

# Adrian Foothills Farm & Hunting Retreat

483.00 Acres

Malheur County, OR

\$1,975,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Geothermal Water  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Water Shares (different from water rights)  
Water View  
State Hunting Unit: Owyhee Unit 67

## Land Details

Address: 1733 Highway 201,  
Adrian, Oregon 97901, USA  
Closest Town: Adrian, Oregon  
Total Acres: 483.00  
Deeded Acres: 483.31  
Leased Acres: 138.00  
Zoning: Farm Use  
Topography: Varies  
Tillable/Crop/Orchard Acres: 138  
Irrigated Acres: 138  
Water Rights: Yes  
Approximately 138 acres through  
Ridgeview Irrigation District.  
Income Type: Tenant Farmer  
Estimated Taxes: \$2,687.71 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes: Frame  
Style of Home(s): Single Level  
Unfinished Sq. Ft.: 2108  
Parking Types: Attached Garage  
Total # of Spaces: 2  
Outbuildings: 1  
Types of Outbuildings: Shop with Power





### About This Property

Beautiful farm with irrigated cropland nestled between the Snake River and the Adrian, Oregon foothills. This property backs up to thousands of acres of BLM land to the west providing private access for hunting or horseback riding.







## Land

The private access to public lands makes it an ideal location for an outfitters headquarters or hunting retreat. The farm has approx. 138 acres in organic alfalfa irrigated under a pivot system with water shares provided through Ridgeview Irrigation District.

- 483.31 Deeded Acres
- 137.7 Water Right Acres
- Borders BLM Land to the West
- Center Pivot, Handlines, & Wheelines
- Planted in Organic Alfalfa
- Option to Split off 65+ Acres
- Additional Building Permit – Approved through 10/8/2025
- Views of the Snake River







## Improvements

The home with a 2 car attached has been gutted and is ready for the new owner to remodel to their own preferences. Domestic water is provided through an artesian well with 96-degree water. The shop with power offers a great place to store farm equipment & vehicles.

- Single Level Home – Gutted
- 2,108 Sq Ft
- 2 Car Attached Garage
- Geothermal Artesian Domestic Well (96 Degree Water)
- Shop with Power

## Recreation

The property is located in the Owyhee 67 hunting unit. Wildlife in the area includes deer, elk, bighorn sheep, black bear, pronghorn antelope, pheasants, chukars & more. The avid fisherman will appreciate fishing on the banks of the Snake River which is less than 1/2 mile from the property.







### **Water/Mineral Rights & Natural Resources**

There are 137.7 water right acre shares available through the Ridgeview Irrigation District. The property is irrigated through a system of center pivots, wheel lines, and handlines. The pivots were new in 2015 and 2016.

The new owner must honor the tenant farmer lease which is in place through August 24th, 2025. The owner gets 25% of the crop yields and pays for the irrigation costs. The tenant pays for the power to run the pivots. It is pressurized irrigation so there are no additional power costs associated with the irrigation system.

### **Region & Climate**

The farm is located 4 miles south of Adrian, Oregon. Adrian is a small rural agricultural town in Malheur County that lies along the Snake River.

Lake Owyhee State Park and the Owyhee Reservoir are located approximately 28 miles away. At this public park, you can enjoy a relaxing day of boating, jet skiing, wildlife viewing, fishing, and exploring. Owyhee Reservoir is a

52-mile-long lake within a deep canyon consisting of beautiful volcanic rock formations. Some of this unique desert canyon and unique geology is only visible by boat, making for exciting exploration for boaters. Fishing for largemouth bass, black crappie, and catfish is plentiful. The reservoir is also occasionally stocked with rainbow trout. Wildlife viewers can watch for golden eagles, coyotes, ground squirrels, rabbits, pronghorn antelope, mule deer, wild horses, California bighorn sheep, and mountain lions.

Another hotspot enjoyed by local fishermen is the Owyhee River which is a mere 20 minutes from the farm. This river is known for its excellent year-round fly fishing opportunities. The Owyhee is particularly known for producing large German brown trout, but it is not uncommon to hook a rainbow trout.

