

Country Lane Farm

79.90 Acres

Malheur County, OR

\$885,000



HAYDEN  OUTDOORS®

Activities & Amenities

Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Water Shares (different from water rights)

Land Details

Address: 3677 Country Lane,
Vale, Oregon 97918, USA
Closest Town: Vale, Oregon
Total Acres: 79.90
Deeded Acres: 79.90
Leased Acres: 0.00
Zoning: C-A1 Farm Use
Elevation: 2,500 Ft
Topography: Mostly Level
Tillable/Crop/Orchard Acres: 73
Irrigated Acres: 76
Estimated Taxes: \$2,852.41 - 2021
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Frame
Style of Home(s): Single Level
Finished Sq. Ft.: 2,146
Bedrooms: 3
Bathrooms: 2
Basement: None
Parking Types: Carport
Outbuildings: 3
Types of Outbuildings:
Shop, Barn, Equipment Shed
Cooling Systems: Forced Air Cooling
Heating Systems:
Forced Air, Wood Stove



Country Lane Farm is nestled in the rural countryside of Vale, Oregon on a small plateau in Malheur County. The 80-acre irrigated farm includes 76 acres of water shares and the level topography is perfect for growing crops. The very private and picturesque setting showcases beautiful farmland views and an inviting 3 bedroom, 2 bathroom country home.

Land

The rich soil of this farm offers potential income from crops such as alfalfa, grain, or corn. The land includes 76 water right acres through Vale Irrigation District and has an irrigation system consisting of wheel lines, gated pipe, and a pump. Besides the cropland, the partially fenced acreage is also suitable for horses or livestock with its grazing pasture and outbuildings.

The land offers a fully-enclosed 20 X 30 shop with a concrete pad in front that provides access via a roll-up door and with additional access available through a walk-in door on the side of the building. The property also includes a 16 X 24 barn, a 36 X 20 equipment storage shed, and multiple corrals.

There is plenty of space to park an RV, boat, or equipment in any of the outbuildings. There is also a detached carport perfect for your main transport vehicle.

- 73 Acres of Crops
- 76 Water Rights
- Barn
- Corrals
- Detached Carport
- Equipment Shed
- Fully Enclosed Shop
- Gated Pipe
- Partially Fenced
- Pasture
- RV Parking
- Wheel Lines





Improvements

The charming single-level family home contains 2146 sq ft of living space. The picturesque front porch leads into a simple and elegant entryway with an office space just to the right. The highlight of the main living space is a great room with a wood stove on a beautiful brick surround. The kitchen features rustic knotty-pine cabinets with a stove, dishwasher, large pantry, and eat-in counter. The dining area, located just off the kitchen, includes bay windows that overlook the beautiful grounds. A convenient door just off the dining room leads to a covered patio, perfect for hosting barbecues or gatherings. A major focal point of the home is the spacious master bedroom suite, which offers a comfortable bathroom with a large soaker tub. The home also offers an additional 2 guest bedrooms, a guest bathroom, and a cozy den.

The yard presents easy maintenance landscaping, mature trees, and space for a garden. The back patio is fully covered, as is the front porch, which is constructed of solid wood and painted a lovely shade of contrasting red. Beautiful views of the entire property and surrounding area are available from multiple vantage points throughout the property and inside the house.





Recreation

A wide range of recreational activities is available at your fingertips from boating, fishing, hunting, bird watching, and more. Thousands of acres of BLM land is within 6.5 miles of the property to the West and just 10 miles north is Bully Creek Reservoir.

- 1.5 miles from the Malheur River
- 6.5 miles from BLM Land
- 10 miles from Bully Creek Reservoir
- 27 miles from the Snake River
- 30 miles from the Owyhee River
- 59 miles from Lake Owyhee State Park

Malheur County is a popular destination for outdoor recreation. Locals love to fish the waters of Malheur County's many rivers which encompass the Malheur River, Owyhee River, Snake River, and their many tributaries. Other fishing hot spots nearby include the Bully Creek Reservoir and Lake Owyhee State Park. Both recreational parks additionally offer opportunities for boating, watersports, RV camping, and hiking.

