

KJK RANCH




HILLTOP FARM & RANCH
— REAL ESTATE —



The Knott's Berry Farm Ranch - A Legacy in the Grand Ronde Valley

4,400 SQFT & 36.95 ACERS | COVE OREGON

Nestled at the base of Oregon's majestic Blue Mountains, this picturesque 36.95-acre ranch is located in the heart of the largest enclosed valley in the United States. Over four decades ago, Ken and Jeanette Knott chose this land as their forever home, leaving behind the hustle and bustle of Southern California in search of a quieter, more peaceful life. With endless opportunities before them, they selected this stunning property in the Grande Ronde Valley to custom build a home where generations could gather and memories could flourish.



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THE PROPERTY

As one of the premier ranch properties available in the region. With three dependable wells on-site, the land provides ample water to support livestock, operations, and future expansion. Rich in history, this ranch was once home to Ken Knott's highest-selling cattle in the valley—an enduring legacy of quality and performance that continues today.

Meticulously maintained, the property features expansive open pastures, gently rolling terrain, and natural attributes ideal for grazing and cattle ranching. It remains an active cattle operation, a regenerative farm, showcasing generations of thoughtful land stewardship and livestock excellence.

Whether you're continuing a proud tradition or building your own, this ranch offers the core elements of long-term success: reliable water, productive land, a respected legacy, and a track record of proven performance.





THE KJK RANCH

4,400 SQFT & 36.95 ACERS

LUXURY | ELEGANCE | SECLUSION | BEAUTY | ADVENTURE | HISTORIC | UNIQUE

**The ranch features a beautiful 4,400 SQFT home situated on 36.95 acres.
The residence includes:**

4 Bedrooms and 3 Full Bathrooms

Spacious Kitchen and a Full Prep Kitchen

Private Upstairs Primary Suite with His and Hers vanities

130,000 Gallon Pond Stocked with Trout

Oversized Horse Barn with 3 Horse Stalls and a Walk In Cooler

Stand Alone Drive-through RV Garage with Full Hookups

Large Chicken Coop and A .15 Acres Garden Area

Private Circle Drive

Large Deck with a Sun Room Over Looking the Pond Facing North





UTILITIES

Fully plumbed septic system with two 3,000 Gallon tanks and heated pipes for the winter time.

Telecommunication service is available in the area via starlink.

Power is serviced by Oregon Trail Electric Coop.



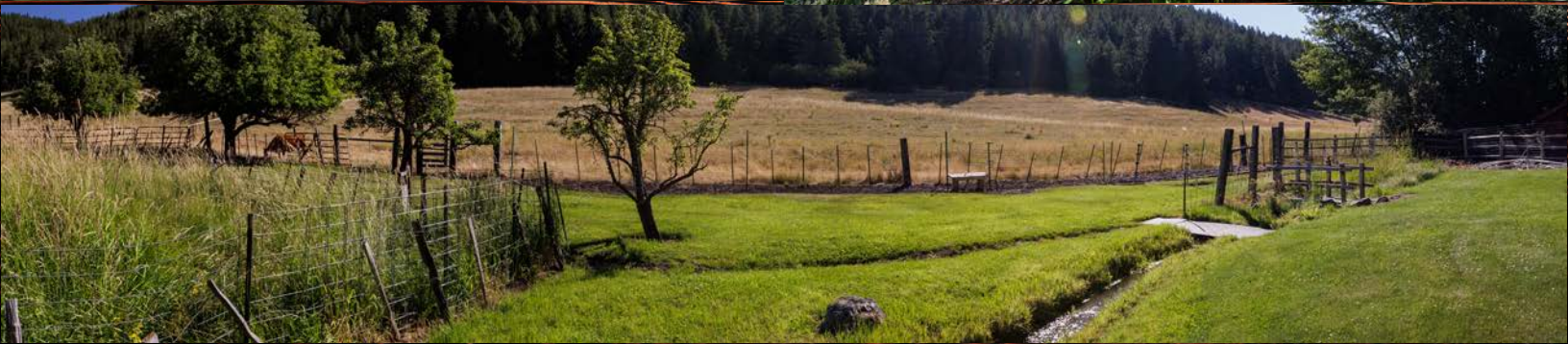




WATER RIGHTS

Abundant and reliable water sources make this property a true ranching gem. A fully stocked 130,000-gallon pond provides both beauty and utility, while three high-capacity wells deliver water to the entire property. The scenic Millard Branch Stream adds to the charm and natural resources of the land.

The historic windmill well reaches 180 feet, and the two deep-production wells extend roughly 750 feet, pumping an impressive 150+ gallons per minute—ensuring ample supply for livestock, irrigation, and future expansion.





