

Baldwin Farm

270.73 Acres

Jefferson County, OR

\$1,250,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Borders Public Lands
Canal
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Water Rights
State Hunting Unit: 38-Grizzly

Land Details

Address: 4000 SE Baldwin Drive,
Madras, Oregon 97741, USA
Closest Town: Madras
Total Acres: 270.73
Deeded Acres: 270.73
Leased Acres: 0.00
Zoning: EFU
Elevation: 2600'
Topography: Level, Sloped, Hills.
Irrigated Acres: 207.1
Water Rights: Yes
207.1 acres NUID
Estimated Taxes: \$3,677 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Outbuildings: 3
Fence Type: Barbed wire perimeter
on east, south & west.



Property Summary

Highly productive farm located on the east edge of the North Unit Irrigation District with potential to become a lifestyle estate with end of the road privacy. Borders 1,000's of acres of public ground for out the gate access to endless opportunities for recreation.





Land

Level to sloping irrigated farm ground. Dwelling site with mature trees and Cascade Mountain views. The farm ground has been professionally managed and is in good condition. The dwelling site and equipment areas are ready for improvement to make this an outstanding property.

Improvements

A 60'x120' hayshed with paved floor and another 36'x60' shop building along with a potato shed for additional storage. There is an untenable house on the 110 acre parcel that could possibly be used to obtain permits for a replacement dwelling. 160 acre parcel could possibly qualify for a dwelling. All county & state requirements must be met before building permits could be issued.

Recreation

Borders 10,000 plus acres of National Grasslands for endless opportunities to ride horses, ATV's, hiking or hunting. Qualifies for Landowner Preference tags subject to OR Fish and Wildlife.



Agriculture

Two parcels totaling 270 acres with 207 acres of irrigated ground. A Valley pivot, wheelines, pumps and ponds are all in place for irrigating.

Water/Mineral Rights & Natural Resources

207.1 irrigated acres of which 175.9 acres are Deschutes water rights and 31.2 acres are Crooked River water rights in the North Unit Irrigation District.

General Operations

Farm ground and hayshed are currently leased until the fall of 2024.

Region & Climate

Located in the high desert steppes of Central Oregon.



**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





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

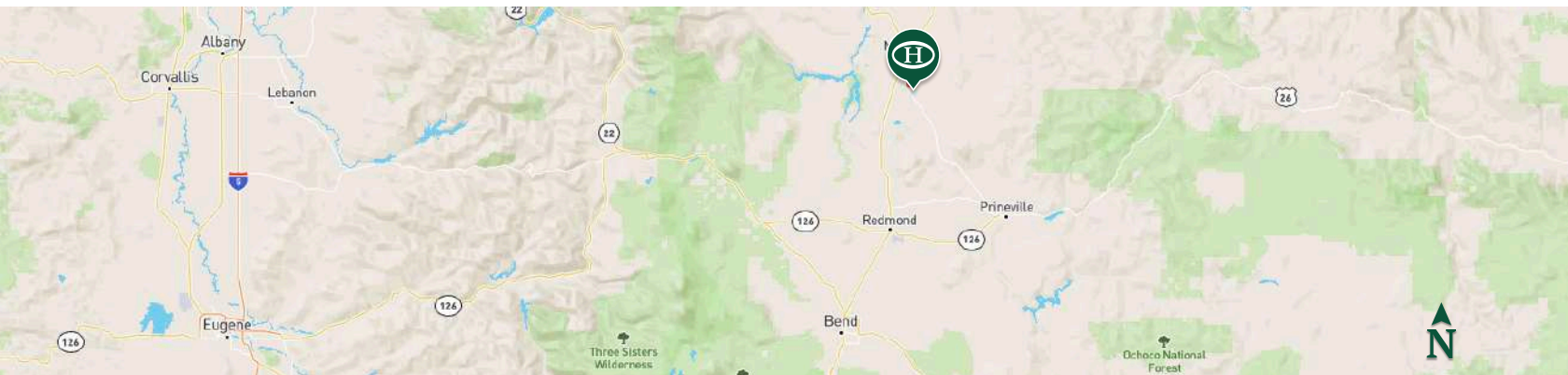
Scan to see more
testimonials





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

 Boundary



Dan Fox

- 📍 Broker, Licensed in OR
- ✉ DFox@HaydenOutdoors.com
- 📞 541.480.0763


**HAYDEN
 OUTDOORS.**
REAL ESTATE

