

# Richland Vineyard

37.55 Acres

Baker County, Oregon

\$2,000,000



HAYDEN  OUTDOORS.

# Richland Vineyard

TOTAL ACRES:

37.55

PRICE:

\$2,00,000

COUNTY:

Baker County

CLOSEST TOWN:

Richland, OR



*Presented by*



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## Property Summary

This property in Richland, Oregon, offers a blend of luxury and practicality, where vineyard views and upscale amenities create a unique living experience.

## Land

Distinguished by its impressive vineyards with 5 varieties of grapes managed with drip irrigation, the 37+ acre property includes priority water rights, pasture, and showcases an incredible home with an outdoor entertaining area and a 40x 60 shop.





## Improvements

Sophistication meets comfort in this exceptional retreat. The remodeled home combines elegance and accessibility with thoughtful design throughout. The interior features a blend of style and functionality, with 8ft solid wood interior doors, while leathered, live edge granite surfaces add a touch of luxury.

The kitchen is well-equipped with upgraded professional appliances, including a Wolfe range and Sub Zero fridge. Wine enthusiasts will appreciate the dedicated wine storage, as well as custom knotty-alder cabinets and a butler's pantry that offers ample storage. An accordion window connects the indoors with the 2,000 SqFt covered patio.

The custom covered outdoor patio is complete with outdoor radiant heat, perfect for entertaining year-round, an outdoor shower, and an outdoor fire pit for cozy evenings.

For energy efficiency and convenience, the property is equipped with a tankless electric water heater, a heat pump powered by propane, and a mini-split system for electric heating. A 1000-gallon buried propane tank ensures a reliable fuel source.

The 2,400 SqFt fully insulated shop offers 220 electric, cement floors, 12x12 bay door, metal roof and siding. The shop is designed for functionality and adds an extra layer of value to this exceptional property.



## Activities & Amenities

Farm/Crops/Ag  
Irrigation  
Outbuilding/Barn/Shed/Shop  
House/Cabin  
Orchard/Vineyard  
Water Rights

## Land Details

Address: 42759 Moody Rd,  
Richland, Oregon 97870, USA  
Closest Town: Richland  
Total Acres: 37.55  
Deeded Acres: 37.55  
Leased Acres: 0.00  
Zoning: EFU - Exclusive Farm Use  
Elevation: 2,211'  
Topography: Gentle Sloping  
Vegetation: Wine Grapes  
Irrigated Acres: 32.5  
Water Rights: Yes  
32.5 Acres of 1889 Priority Water  
Rights from Newt Young Ditch  
Estimated Taxes: \$4,361.91 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 3,092  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Types: Attached Garage, Driveway  
Outbuildings: 1  
Types of Outbuildings: 40X60 Shop  
Fence Type: Fully Fenced  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air  
Foundations: Crawlspace  
Exterior Features: Vineyard, 2,000  
SqFt Covered and Heated Patio





## Recreation

Baker County is a haven for outdoor enthusiasts, offering a diverse range of recreational activities that include:

- **Hiking:** The county has an extensive network of hiking trails, from scenic riverside walks to challenging hikes in the mountains, trails like the Elkhorn Crest Trail and Hells Canyon Rim Trail provide breathtaking views and encounters with diverse landscapes.
- **Fishing:** Brownlee Reservoir, Phillips Reservoir, and the Snake River are popular spots for anglers seeking bass, trout, catfish, and more.
- **Winter Sports:** Winter transforms the landscape into a snowy wonderland, perfect for winter sports enthusiasts. Anthony Lakes Mountain Resort is a popular destination for skiing, snowboarding, cross-country skiing, and snowshoeing.
- **Hunting:** Baker County provides ample opportunities for hunting enthusiasts, with designated areas and seasons for various game species. Deer, elk, and upland birds are among the sought-after targets.
- **Rodeos:** The county is known for its rich Western heritage and hosts multiple rodeos each year attracting some of the top bull and bronc riding cowboys in the nation.
- **Scenic Byway Exploration:** The Hells Canyon Scenic Byway winds through some of the most picturesque landscapes in the county. This byway offers breathtaking views of deep canyons, rugged mountains, and the Snake River. The Elkhorn Scenic Byway beckons travelers on a journey through time and nature, revealing the Sumpter Valley Railroad, the ghost town of Granite, and the Anthony Lakes Ski Area along its winding route.





