

Campbell Creek Farm

111.80 Acres | Jefferson County, OR | \$1,250,000



HAYDEN  OUTDOORS.

Campbell Creek Farm

TOTAL ACRES:

111.80

PRICE:

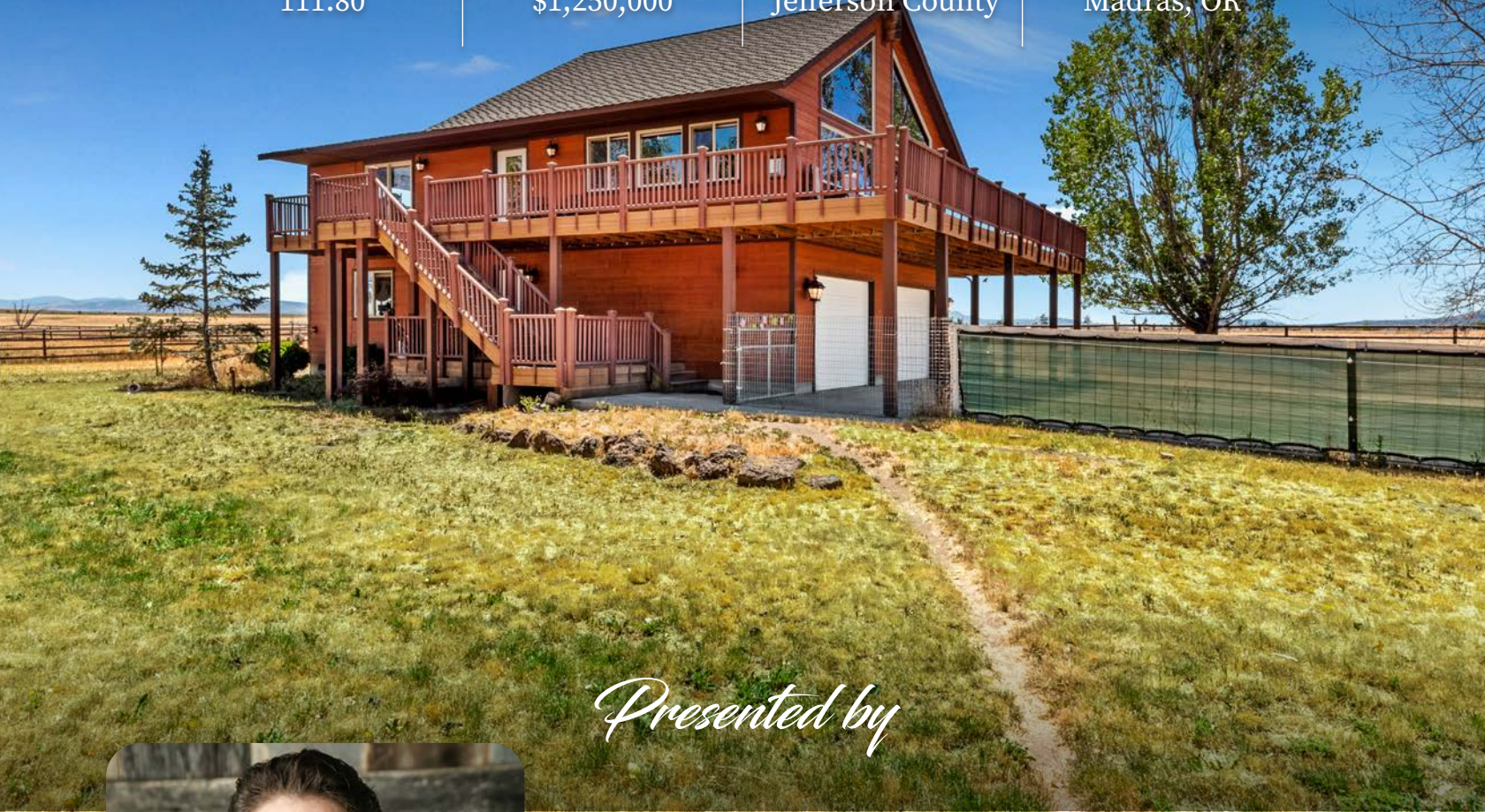
\$1,250,000

COUNTY:

