

Butler Ontario Farm

112.70 Acres | Malheur County, OR | \$1,500,000



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Activities & Amenities

Canal
Cattle/Ranch
Farm/Crops/Ag
Fishing
House/Cabin
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water Rights
State Hunting Unit: 67

Land Details

Address: 683 Butler Blvd, Ontario,
Oregon 97914, USA
Closest Town: Ontario
Total Acres: 112.70
Deeded Acres: 112.70
Leased Acres: 0.00
Elevation: 2180
Topography: Level
Irrigated Acres: 94
Water Rights: Yes
Warmsprings Irrigation District
Estimated Taxes: \$4,930.31 - 2023
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 2935
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage
Total # of Spaces: 2
Outbuildings: 2
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



About This Property

Located just outside Ontario, Oregon, this is an incredible opportunity to own 113 acres! The property features 94 acres of irrigated land, a 2900 sqft home, two ponds, and an additional building site already equipped with a well and septic system.





Land

This expansive 113-acre property, with 94 acres under irrigation, offers a range of agricultural and recreational opportunities. The land has been laser leveled and features an irrigation system, including a pivot, concrete ditch, and wheel lines. Two ponds on the property not only provide irrigation water but are also stocked with fish, making them ideal for fishing and duck hunting. The soil composition is predominantly silt loam, excellent for growing a diverse array of crops. The land has previously been utilized for a purebred Hereford operation.

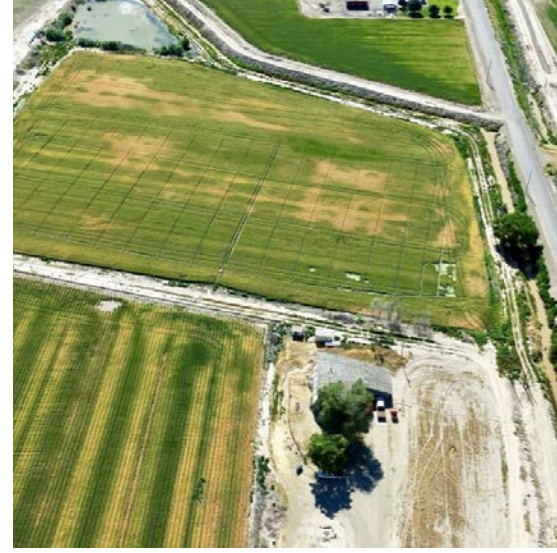
Additionally, the 111-acre parcel comes with a building permit, and a new well and septic system are already in place, making it ready for a new home.

Improvements

This property features a spacious 2935 sqft home. Inside, you will find three bedrooms and two and a half bathrooms, a walk-in basement and a catwalk. The home is equipped with a reverse osmosis system for high-quality water, a heating and cooling ventless system for year-round comfort, and passive solar heating to enhance energy efficiency. The property comes with two propane tanks: a 500-gallon tank that is owned and a 1000-gallon tank that is leased.

Additionally, new siding and fixtures are included and ready to be installed.





Recreation

Malheur County is a popular destination for outdoor recreation. Locals love to fish the waters of Malheur County's many rivers which encompass the Malheur River, Owyhee River, Snake River and their many tributaries. Other fishing hot spots nearby include the Bully Creek Reservoir and Lake Owyhee State Park. Both recreational parks additionally offer opportunities for boating, watersports, RV camping, and hiking.

Water/Mineral Rights & Natural Resources

The property includes full irrigation rights through Warm Springs Irrigation District.

Region & Climate

Ontario, Oregon, experiences a semi-arid climate characterized by distinct seasons and relatively moderate weather patterns. Summers are typically warm and dry, with average high temperatures ranging from the mid-80s to low 90s Fahrenheit (29-35°C).





Location

Nestled in the heart of the high desert region, Ontario, Oregon, offers a unique blend of natural beauty, historical significance, and a vibrant community spirit. This charming city, located in Malheur County, stands as a testament to the resilience of small-town America. With a rich history dating back to the Oregon Trail era, the city proudly preserves its heritage through various landmarks and museums.

The Snake River, meandering through the region, not only serves as a lifeline for agriculture but also provides a perfect backdrop for outdoor enthusiasts. The surrounding Owyhee Mountains provide a haven for hikers, campers, and hunters.