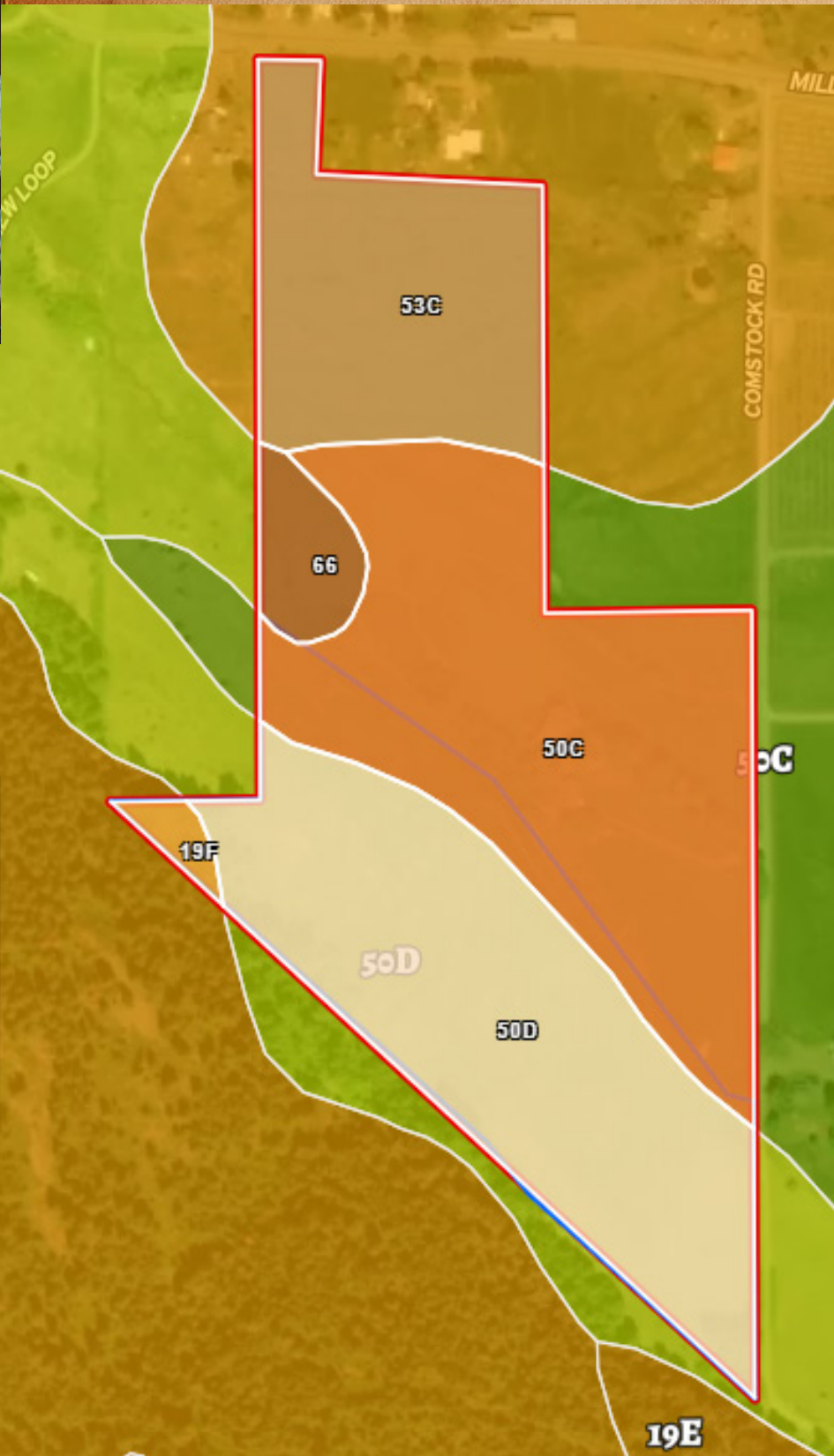


VEGETATION

Cove, Oregon sits on the fertile floor of the Grande Ronde Valley, where deep alluvial soils and dependable irrigation support both native and cultivated plants. Native cover includes bluebunch wheatgrass and other bunchgrasses on the slopes, with cottonwoods and willows along Mill Creek; higher up you'll see ponderosa pine and fir. On irrigated ground, locals grow alfalfa and grass hay, pasture, and small grains like wheat and barley. The area is also known for orchards—especially cherries—plus apples and pears. Home gardens thrive with cool- and short-season crops such as potatoes, carrots, beets, peas, beans, leafy greens, squash, sweet corn, and short-season tomatoes; berries (strawberries and raspberries) do well, and some sites can support cold-hardy wine grapes.



