

Conductor Riverfront Farm

96.00 Acres

Malheur County, OR

\$1,350,000



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Activities & Amenities

Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Irrigation
Stream/River
Water Rights
Waterfront
State Hunting Unit: Beulah 65

Land Details

Address: 990 Conductor Rd,
Huntington, Oregon 97907, USA
Closest Town: Weiser, Idaho
Total Acres: 96.00
Deeded Acres: 96.00
Leased Acres: 0.00
Elevation: 2,100 FT
Topography: Level
Tillable/Crop/Orchard Acres: 65
Irrigated Acres: 65.6
Water Rights: Yes
Estimated Taxes: \$958.54 - 2021
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Frame
Finished Sq. Ft.: 1,775
Bedrooms: 3
Full Bathrooms: 1
Basement: Partial finished
Heating Systems: Fireplace



Property Summary

Conductor Riverfront Farm is nestled in the rural countryside in the northeast portion of Malheur County on 96 acres along the Snake River. The irrigated farm includes a 3-bedroom farmhouse, water rights directly out of the Snake River, and 65 acres of cropland.





Land

The level topography makes it easy and affordable to irrigate. The alfalfa fields are irrigated via flood irrigation with a system of gated pipe, a 15 HP 3 Phase Parma pump, and a 20 HP flow pump. There are currently no outbuildings but there is plenty of room on the 96-acre tract to build a barn or hay shed.

- 96.00 Acres
- 65.60 Acres of Water Rights
- Alfalfa Grass Hay

Improvements

The farm includes 1,775 sq ft farmhouse with 3 bedrooms, 1 bathroom, and a freestanding gas fireplace. The living space is all concentrated on the main level with storage space on the upper level and a partial basement that houses the well, pump, and pressure tank. The property has its own well and septic system.

- 1,775 Sq Ft
- 3 Bedrooms
- 1 Bathroom
- Gas Fireplace
- Individual Well
- Septic System





Recreation

Public lands lie just across the river to the north of the farm. You can fish directly off the banks of this property. However, a wide range of other recreational activities is available at the nearby public parks and reservoirs especially if you enjoy boating, camping, and hiking.

- 0.0 miles from the Snake River
- 0.6 miles from BLM Land
- 1.8 miles from Porters Island
- 8.8 miles from Love Reservoir
- 9.4 miles from Farewell Bend State Recreation Area
- 13.4 miles from Weiser River Trail
- 26.0 miles from Manns Creek Reservoir
- 37.3 miles from Paddock Reservoir
- 38.2 miles from Malheur Reservoir
- 41.3 miles from Brownlee Reservoir

The Farewell Bend State Recreation Area is a popular destination for a day trip or weekend excursion. It offers boat ramps, picnic areas, horseshoe pits, a volleyball court, and seasonal camping. It is a great place to watch for wildlife such as deer, geese, eagles, chukars, and quail.

The town of Weiser, Idaho is just across the state line and offers even more outdoor recreation. Local reservoirs including Manns Creek, Crane Creek, and Paddock Reservoir are great destinations to visit if you enjoy boating, swimming, fishing, or hiking. Many Weiser area residents appreciate strolling or biking along the Weiser River Trail, which is an 84-mile-long public recreational trail formed along the old Pacific and Idaho Northern railroad grade. This trail follows the Weiser River, provides access to thousands of acres of public lands, and is a great place to spot big game, waterfowl, and other wildlife.





Water/Mineral Rights & Natural Resources

The property includes 65.6 acres of 1964 priority water rights directly from the Snake River. This water can be used for irrigation and has no annual costs. It does however average about \$5,000 every year in power costs to pump the water from the river.

Location

This rural Malheur County agricultural property is located midway between Weiser, Idaho, and Huntington, Oregon.

Huntington, Oregon is a small community situated near the Snake River with easy access off of Interstate 84. This town is rich in history. It is a part of the historic Oregon Trail and was once an important railroad hub. Many people visit the area to explore the Farewell Bend State Recreation Area which features covered wagon exhibits and interpretive displays commemorating the Oregon Trail. Other local attractions and events include the Malheur County Fair, the Celtic games, an annual haunted Halloween forest, and vintage car shows

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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.

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"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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 Boundary

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



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