In recent years, Ontario has seen a resurgence in economic growth, with a burgeoning arts and culture scene, small businesses, and innovative startups contributing to its evolution. This growth, however, remains balanced with a commitment to preserving the city's small-town charm and values.

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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.

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."

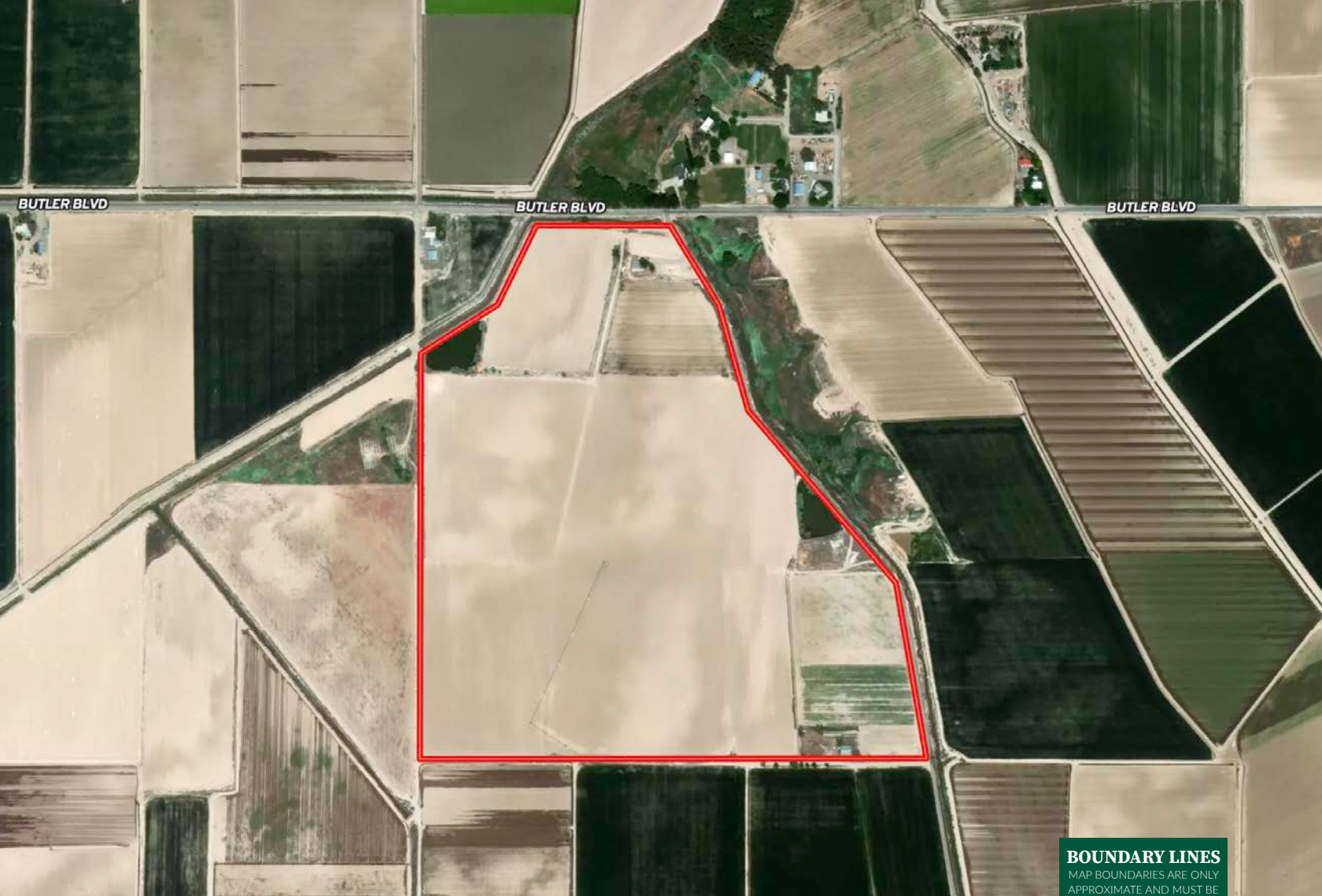


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary

BOUNDARY LINES

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



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