SOIL MAP



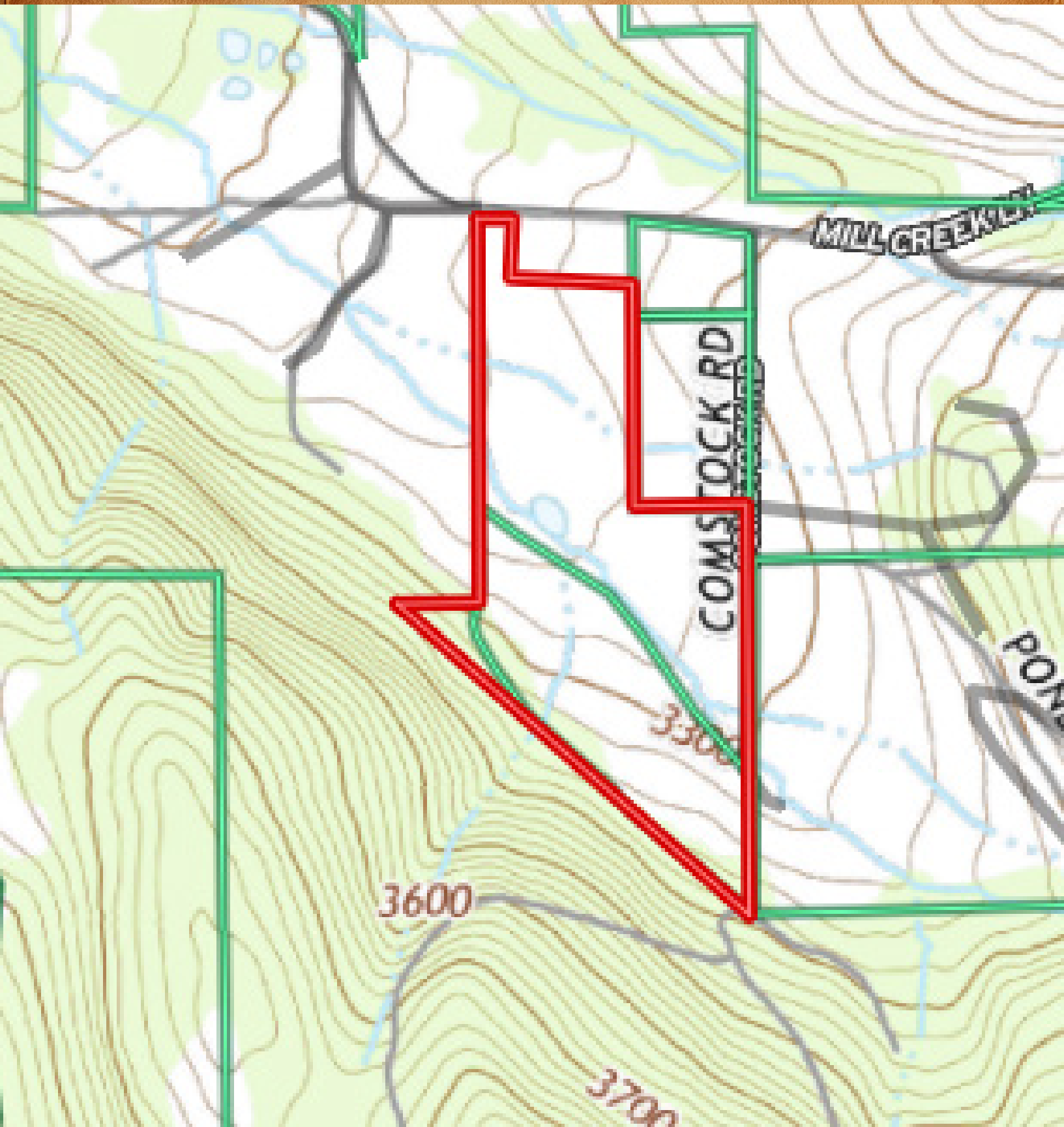
Code	Description	Acres	%	CPI	NCCPI	CAP	
50C	Ramo silty clay loam, 2 to 15 percent slopes	15.12	40.63%	-	51	3e	
50D	Ramo silty clay loam, 15 to 35 percent slopes	12.84	34.51%	-	46	4e	
53C	Ramo-Conley complex, 2 to 15 percent slopes	7.45	20.02%	-	50	6s	
66	Veazie-Voats complex	1.4	3.76%	-	31	4w	
19F	Hall Ranch stony loam, 35 to 65 percent north slopes	0.41	1.1%	-	13	6e	