Jefferson County

CLOSEST TOWN:

Madras, OR



Presented by



Dan Fox

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



HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Irrigated farm with pivot, working pens, hayshed and corrals. Set up for cattle and horses, this property has it all. Nice home just above the Deschutes River and Campbell Creek makes for stress free country living. With panoramic Cascade Mountain and rimrock views. Experience sunrises and sunsets like you've never seen before. All from a wraparound elevated deck with unobstructed views.



Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Rights
State Hunting Unit: 38-Grizzly

Land Details

Address: 4154 NW Entriiken Ln, Madras, Oregon
97741, USA

Closest Town: Madras

Total Acres: 111.80

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: EFU

Elevation: 2300

Topography: Level

Vegetation: Juniper, Sage,

Irrigated Acres: 93.7

Water Rights: Yes

North Unit Irrigation

Estimated Taxes: \$4,796 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Homes:

Frame

Style of Home(s): 2 Story

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Basement: None

Parking Types:

Attached Garage

Outbuildings: 2

Types of Outbuildings: 60x120 Covered Building,
Vet/Tack Room

Fence Type: Pipe Corrals, Barbed Wire Perimeter
& Cross

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air

Foundations: Stem Wall

Exterior Features: Wraparound elevated deck



Land

111.8 deeded acres with 93.7 acres of irrigated farm ground under a 5 tower Valley pivot and 3 wheellines. The custom home has high end finishes, vaulted ceilings with a thoughtful layout for ease of living. All this at the end of a private drive for quiet, peaceful enjoyment of the property. Originally designed for a purebred cattle operation it also lends itself to a horse facility, 4-H projects or just quiet country living.

Improvements

Custom built in 2010, this home is 2,205 sf with big windows to take in the Cascade Mountain views, finished with top end materials and is in a very private location.

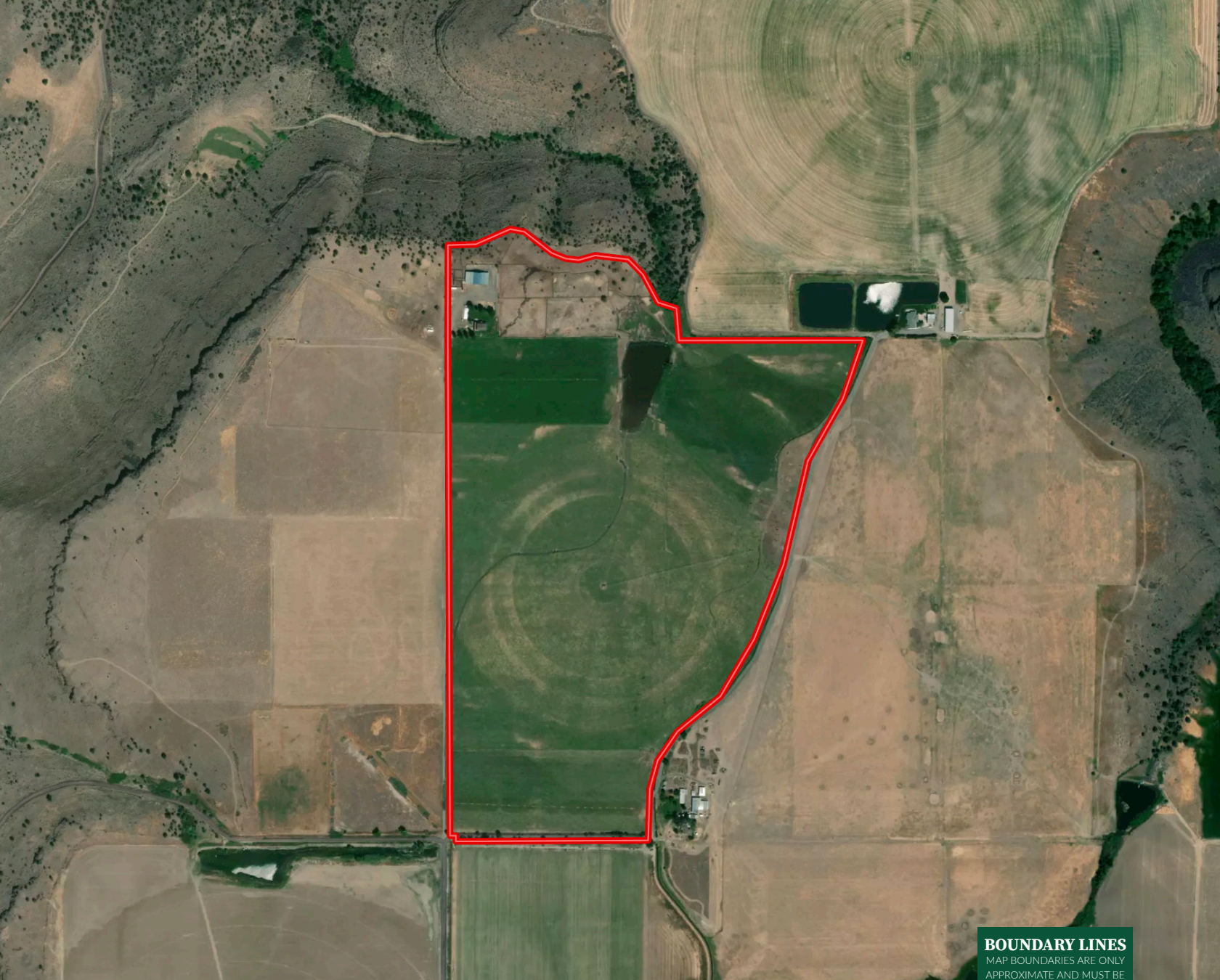
Working corrals and pens are all built out of pipe and include concrete feed bunks. A 60 x 120 covered building with vet room provides hay, equipment and supply storage.