Major shopping and entertainment are available within 40 minutes in Ontario, Oregon and a major airport is within an hour at Boise, Idaho.

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## 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.

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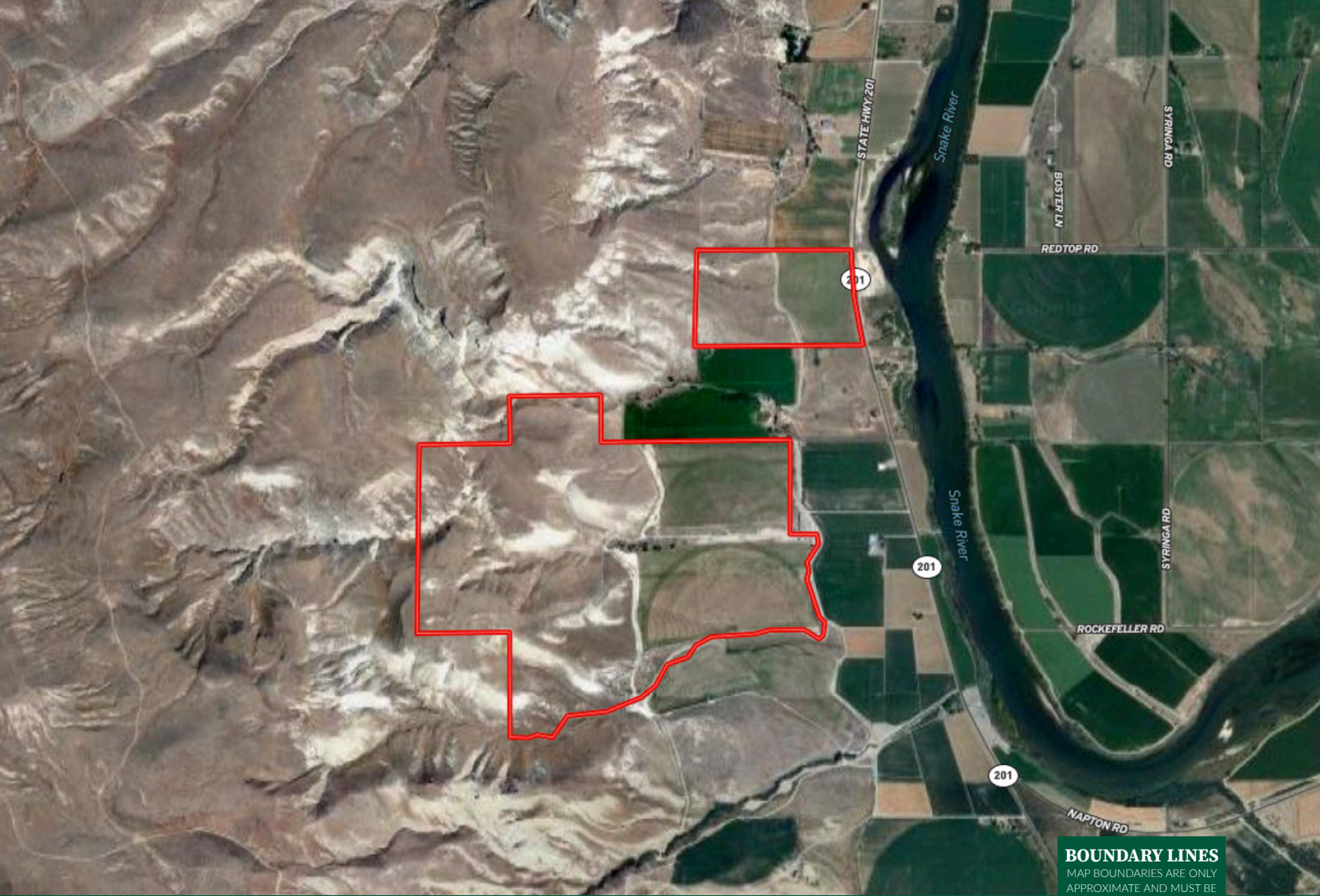
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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

 Boundary



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