Totals 37.21 ac 0 CPI Average 47.92 NCCPI Average 4.02 Cap. Average

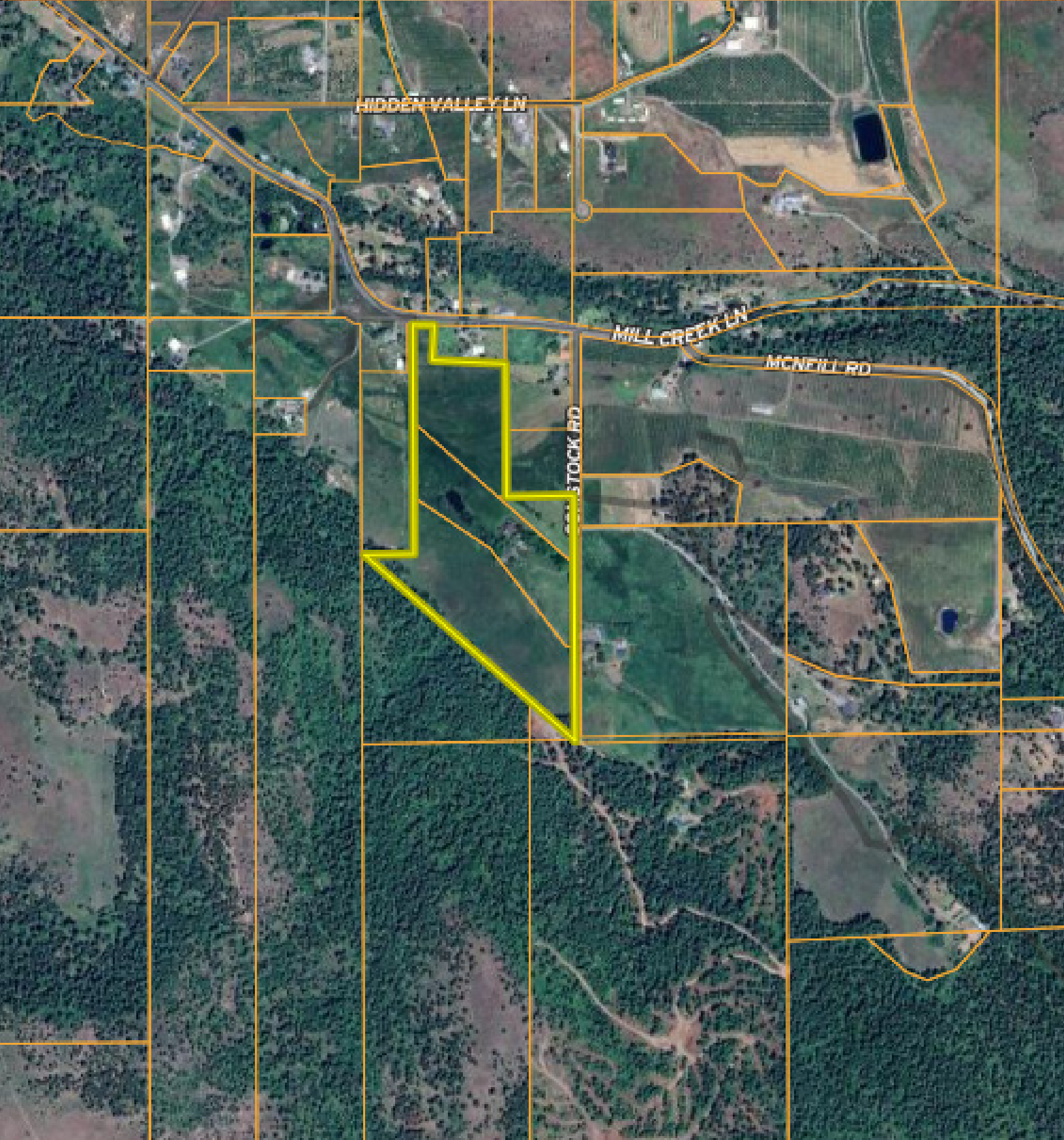
Boundary: 37.07 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
50C	Ramo silty clay loam, 2 to 15 percent slopes	-	51	3e	■	■	■	■	■	■	■	■
50D	Ramo silty clay loam, 15 to 35 percent slopes	-	46	4e	■	■	■	■	■	■	■	■
53C	Ramo-Conley complex, 2 to 15 percent slopes	-	50	6s	■	■	■	■	■	■	■	■
66	Veazie-Voats complex	-	31	4w	■	■	■	■	■	■	■	■
19F	Hall Ranch stony loam, 35 to 65 percent north slopes	-	13	6e	■	■	■	■	■	■	■	■

Totals 37.07 ac 0 CPI Average 47.93 NCCPI Average 4.02 Cap. Average



NEIGHBORING PROPERTIES MAP





ACCESS

The closest major public airport to the ranch is located in Boise, Idaho, approximately a 2 hour and 30 minute drive from the property. For a shorter commute, there are connecting flights available to Baker City Airport, which is just 1 hour away. The nearest airport is the La Grande Airport, a private facility located only 20 minutes from the ranch, offering convenient access for chartered or private flights.



Grand Ronde Valley

Nestled at the base of Oregon's majestic Blue Mountains, the Grande Ronde Valley is a timeless landscape of lush meadows, winding rivers, and towering cottonwoods, carved by nature's patient hand over millennia. Early fur trappers of the Pacific Fur Company, led by Wilson Price Hunt, first glimpsed this serene valley on Christmas Day in the early 1800s, naming it "Grande Ronde," French for "great round," inspired by its beautifully curved expanse.



Long before those explorers arrived, the valley was an abundant gathering place for Native tribes including the Nez Perce, Cayuse, Umatilla, and Walla Walla, who treasured it for its fertile grounds and plentiful wildlife. This rich heritage remains woven into the very fabric of the land.



The historic Oregon Trail crossed right through the Grande Ronde Valley, offering exhausted pioneers a lush oasis after weeks traversing harsh deserts. Here, settlers traded tired oxen for refreshed ones, nourished by the valley's abundant grasses, before continuing their journey westward. This valley was their sanctuary and lifeline, a testament to its enduring bounty.



By the 1860s, the Grande Ronde Valley began to flourish, transforming into thriving farmland and ranches fed by pristine waters and fertile soils. The arrival of railroads soon after secured its position as an agricultural heartland, connecting this peaceful valley to distant markets and communities.



Today, the KJK Ranch is a direct continuation of this vibrant legacy. Situated within this historic valley, the property offers serene rural vistas, rolling fields ideal for cattle grazing, and peaceful moments beneath expansive skies. Imagine enjoying quiet mornings as sunlight filters gently through surrounding trees, or afternoons spent appreciating the wildlife that frequents the ranch's open spaces and waterways.