Recreation

Pelton Lake is just 5 miles down the road and Lake Billy Chinook is 17 miles for fishing, water sports and skiing. Located in Central Oregon which is an outdoor enthusiasts premiere area for snow sports, dining, entertainment, mountain biking, hunting and hiking.







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

 Boundary





Agriculture

50 acres irrigated under a five tower Valley pivot and 43 acres under three wheelines and handlines to irrigate the remaining property. Highly productive farm ground in an area where seed crops, alfalfa, wheat and grass hay are grown.

Region & Climate

High desert with mostly mild winters and many days of sunshine. Throughout the year, the temperature in Madras varies between a low of 23°F and a high of 90°F. The city also experiences an annual precipitation of 11 inches. In Madras, the humidity level remains comfortable throughout the summer, providing a pleasant environment for residents and visitors alike.

History

The town incorporated in 1910, and the Oregon Trunk Railroad and Deschutes Railroad Co. both arrived in 1911.





In 1937, over twenty years after a local irrigation district formed, the Roosevelt Administration approved the Deschutes Project, which brought irrigation water to nearly 60,000 acres in central Jefferson County's North Unit Irrigation District. In 1946, irrigation water finally reached the district, and the dry-land wheat country soon turned green. The irrigation project created a land rush and a population boom in Madras and the surrounding area, and the farmland around the town would eventually produce some of the world's finest mint and seed crops.

Farming and ranching continue to be an important part of the local economy. Bright Wood Corporation, a wood-remanufacturing plant owned by the Stovall family, employs approximately 650 people at its Madras plant. Deer Ridge Correctional Institution, a state prison, is also located just east of Madras.

The town's location at the junction of U.S. Highways 97 and 26 make Madras a popular spot for travelers on their way to central Oregon. With strong influences from both Hispanics and Native Americans and a century-long relationship with the neighboring Confederated Tribes of Warm Springs (the tribal children come to Madras for middle and high school), Madras has grown into a multicultural community with a 2020 population of nearly 7,456 people.



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 bring buyers to purchase our properties. We offer cooperating 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





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com