 4 bedroom, 4 bathroom setup including a two car garage, infinity pool, hot tub, pool house & more.

Irrigation on the property provides 65.5+/- acres of water rights all sourced from Johnny Creek & an irrigation well. The irrigation is fed from a small reservoir that has an underground mainline thereafter being disbursed in a series of wheel lines. Crops are all perimeter fenced planted primarily in alfalfa grass. Out of the irrigated ground, Oregon State University is leasing approximately 14+/- acres for growing native grass seed. Their payments are \$3,500 a month for the time of the lease.

The owners have taken exceptional care of the land, practicing responsible stewardship through selective juniper thinning along drainages, rotational cattle grazing, spring developments, and efficient irrigation, all of which have enhanced the habitat for local wildlife. The Johnny Creek Ranch is a must-see that offers a range of spectacular scenery, wildlife, & a beautiful home that fits individuals looking for recreational getaways, ranch life, or just a breath of fresh air.

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.







Main House

Nestled atop a serene hillside in Eastern Oregon, this extraordinary custom-built home is a sanctuary for anybody seeking a retreat that marries modern luxury with breathtaking natural beauty. Designed by renowned architect Don Merkt in collaboration with the visionary founders of Rejuvenation—a celebrated design brand now owned by Williams-Sonoma—this four-bedroom, four-bathroom masterpiece offers a lifestyle of sophistication, style, and serenity.



The home offers panoramic views of lush irrigated fields, dramatic sunsets, and the iconic Cathedral Rock. The west-facing infinity-edge pool, a 30,000-gallon marvel, and a custom Gunite hot tub create the perfect setting for evening relaxation, where you can unwind with your favorite drink while watching the local wildlife. Thoughtfully landscaped grounds and extensive stonework complement the home's natural surroundings, blending modern elegance with rugged beauty.



Built to last centuries, the house & pool house both features a copper roof, 13" thick walls, board-form concrete & authentic stucco siding, and concrete patios adorned with local stone. Inside, the attention to detail continues with a barrel ceiling crafted from locally sourced tamarack, cherry wood cabinetry, and Dynamic wood windows with cherry interiors. Concrete floors with radiant in-floor heating ensure comfort year-round, while 440 yards of concrete were utilized to create a structure that exudes durability and luxury.





The chef's kitchen is a culinary dream, equipped with premium appliances, including a Blue Star range, Sub-Zero drawers, Miele dishwasher, and a Gaggenau steam oven. Granite countertops and custom cherry cabinetry complete the space, making it ideal for hosting intimate dinners or large gatherings. The basement wine cellar offers the perfect setting for curating your collection, while the outdoor living spaces are designed for relaxation and entertainment.



The master suite is a private retreat, featuring built-in cherry wood dressers, bookshelves, and sweeping views. The spa-like master bathroom includes granite walls and floors, a soaking tub, and a walk-in shower. Additional bedrooms and bathrooms are equally luxurious, with high-end fixtures, granite finishes, and tile showers. Practical additions like a spacious mudroom/laundry room with stainless counters, a solar hot water system, a backup Onan generator, and mini-splits for efficient heating and cooling ensure this home is as functional as it is beautiful.





Remaining Improvements

The remaining improvements are all located near the Ranch entrance, close to each other. The manager's house is a 992 sq.ft. home built in 1920, featuring a covered front patio ideal for enjoying sunsets and views of the irrigated fields. This 1-bedroom, 2-bathroom home includes a large pantry, Maytag washer and dryer in one of the bathrooms, a wood stove for heating, and cadet wall heaters. The back door provides easy access to the pump house, a small bunkhouse that serves as a second bedroom, firewood storage, other storage, and the corrals.

The hay barn, built in 2006, is equipped with power and lighting and has a capacity to store 300 tons of hay. On the north side, you'll find a small chicken coop and two nearby storage sheds. The shop is a 992 sq.ft. building with two garage doors. An attached machine shed adds another 864 sq.ft. of space featuring three open bays and one enclosed perfect for covered storage.