This ranch is more than just land; it's an invitation to become part of the Grande Ronde Valley and Knott family's enduring story—an opportunity to embrace stewardship of a region renowned for its beauty, history, and unmatched lifestyle. Whether running cattle, raising crops, fishing, hunting, or simply savoring the tranquility, here you'll find a life deeply connected to a rich past and a promising future.

WINTER SPORTS & FUN



Mount Emily Recreation Area

Over 85 miles of multi-use trails. perfect for snowshoeing, snow hiking, or Nordic-style walking through serene Blue Mountain forests and meadows



La Grande Town Activities

Year-round indoor fun includes movie theaters, bowling alleys, art galleries, mini-golf, and the Grande Tour Scenic Bikeway—bike rides on cleared winter trails



Black Rock Mountain Bike Area

Area near Falls City, local mountain bikers have carved out a network of free-ride trails that have earned the coveted “Epic Ride” designation from the International Mountain Bike Association.



Spirit Mountain Casino & Resort

Around 90,000 sq ft of gaming, including slot machines, blackjack, poker, roulette, and keno. Offers live entertainment, dining, and a full-service hotel—ideal for a social evening or hosted event during winter



Hilgard Junction State Park & Elkhorn Wildlife Area

Winter is ideal for hiking, bird-watching, and wildlife viewing as deer, beaver, mink, and winter birds appear along rivers and cottonwoods—even without fishing or hunting

BUFFALO PEAK GOLF COURSE



GOLFING AT BUFFALO PEAK

Buffalo Peak is located on the edge of the small Eastern Oregon community of Union, just sixteen miles southeast of La Grande.

Designed by William Phillips, the 18-hole Buffalo Peak Golf Course is owned and managed by Union County, Oregon.

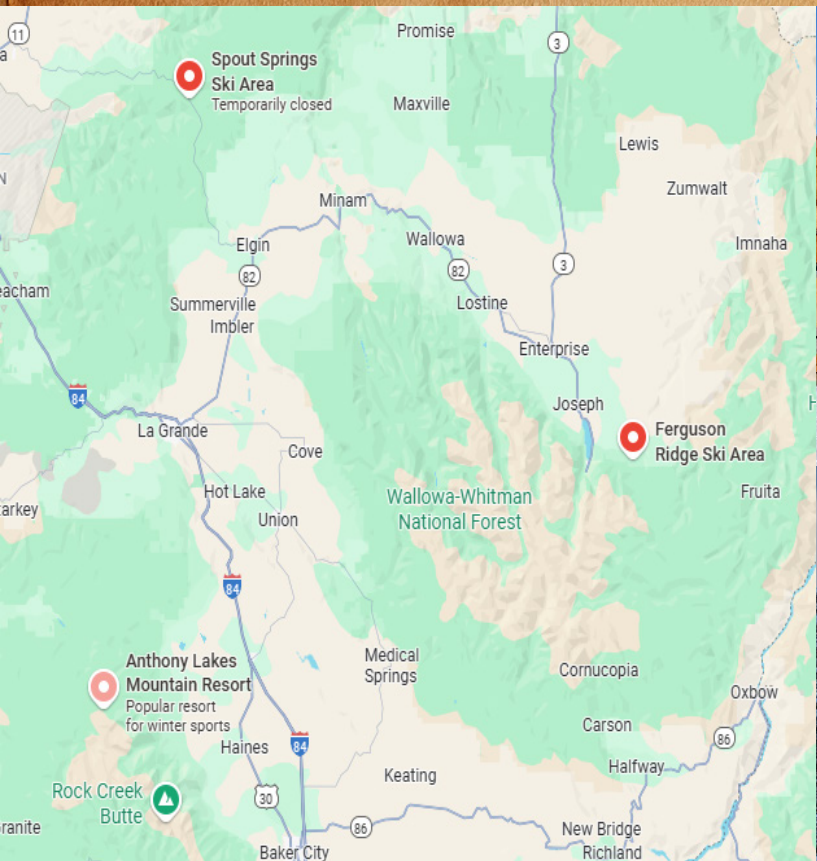
Tournaments for all skill levels are regularly held here, ranging from junior and high school events to charity and professional competitions.

La Grande Country Club

La Grande Country Club, a member-owned private Golf Course, was established in 1924 and opened at its present location in 1928. For 80 years, this highly regarded nine-hole layout



