

Adrian Pivot - 128+ AC

128.75 Acres | Malheur County, OR | \$1,602,000



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TOTAL ACRES:

128.75

PRICE:

\$1,602,000

COUNTY:

Malheur County

CLOSEST TOWN:

Homedale, ID

Activities & Amenities:

Farm/Crops/Ag

Water Rights

Irrigation

State Hunting Unit 46

Land Details:

Address: TBD Fawn Rd, Adrian,
Oregon 97901, USA

Closest Town: Homedale, Idaho

Total Acres: 128.75

Deeded Acres: 128.75

Leased Acres: 0.00

Zoning: C-A1

Topography: Level

Irrigated Acres: 106.8

Water Rights: Yes

Estimated Taxes: \$1,191.62 - 2023

Source of lot size: Assessor/Tax Data

Property Summary

The Adrian Pivot property located in Malheur County, renowned for its agriculture industry, offers an opportunity to invest in irrigated farmland. Whether you're looking to expand your farming operations or embark on a new venture in agriculture, this property offers the perfect location, infrastructure, and crop cultivation.

Land

128.75 acres of irrigated farmland in Malheur County, Oregon. This versatile property offers opportunities for crop cultivation or grazing. Currently utilized as pasture under pivot irrigation, the property features a full pivot and a smaller half pivot, efficiently irrigating approximately 116 acres.

- Full Pivot = 100 +/- Acres
- Half Pivot = 5 +/- Acres
- Stationary Sprinklers = 10 +/- Acres

Agriculture

Agriculture plays a significant role in Adrian's economy, with farming and ranching being primary occupations for many residents.

Region & Climate

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



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.

Nearby recreation amenities include:

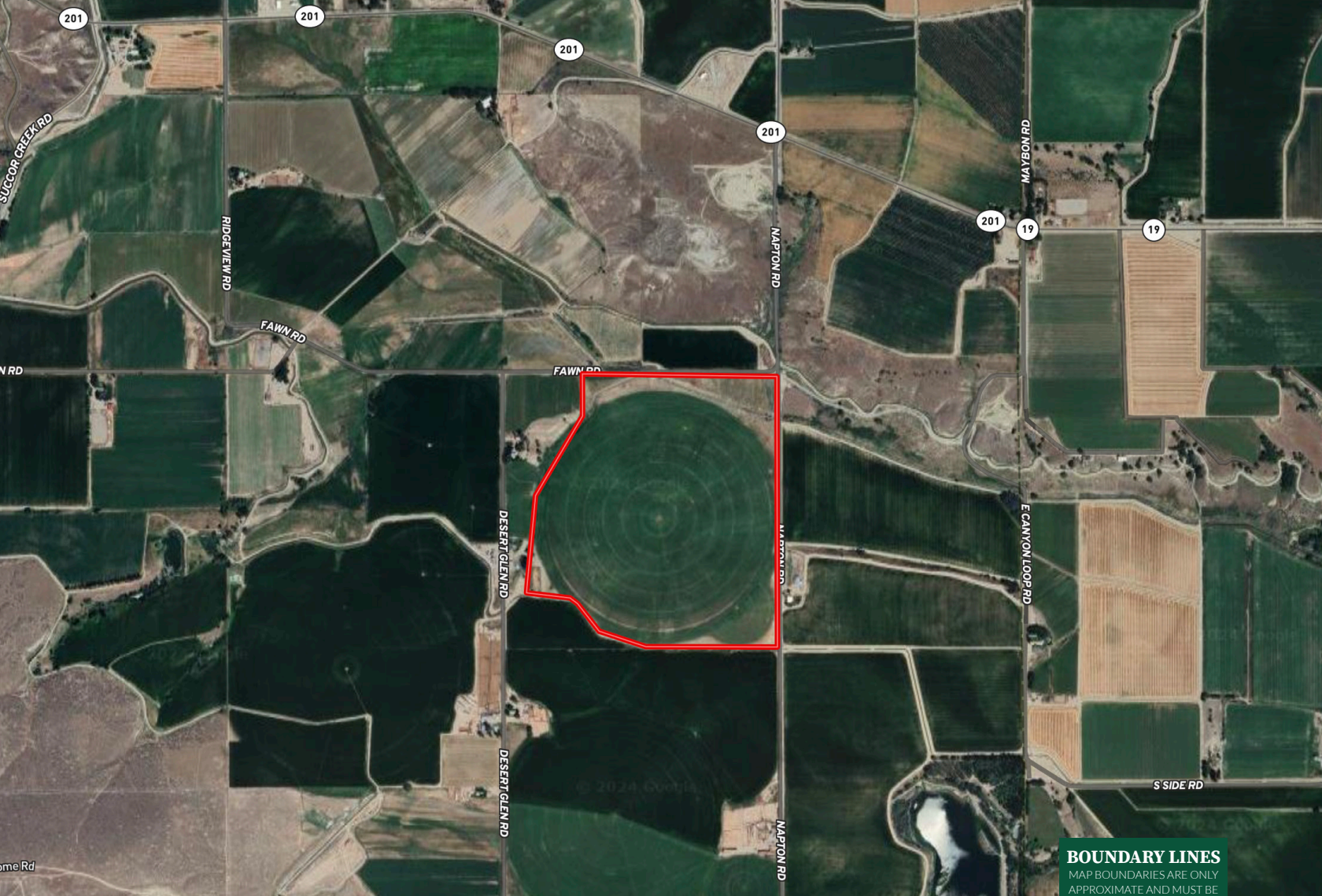
- **Owyhee Reservoir:** This reservoir offers opportunities for fishing, boating, and kayaking. The area around the reservoir also has camping facilities
- **Owyhee River:** Known for its scenic beauty and opportunities for rafting and kayaking, the Owyhee River is a popular spot for adventurous water activities. The river flows through breathtaking canyons and offers a chance to experience the natural beauty of the region.
- **Hunting:** 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.

