

Big Bend 80

77.44 Acres

Malheur County, OR

\$815,000



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Activities & Amenities

Cattle/Ranch
House/Cabin
Hunting - Predator/Varmint
Irrigation
Water Shares (Different from Water Rights)
Farm/Crops/Ag
Hunting - Big Game
Hunting - Waterfowl
Stream River
State Hunting Unit: 46

Land Details

Address: 1841 Big Bend Rd, Adrian, Oregon
97901, USA

Closest Town: Caldwell

Total Acres: 77.44

Deeded Acres: 77.44

Leased Acres: 0.00

Zoning: C- A1

Elevation: 2,220ft

Topography: Level to Sloping

Irrigated Acres: 70

Water Rights: Yes

Riverside Irrigation District.

Estimated Taxes: \$934.7 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1,750

Bedrooms: 3

Full Bathrooms: 1

Three-Quarter Bathrooms: 1

Parking Types: Driveway

Cooling Systems: Forced Air Cooling

Heating Systems: Electric Heaters, Forced Air

Waterfront Features: Holly's Drain



OWNER WILL FINANCE AT 5% INTEREST!

Adrian farmland with exceptional water rights and waterfowl hunting opportunities. The 77+ acre homestead offers the perfect opportunity for those looking to expand their current operation or for those getting started.

Land

77+ acres of farmland situated south of Adrian, Oregon, with beautiful views of the Owyhee Mountains. Holly's Drain flows through the property, offering prime waterfowl hunting opportunities. Benefiting from exceptional water rights via Riverside Irrigation District and equipped with gated pipe and a pivot for irrigation, the farm has never had their water cut back. Presently utilized for cattle and pasture, the property also holds potential for crop cultivation. Additionally, the property features garden plots, grapevines, and apple trees. Completing the homestead is a 1,750 SqFt home featuring three bedrooms and two bathrooms.



Recreation

The nearby Owyhee Reservoir beckons adventure enthusiasts with its shimmering waters, offering opportunities for fishing, boating, and camping against a backdrop of stunning canyon vistas. While the Owyhee River, meandering through rugged canyons, invites explorers seeking the thrill of rafting and kayaking. Hiking trails.

Nearby recreation amenities include:

- **Owyhee Reservoir:** This reservoir offers opportunities for fishing, boating, and kayaking. The area around the reservoir also has camping facilities
- **Owyhee River:** Known for its scenic beauty and opportunities for rafting and kayaking, the Owyhee River is a popular spot for adventurous water activities. The river flows through breathtaking canyons and offers a chance to experience the natural beauty of the region.
- **Hiking and Wildlife Viewing:** The surrounding areas have trails and paths that are great for hiking and wildlife observation.
- **Hunting and Bird Watching:** The region around Adrian is known for its hunting opportunities, especially for game birds like chukar and quail. There are public lands and wildlife management areas within a reasonable distance of Adrian, providing mule deer, pronghorn antelope, and occasionally elk hunting opportunities
- **Camping:** There are campgrounds around Adrian, providing opportunities for camping under the stars, especially near the Owyhee Reservoir or along the riverbanks.
- **Scenic Drives:** The area offers beautiful scenic drives, providing opportunities to explore and appreciate the natural landscapes, canyons, and vistas.





Water/Mineral Rights & Natural Resources

Exceptional water rights through Riverside Irrigation District.

Region & Climate

Due to its semi-arid climate, Adrian experiences warm to hot summers and relatively mild winters with limited precipitation.





Location

Adrian, Oregon, is a small town located near the Oregon-Idaho border. Agriculture plays a significant role in Adrian's economy, with farming and ranching being primary occupations for many residents.

The nearby town of Ontario serves as a hub for the surrounding communities, providing a range of amenities and services. The closest airport serving the area is the Ontario Municipal Airport. While it's the nearest airport, it's a smaller regional airport, offering limited commercial flights and mostly serving general aviation and private aircraft. For more extensive flight options and international travel, the Boise Airport (BOI) in Boise, Idaho, is a larger airport located about 45 minutes northwest of Adrian and offers a wider range of domestic and international flights.

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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 promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