## **Agriculture**

The Vineyard extends across 9+ acres, nurturing five unique grape varieties: Gewürztraminer, Riesling, Chardonnay, Cabernet Sauvignon, and Merlot, all managed through a drip irrigation system. The remaining farmland is presently dedicated to grass pasture with flood irrigation.

## **Water/Mineral Rights & Natural Resources**

32.5 Irrigated Acres with State of Oregon Priority water rights dating back to 1889 from the Newt Young Ditch.

## **Region & Climate**

Richland experiences a semi-arid climate typical of the high desert region of the Pacific Northwest. Summers tend to be warm to hot, while winters can be cold with occasional snowfall. While its location may be deceiving, Richland is considered the “banana belt” of Baker County.

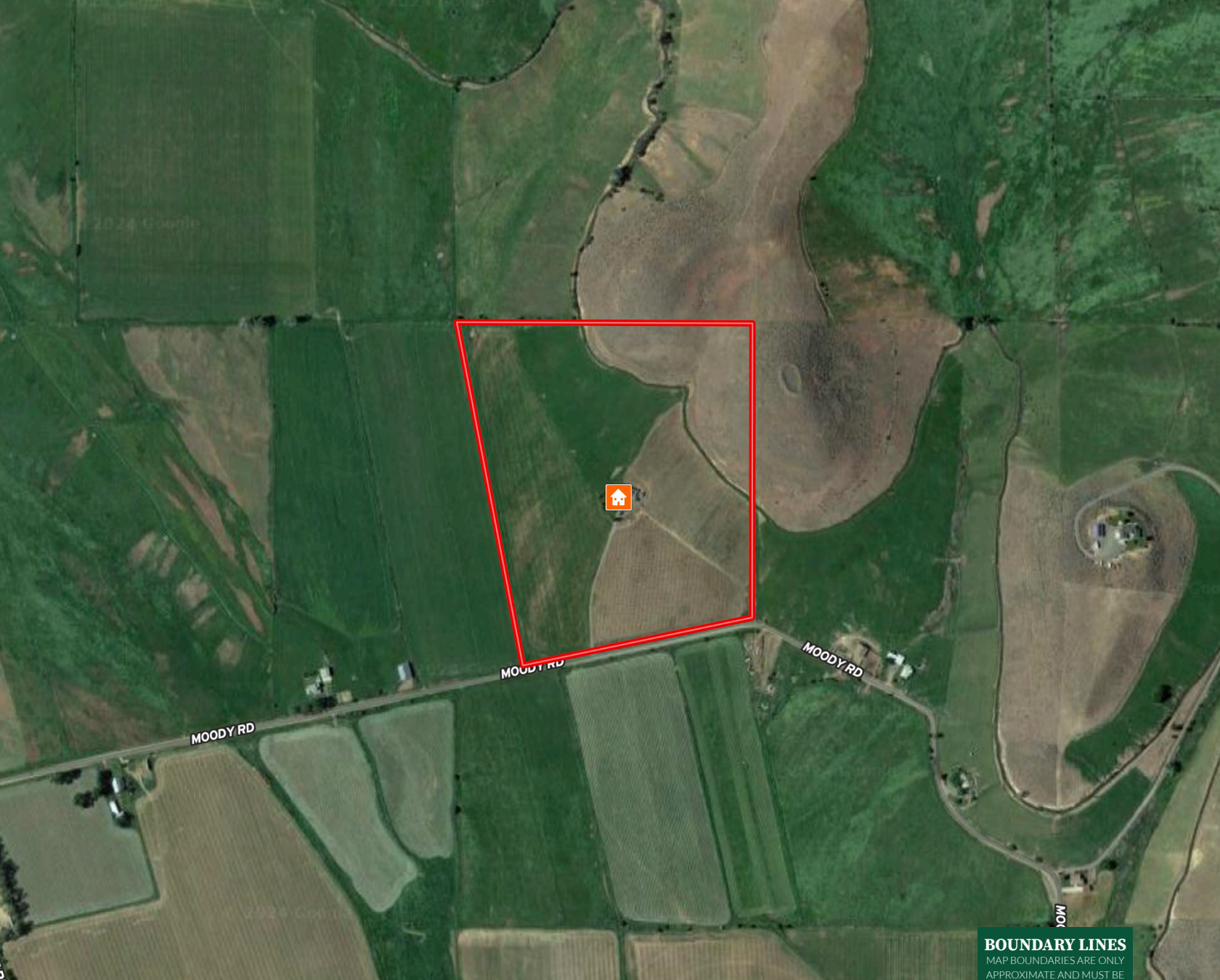
## **Location**

The property is north of Richland, a small town in Baker County, Oregon, and just east of Baker City. Richland’s historic downtown is characterized by well preserved buildings, while the area is surrounded by picturesque rolling hills, meadows, and rugged terrain.


Baker County is framed by the Elkhorn Mountains and the Wallowa-Whitman National Forest. The Snake River winds through the county, carving deep canyons, while Brownlee & Phillips reservoirs lie nearby.

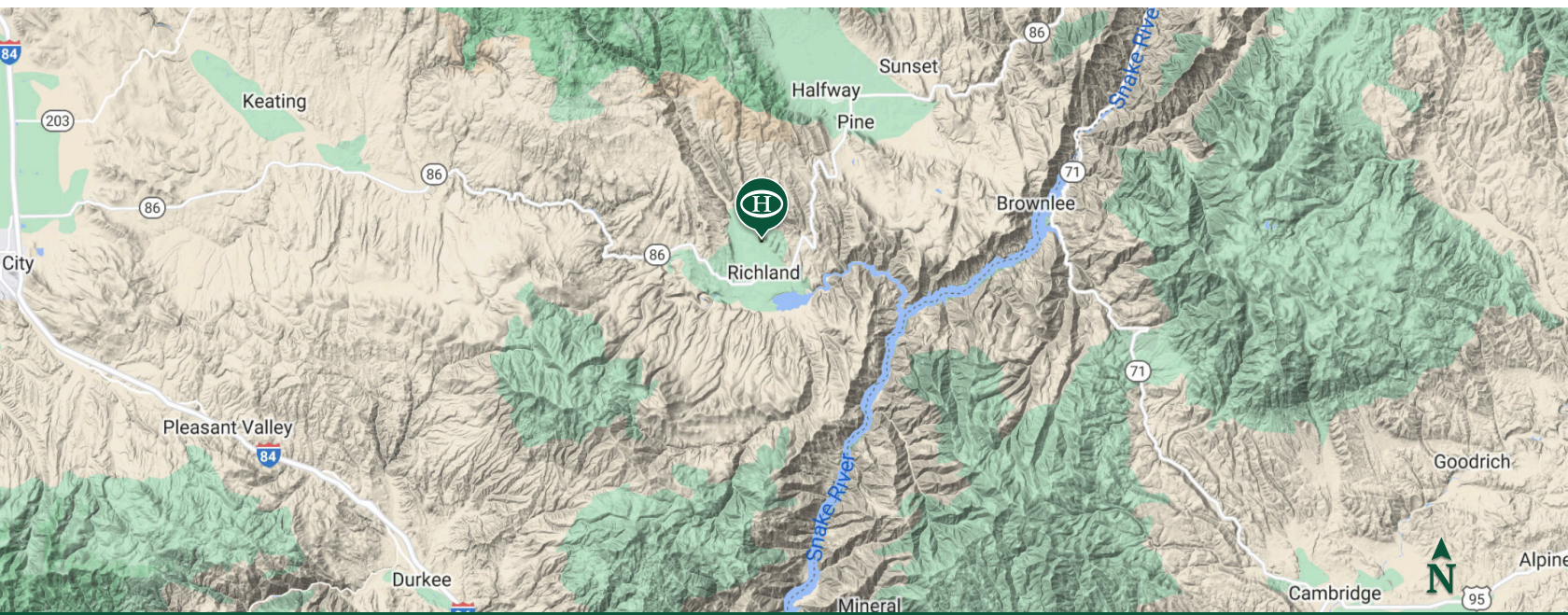






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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