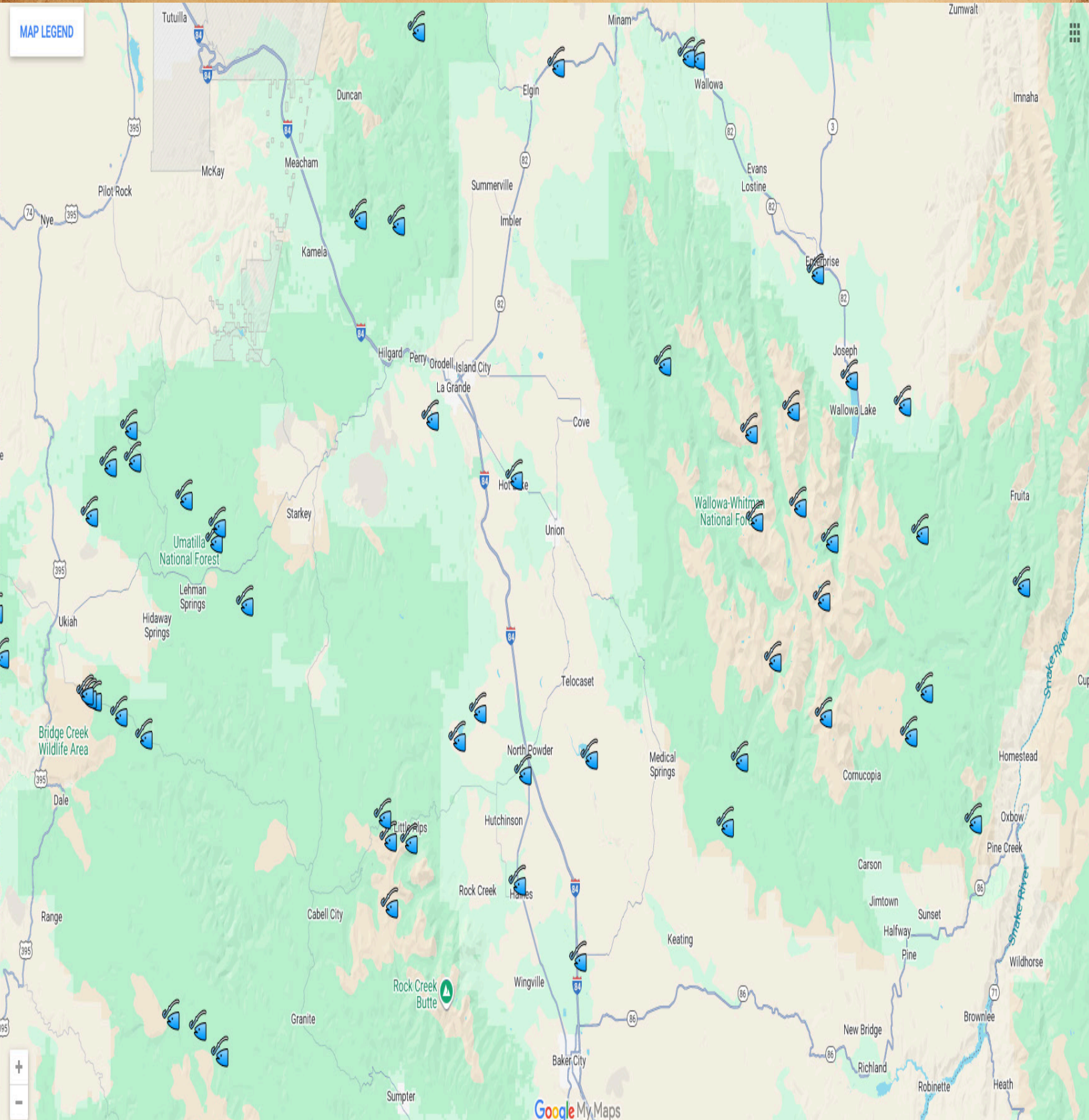
SLOPE SKI RESORTS MAP



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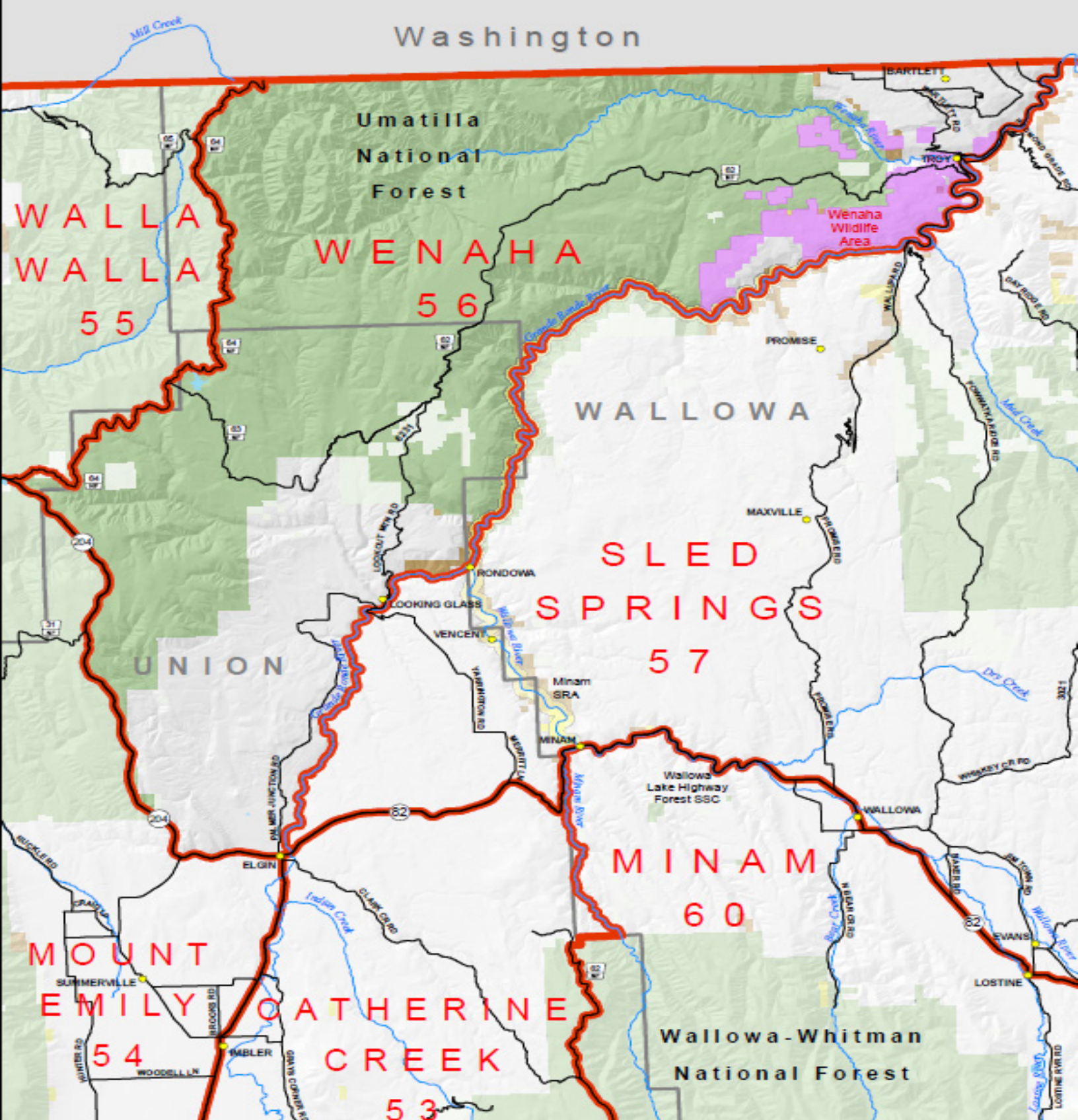
PUBLIC FISHING MAP

