

Graham Blvd Farm

217.00 Acres

Malheur County, OR

\$1,450,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Irrigation
Pond/Lake
Water Rights

Land Details

Address: 1925 Graham Boulevard,
Vale, Oregon 97918, USA

Total Acres: 217.00

Deeded Acres: 117.00

Leased Acres: 100.00

Zoning: C-A1

Topography: Level

Water Rights: Yes, 69 acres of water
rights through Vale Irrigation District

Estimated Taxes: \$2,842.6 - 2024

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Farm

Finished Sq. Ft.: 1986

Bedrooms: 4

Full Bathrooms: 2

Half Bathrooms: 1

Basement: None

Parking Types: Attached Garage



Property Summary

Discover the charm of country living on this 217-acre property in Vale, OR. Designed for equestrian and livestock use, it features a 7-stall barn, roping arena, pens, pasture, ponds, and more. Ideal for those seeking space to work, graze, and unwind. Includes a charming 1,986 sq ft farmhouse built in 1971—perfect as a primary residence or ranch HQ.





Land

This expansive property includes 117 deeded acres, with an additional 100 acres under a long-term lease, offering ample space for agricultural operations. Of the deeded land, 69 acres have water rights through the Vale Irrigation District, and the irrigation system is gravity-fed, eliminating the need for pumping and reducing operational costs. The leased ground includes 72 acres of irrigated land, further enhancing the property's productivity. The irrigated ground supports lush pasture grass, ideal for grazing livestock or hay production. Well-suited for year-round agricultural use, the land offers a blend of functionality, productivity, and scenic rural beauty.

Improvements

Designed with livestock and equestrian use in mind, the property offers a 7-stall indoor horse barn with a tack room, a 65×65 covered arena that needs a new cover, horse and cattle pens, feedlot bunks, and acres of lush pasture grass perfect for grazing. You'll also find two ponds, an enclosed lean-to, and a spacious indoor shop with concrete floors, a toilet, a sink, and an unfinished upstairs loft ready for your personal touch.

The charming 1971 farmhouse offers 1,986 sq ft of living space with 3 bedrooms, 2 bathrooms, a new tin roof added in 2021, a handicap-accessible front ramp, and an additional room perfect for a home office or potential 4th bedroom.





Recreation

The City of Vale is a town rich with Eastern Oregon history. Incorporated as a town in 1889, the location was in use for many years previously, first by explorers then trappers and finally travelers and emigrants along the Oregon Trail. Today, Vale is still a popular stopping place for travelers. Besides exploring the history of the Oregon Trail, there are many destinations for hunting, fishing and camping.

Outdoor recreational activities & nearby attractions:

- Keeney Pass
- Cottonwood Park
- Lewin City Park
- Vale City Pool
- Oregon Trail Murals
- Bully Creek Park

Just a short drive from Vale, Lake Owyhee and the Snake River offer additional recreational opportunities, including fishing, boating, and hiking. These spots are perfect for day trips and exploring the natural beauty of the region. Whether you're interested in outdoor adventures or exploring local culture, Vale provides a range of activities to suit various interests.





Water/Mineral Rights & Natural Resources

69 acres of water rights from Vale Irrigation District

Source – Beulah Reservoir

Region & Climate

Vale is a small city in eastern Oregon, located in Malheur County near the Idaho border. It lies within the Treasure Valley, part of the larger Snake River Plain. The area is largely rural and agricultural, with a strong emphasis on farming and ranching.

- Hot, dry summers with temperatures often exceeding 90°F (32°C)
- Cold winters with temperatures frequently dropping below freezing
- Low annual precipitation, typically around 10–12 inches (250–300 mm), mostly falling in winter and spring

The area sees plenty of sunshine year-round but can experience occasional snow in the winter.

Location

1925 Graham Blvd is located within Vale, Oregon, approximately 1 mile southwest of the downtown area.

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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.