Recreation

A range of recreational activities can be done whether its horseback riding, back country riding on ATV's, floating the John Day River, hunting, & fishing. Johnny Creek runs through the ranch before entering the John Day River providing a great water source in deep covered canyons.



Hunting range across the board a variety of big game hunting consisting of Mule Deer, Antelope, Rocky Mt Elk, & Bear while also having upland bird hunting of grouse & quail. Fishing opportunities are nearby with the John Day River where a variety of small mouth bass, rainbow trout, Redband trout, steelhead, & more depending on the time of year.



Irrigation

There are 65.5 acres of certified water rights from Johnny Creek. A private reservoir off Johnny Creek is gravity flowed down to the irrigated ground with an 8" mainline. The irrigation is then disbursed by 3 series of wheel lines that irrigate 31+/- acres of stands planted in alfalfa grass mix. An additional well with a 5hp is allowed to supplement the reservoir.

Additionally, 14+/- acres of irrigation are leased by Oregon State University for a \$3,500 monthly please payment. The ground is managed & irrigated by OSU.



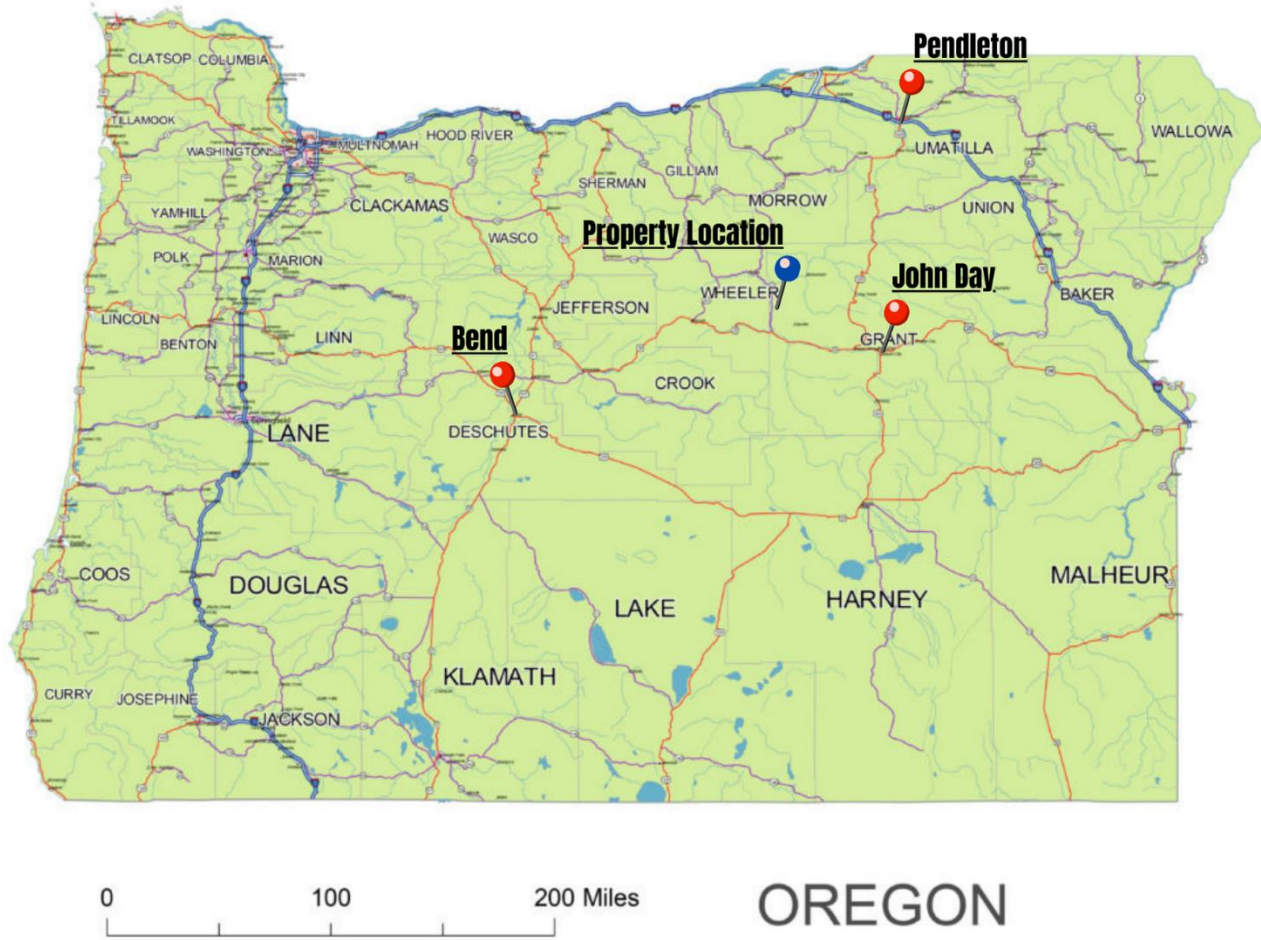


Surrounding Area

With portions located in Grant County the ranch sits in a unique area with plenty of recreation & history. The John Day River is often a kayaking & canoeing