MAP LEGEND



PUBLIC LAND MAP

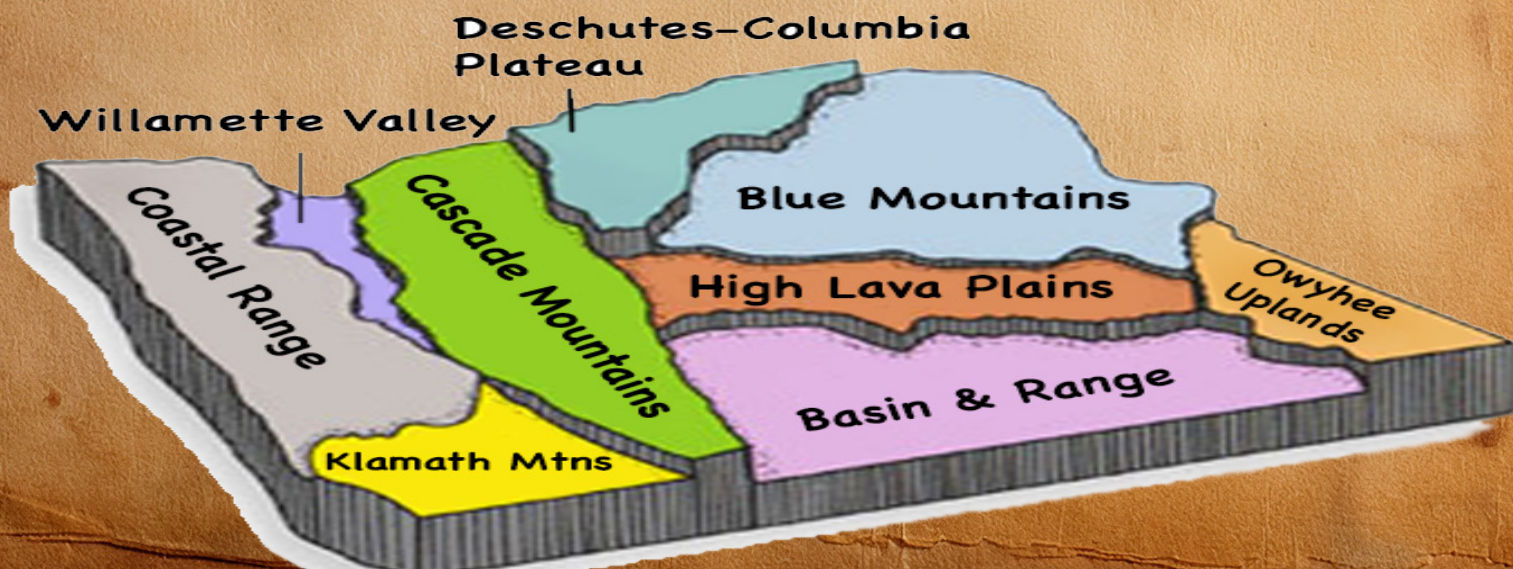
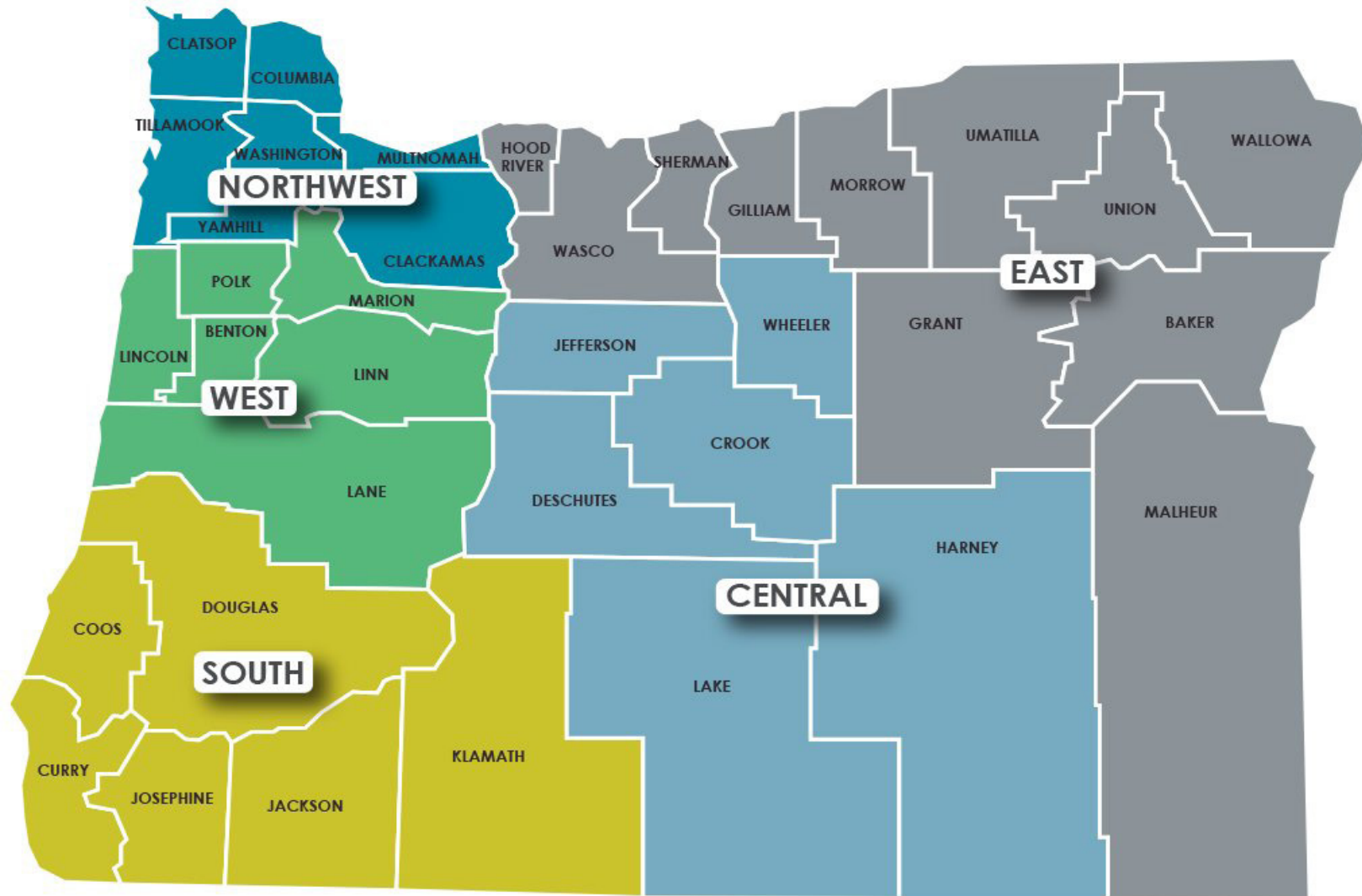




STATE MAP



REGIONAL MAP



HILLTOP FARM & RANCH BROKERAGE

Hilltop Farm and Ranch, a subsidiary of Hilltop Commercial Real Estate, LLC, is a Dallas-based farm and ranch real estate brokerage specializing in legacy properties, working lands, and recreational ranches. Since our founding in 2022, we have closed and personally invested in more than 8,000 acres across Texas and Colorado—giving us an unmatched owner-operator perspective on the land we represent.

Licensed in Texas and Oregon, our reach extends far beyond the Dallas–Fort Worth market. From the rolling Hill Country to the high meadows of Colorado, our portfolio and experience span production agriculture, live-water ranches, and multi-generational family holdings.

Where working land meets generational value



What We Offer

- Strategic acquisition and disposition services for farms, ranches, and recreational holdings
- In-depth valuation, due diligence, and guidance on water, mineral, and grazing rights
- Conservation easement consulting and wildlife/habitat planning coordination
- Market intelligence built on both transactional expertise and firsthand land ownership

Why Hilltop Farm and Ranch

- Proven results: Over 8,000 acres sold and invested in personally
- Real-world insight from actively managing ranches in Colorado and Texas
- Discreet, client-focused representation backed by Hilltop Commercial Real Estate's broader network
- A reputation for marrying boots-on-the-ground knowledge with a strategic, data-driven approach





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HILLTOP FARM & RANCH is acting as seller's agent and will cooperate with other agents acting as Transaction Broker or Buyers Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner.

Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines

and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all

information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally

enhanced and may simply represent the view from the property or local area attractions or locations.



**Listing Agent: Mark Webster
Tyler Pryor**