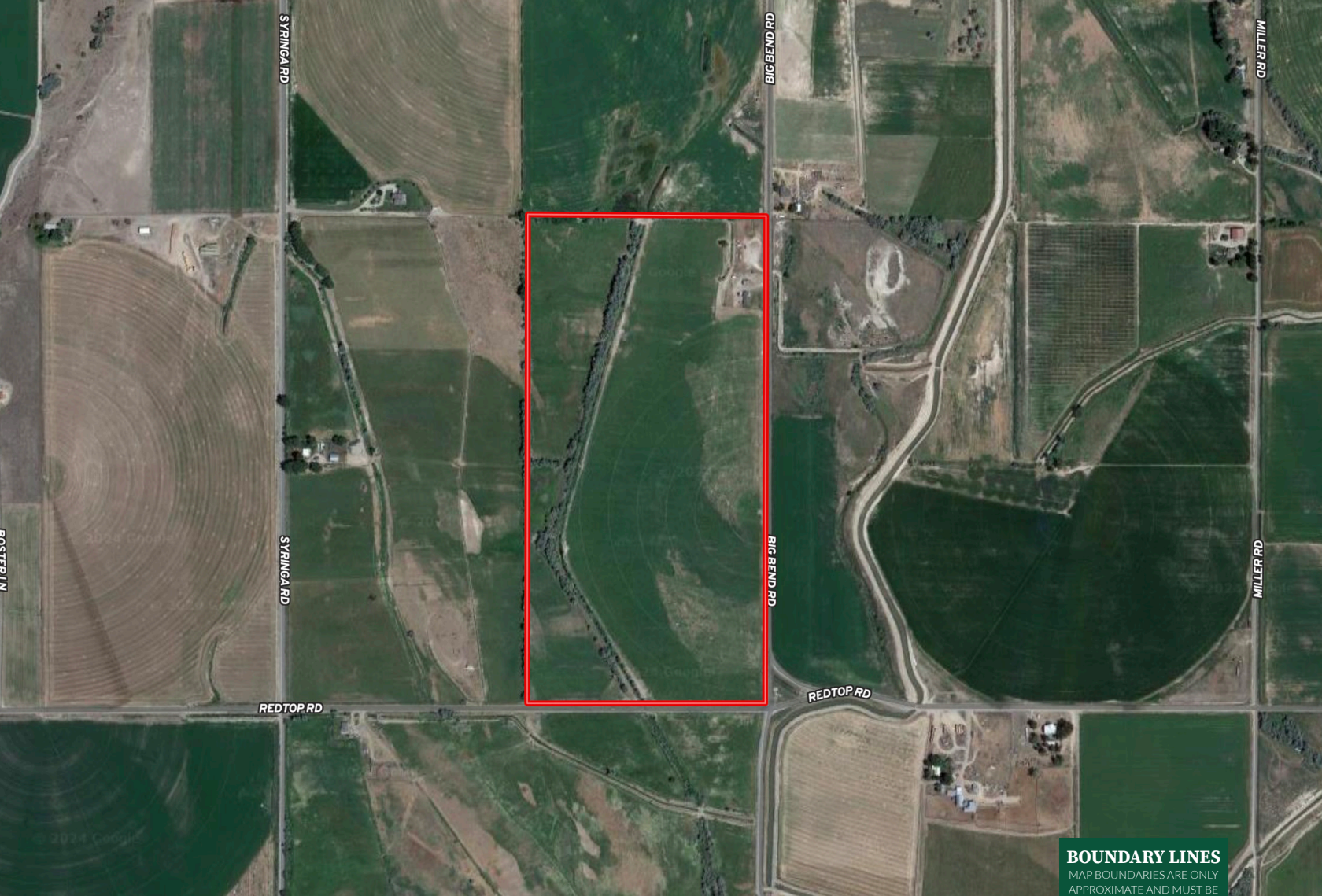


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

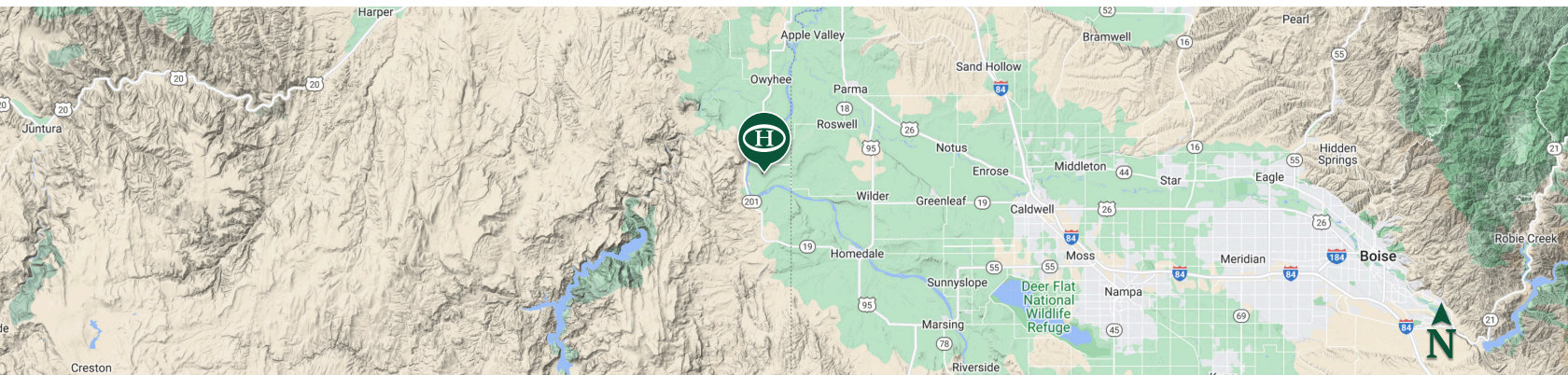
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testimonials





 Boundary

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



Austin Callison

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