destination in early summer with fishing throughout the year. The John Day Fossil Beds offer breathtaking views with unique geological formations, hiking trails, & interpretive centers. Go visit the famous Painted Hills with their vibrant, multicolored stratifications or the Thomas Condon Paleontology that features paleontological history & insights into scientific discoveries made in the area.

Camping, picnicking, wildlife watching, horseback riding are a few of many activities to do with the wide range of wildlife & scenery throughout the area.





Location

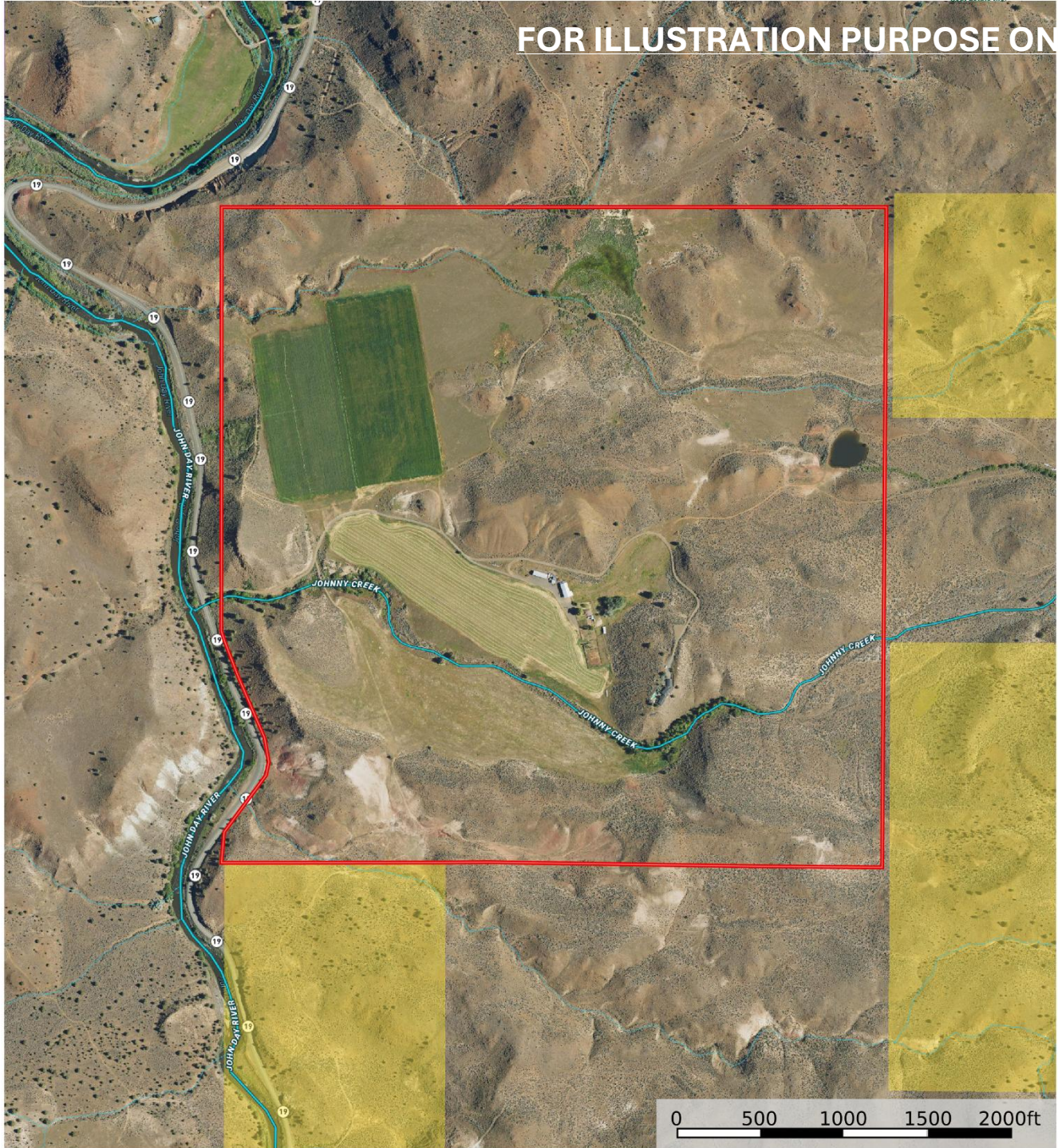
John Day Oregon: <https://www.cityofjohnday.com/>
52 min (45 mi)
Population: 1,660 (2022)