Location

Adrian, Oregon, is a small town located near the Oregon-Idaho border. 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.

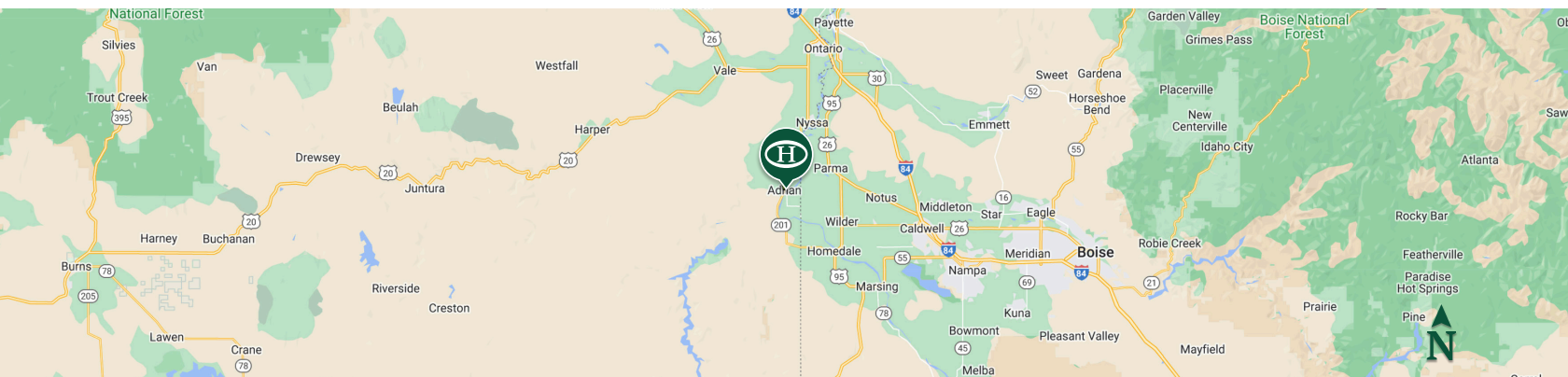
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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