

Oak Road Ranch

77.37 Acres | Malheur County, OR | \$1,350,000



Activities & Amenities

Cattle/Ranch
House/Cabin
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access
State Hunting Unit: 65

Land Details

Address: 4460 & 4484 Oak Road,
Ontario, Oregon 97914, USA
Closest Town: Ontario
Total Acres: 77.37
Deeded Acres: 77.37
Leased Acres: 0.00
Elevation: 2340 ft
Topography: Flat
Irrigated Acres: 7
Estimated Taxes: \$2,950.79 - 2023
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Manufactured
Finished Sq. Ft.: 1134
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types:
Detached Garage
Outbuildings: 2
Cooling Systems:
Forced Air Cooling
Heating Systems:
Forced Air



About This Property

Incredible opportunity to own over 77 acres near Ontario, Oregon! This stunning property includes two large shops, excellent water rights, and development potential.





Land

This property boasts 77.37 acres of pristine land, ideal for agricultural use and featuring development potential with the ability to subdivide into 10 two-acre parcels. It includes 55 acres of water rights and several run-off ponds for watering. The 1/4-acre lined pond, equipped with its own pump and filtration system for constant water rotation, is perfect for swimming and has a beach area.

The land is well-maintained, landscaped with numerous large, mature trees, and fully fenced with buried irrigation throughout. Certified for organic farming, the terrain is extremely unique, predominantly flat with gently sloping areas, offering stunning views of the surrounding mountains. Additionally, a year-round creek flows through the southern part of the property. A small portion of 8 acres is set up for organic farming and qualifies to be registered for organic certified farm products. The property is also currently grandfathered into hemp growing and hemp handling, with current licenses for both. With no CC&Rs, the land can be used for whatever you want, providing unmatched flexibility for your needs.

Improvements

This property features two manufactured homes, each with 3 bedrooms and 2 bathrooms, spanning roughly 1,200 square feet and situated on foundations. Each home has its own septic system, address, and power meter. The property also includes three wells: one for each home, and a third on the northeastern part of the property, which has power connected.

Additionally, there are two large shops on the land. The first shop, built in 2022, measures 120×50 feet. It is fully insulated, equipped with power and ready for 3-phase power hookup. It also has water and septic connections, and features four radiant gas heaters. The shop includes three large roll-up doors measuring 16×14 feet, perfect for large equipment or semi-trucks, as well as a smaller 12×14 roll-up door. Importantly, no mechanical work has been done in this shop.

The second shop measures 30×40 feet and has 220 Amp service.



Recreation

Ontario's location near the Snake River and the nearby Owyhee Mountains provides ample opportunities for outdoor recreation. Activities such as fishing, boating, hiking, and hunting are popular among residents and visitors alike.

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.

Hiking and Wildlife Viewing: The surrounding areas have trails and paths that are great for hiking and wildlife observation.

Hunting and Bird Watching: 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.





Agriculture

Malheur County is known for its rich agricultural heritage and diverse farming activities. The county's agricultural sector plays a significant role in the local economy and contributes to the state's overall agricultural output.

Region & Climate

Malheur County is semi-arid, characterized by hot, dry summers and cold winters. Precipitation levels are relatively low, and the area experiences abundant sunshine throughout the year.

Location

While agriculture remains a cornerstone of Ontario's economy, with the region known for its production of onions, potatoes, sugar beets, and other crops. The city also boasts a diverse economy, including manufacturing, healthcare, retail, and service industries. Ontario's strategic location along major transportation routes contributes to its role as a commercial and distribution center. Ontario serves as a retail hub for southeastern Oregon and nearby Idaho communities. The city is home to shopping centers, restaurants, hotels, and other amenities.

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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.

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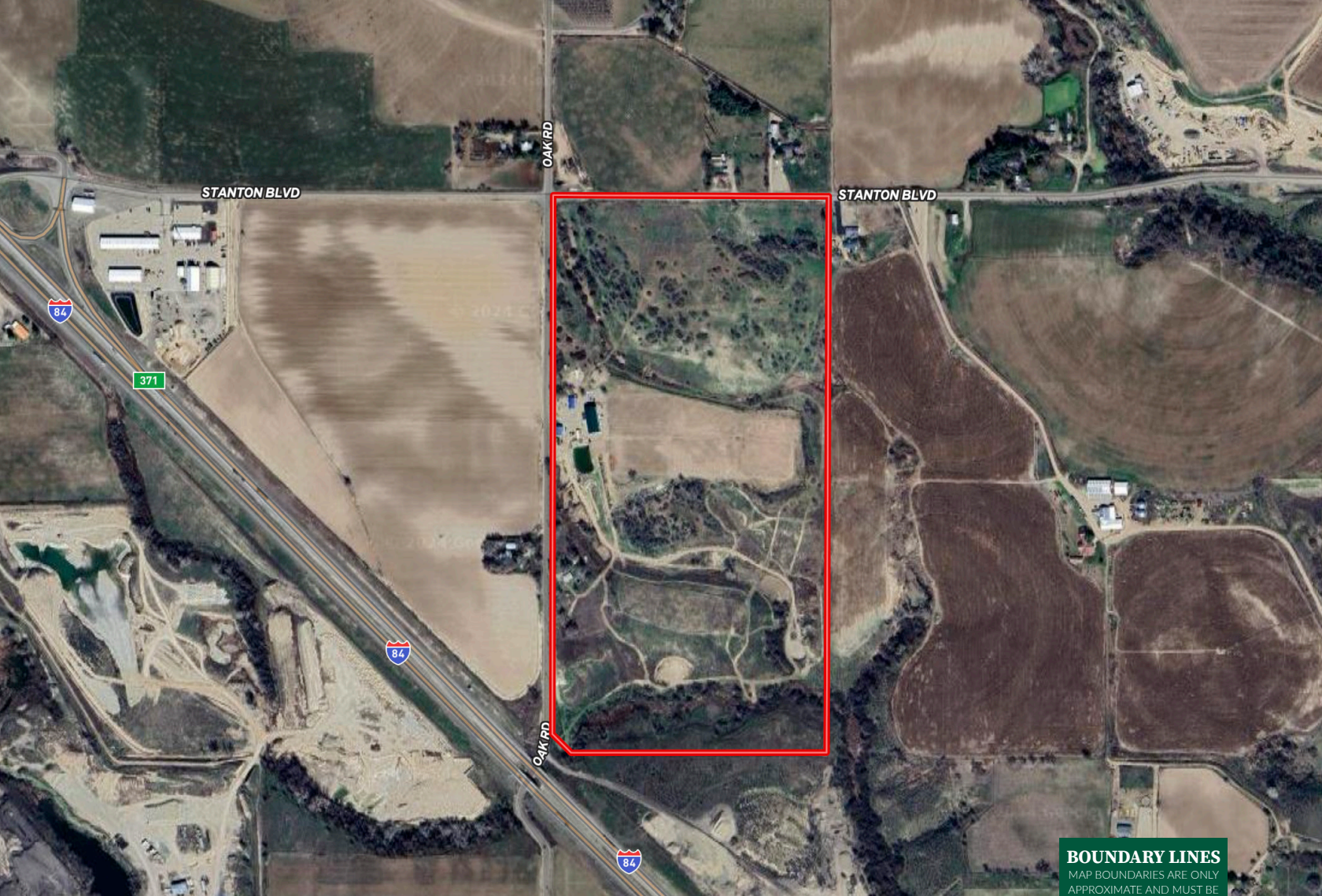


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- RICK STEINER, SELLER/BUYER

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APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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