Water/Mineral Rights & Natural Resources

2022 Vale Irrigation District fees are \$42.98 per acre with a \$200 account fee. Total irrigation fees are \$3,466.48. A \$50 transfer fee will apply.





Region & Climate

This rural Malheur County agricultural property is located less than 10 miles from Vale, Oregon, a quaint small-town community that serves as the county seat. Vale, Oregon is a small community that lies along the banks of the Malheur River where it converges with Bully Creek. Vale is a mere 75 miles northwest of Boise, Idaho so it is close to an airport, hospitals, shopping, and entertainment. It acts as the county seat of Malheur County and is a common stop for travelers driving between western Oregon and the Boise metro area.

The region was a hub for travelers historically as well. Vale was a popular destination for trappers, missionaries, and settlers that were journeying along the Oregon Trail. In fact, it was the first stop in Oregon for those making the trek along this famous trail. Vale has beautiful vibrant outdoor murals dispersed throughout the community that depicts the journey of these Oregon Trail pioneers. Every year the Mural Society adds another hand-painted piece to the collection enticing visitors to return. Another attraction celebrating its Oregon Trail heritage is the Keeney Pass Interpretive Site. The remarkable past can be also witnessed by the many historical buildings throughout the town such as the Rinehart Stone House, the Grand Opera House, the Vale Hotel, and many others which were built at the turn of the 20th century.

Local attractions and events include the Malheur County Fair, the annual New Year's Eve Fireworks Display, and the annual Vale Fire Department Crab Feed. One of the most exciting events to attend in Vale is the annual Oregon Trail Days Celebration held the week of July 4th, which features a rodeo, car show, pie contest, and lumberjack competition.

*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

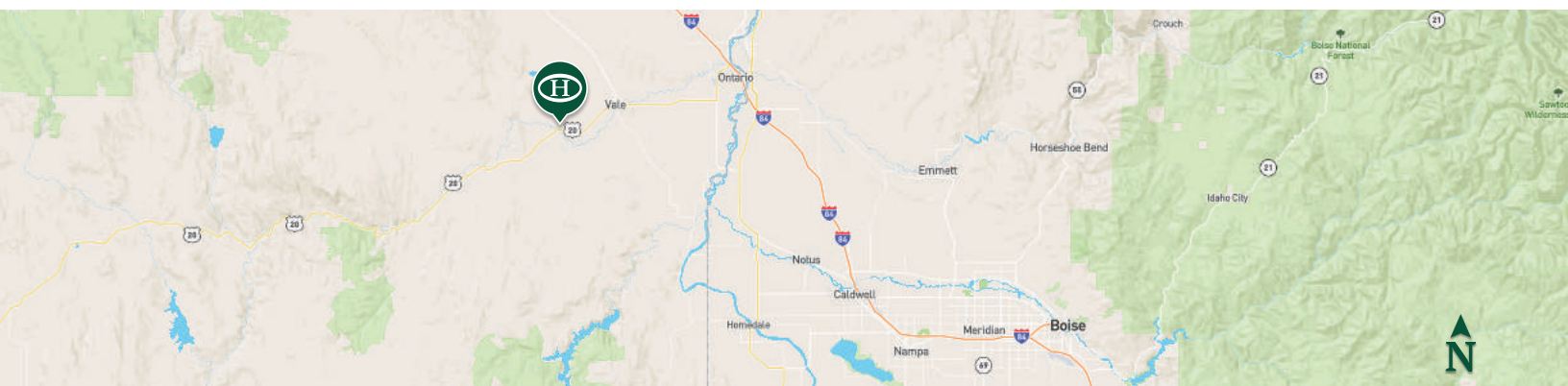
Scan to see more
testimonials





 Boundary

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



Austin Callison

📍 Principal Broker, Licensed in ID, OR & WY
✉ Austin@HaydenOutdoors.com
📞 208.870.1757


**HAYDEN
OUTDOORS®**
REAL ESTATE