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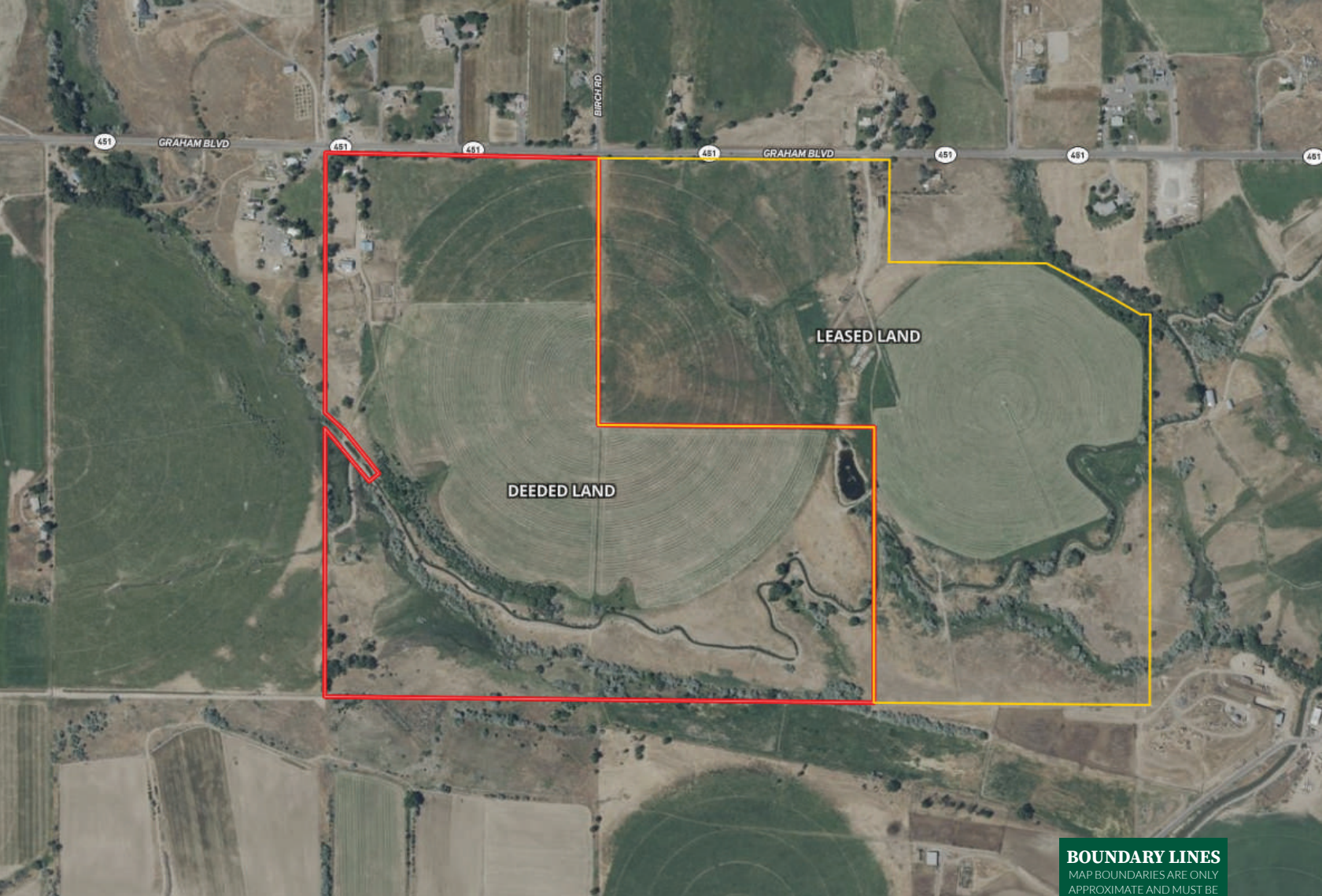


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- RICK STEINER, SELLER/BUYER

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 Boundary  Boundary

BOUNDARY LINES

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



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