Pendleton Oregon: <https://travelpendleton.com/>
2 hr 43 min (135.31 mi)
Population: 17,070 (2022)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 21 min (120.4 mi)
Population: 102,059 (2021)



Johnny Creek Ranch (2025)
 Grant County, Oregon, AC +/-



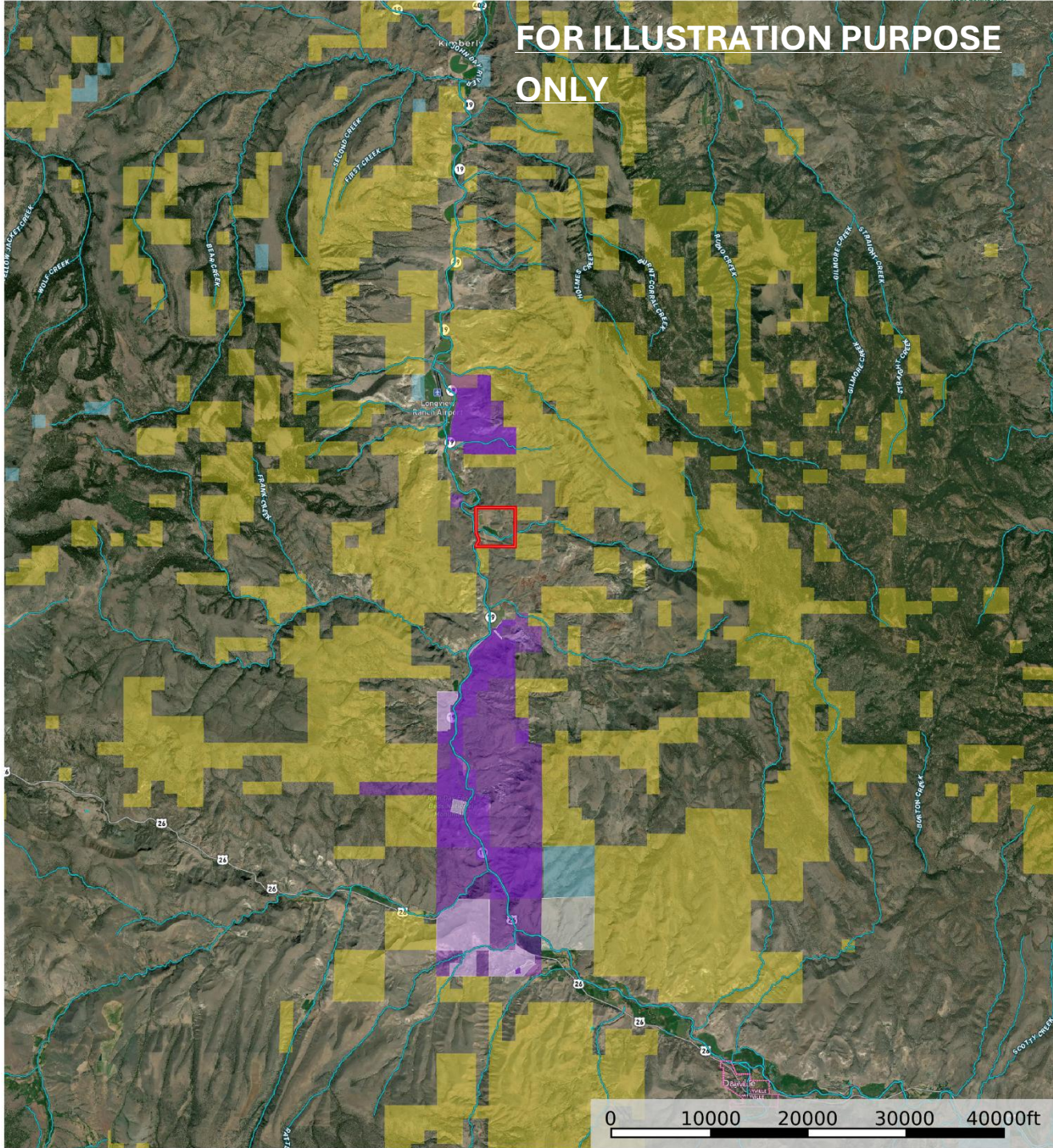
- Border
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Johnny Creek Ranch (2025)
 Grant County, Oregon, AC +/-



FOR ILLUSTRATION PURPOSE ONLY

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LOCATION:

35393 Hwy 19, Kimberly, Oregon 97848

IMPROVEMENTS:

Custom Built Home – 4 Bed, 4 Bath w/ Double Car Garage – 3,003 sq. ft.
 Managers House – 1 Bed, 2 Bath – 992 sq. ft.
 Shop – 1,152 sq. ft.
 Machine Shed – 3 Bay – 864 sq. ft.
 Bunkhouse – 206 sq. ft.
 Hay Barn
 Chicken Coop, Pump House, Storage Shed, Working Corrals

WELLS:

2 – 6” Wells Used for Domestic, Stock, Irrigation Purposes

ACREAGE:

360+/- Deeded Acres – Per County Records
 - 45 +/- Acres Irrigated Wheel Lines
 - 65.5 +/- Acres With Water Rights
 - 3.76+/- Acres Site
 -290.74+/- Acres Range, Drainages, Pasture, Etc

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
90362	8	--	Dec. 11, 1974	Johnny Creek
25343	57.5	--	Dec. 31, 1899	Johnny Creek

UTILITIES:

Power Company – Columbia Coop
 Phone Company – CenturyLink
 Internet – Starlink

FINANCING:

Cash or Bank Financing

TAXES:

\$9,000 – Estimated Amount Per County Records (Farm deferral)

PRICE:

\$2,300,000.00



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch.

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