

BAKER VALLEY ALFALFA FARM

• BAKER COUNTY, BAKER, OREGON •



• \$799,000 •

Please contact The Whitney Land Company office to schedule a showing. A listing agent must be present at all times to tour the property.

For further details, contact:

• Travis Bloomer
Broker



THE WHITNEY LAND COMPANY
EST. 1970

AMERICAN
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• PROPERTY OVERVIEW •

The Baker Valley Alfalfa farm imparts the opportunity of rural living and quality hay production only minutes from downtown Baker City. This home is unique in its location. It is situated in the heart of the Baker Valley imparting extraordinary views of 9,000' high peaks in the Elkhorn Mountain Range. The home is located in a private spacious setting off the main road with plenty of open fields surrounding it. The house is an open floor plan built with high quality materials. The 2,543 sq. ft. home was built in 2007 and is conveniently situated on the farm. It is a custom single-level contemporary style structure with a fenced yard that is landscaped. The main level has three bedrooms, living room, family room and kitchen. The attached garage was recently remodeled and converted into an office/living area with a bathroom attached. A 36'x48' shop complete with electricity, concrete flooring, high clearance doors and insulation is located next to the home. A combination of primary and supplemental (Phillips Reservoir) water rights, along with a well, provide irrigation water for hay production. The farm has been extremely productive. In 2019 the farm production averaged 6 tons/ac growing a combination of alfalfa, triticale and peas. Four wheel-lines apply water to the farm with approximately 57 ± ac currently being irrigated. Located approximately 3 miles Northeast of Baker City.

• LOCATION •

20255 S Airport Rd, Baker City, OR 97814
T08SR40E TL 500, 501

• ACCESS •

From Baker City I-84 take exit 302 East .6 miles. Turn left on Lindley Lane and go 2 miles.
Turn right on Airport Lane and go .6 miles to arrive at the destination.

• DISTANCES TO OTHER CITIES •

LaGrande	46 mi
Ontario	80 mi
Boise, ID	133 mi
TriCities, WA	160 mi



• ACREAGE •

The farm consists of 58.95 acres of water rights. Four wheel-lines on the farm apply water to the following acres.

Acreages below were obtained from online mapping. These figures are approximate.

Wheel-line #1:	4 ac±	Wheel-line #2:	19.7 ac ±
Wheel-line #3:	4 ac ±	Wheel-line#4:	28.6 ac±

• CROPS •

The farm has historically grown alfalfa, triticale and peas. The primary crop grown has been alfalfa. Currently both fields are planted in newer stands of alfalfa.

• SOILS •

The soils information has been obtained from the Baker County NRCS Soil Survey. The soils map indicates 60% is mapped as Wingdale silt loam with the remaining mapped as a Burkemont silty clay loam.

ACTUAL PRODUCTION RECORDS:

2019: 184 ton alfalfa - East field
 150 ton triticale & peas - West field
 August: planted west field with alfalfa
 Electric Cost for Irrigation Pumps: \$3,663.20

2020: (AS OF JULY 20,2020) ***Irrigation season and growing season are not completed.

1st Cutting: 90 ton alfalfa – East Field
 140 ton triticale & alfalfa West Field
 Electric Cost for Irrigation as of July 20th: \$1,937.98

(AS OF SEPTEMBER 25, 2020) East Field has produced 5.2 Ton/ac for two cuttings
 West Field has produced 5.2 Ton/ac triticale/Alfalfa

** The alfalfa second cutting was 2 Ton/ac
 A short third cutting is expected.

SOILS: Windale silt loam, 0 to 2 percent slopes. Approximately 60% of the property is mapped as Windale.
 Burkemont silty clay loam, 0 to 2 percent slopes. Approximately 40% of the property is mapped as Burkemont.





• POWER •

Power is supplied by Oregon Trail Electrical Coop (OTEC). Three-phase power travels east and west along Airport Lane.

Irrigation Power Cost:

2018 - \$4,472.20 - Grass/Alfalfa and Triticale/Peas were grown. With fall planting of Triticale/Peas

2019 - \$3663.20 - Alfalfa and Triticale/Peas were grown. With fall planting of Alfalfa in West field.

2020 - \$1,973.98 - As of July 20, 2020. Triticale/Alfalfa. 1st cutting. 231 Tons harvested so far in 2020.

• WATER •

Water is supplied by the Baker Valley Irrigation District. The irrigation district has a strong reputation from users of the system. Irrigation water originates from the river prior to entering Baldock Slough. The Baldock Slough runs north through the entire length of the farm. A diversion captures the water into a pipe where it is pressurized with a newly installed pump. The pressurized mainline supplies four wheel-lines that irrigate the entire farm.





• WATER RIGHTS •

The water rights are a combination of primary, supplemental (Phillips Reservoir), and a well.

The primary rights are those that were certificated prior to the Phillips Reservoir being established. The primary rights are considered “Free Flow” meaning as long as the stream flows coming into the reservoir are exceeding that which needs to be stored, they can be utilized by the users with those water rights. These rights are allocated by priority date. The Free Flow water is measured in Miners Inches. The users get 1 miners Inch per acre. There have been years where Free Flow water is not available. If Free Flow water is available, it may last until May 15th. In excellent snow pack years, it is possible to extend until June 1.

The supplemental rights are those that are Mason Dam/Phillips Reservoir with a priority date of 1958. The ranch has 48.6 acres of these stored rights. According the irrigation district these are the most reliable and strongest water source because of the stored availability. Jeff Colton, Irrigation District Manager, indicates the stored water typically provides 1.5 ac/ft of water per acre on a normal water year. On a really good year this allocation could increase.

The groundwater permit is 200 ft deep and the well log shows it produced 800 gpm during the 5-hour pump test. Sellers utilize the supplemental permit on an annual basis once the other water availability starts to decline. On a typical year, Sellers will turn on the pump approximately in mid-July. This can vary depending upon snow pack and runoff in the mountains. The below water right information was obtained from Nate Petrucci, Deputy Watermaster – Baker County.

PRIMARY AND SUPPLEMENTAL

CERTIFICATE	ACRES	PRIORITY	SOURCE
4167	40	1902 PRIMARY	Powder River
4167	19.6	1902 PRIMARY	Powder River
73999	48.6	Supplemental	Phillips Reservoir
73610	11	Supplemental	Phillips Reservoir

SUPPLEMENTAL

PERMIT	ACRES	PRIORITY	SOURCE
G-12999	58.95	1995	Well
WELL LOG ID	DEPTH	5-HOUR FLOW TEST	CASING DIA/STATIC H2O
18865	200 ft	800 gpm	8 inch/8 ft



• DOMESTIC WELL WATER •

The well is located in T08S R40E Sec26. Start Card #188230/Well Label #86310. The well was placed in service in 2006. Well has a depth of 200' with a static water level of 4'. Diameter of well is 6". Electrical pump. Well test flow 150 gpm, duration of flow test was not reported. A new well pump was installed in 2019.

• WATER APPLICATION SYSTEM •

A total of 4 wheel-lines are on the property. A pressurized mainline with risers delivers the water to the wheel-lines. The entire irrigation system is supplied by a new 30 hp pump located next to Baldock Slough.

• WATER USE FEES •

Water supplied to users on the Lily Canal pay \$16.50/ac for the 1958 Mason Dam/Phillips Reservoir water rights along with a bond repayment of approximately \$1.5/ac. These are assessed on the annual taxes. Baker Valley Irrigation District charges on average between \$5.50 and \$7 per acre for direct maintenance costs. Total cost is around \$25/ac.

• FENCING •

The perimeter of the property includes a combination of wire and solar fence with the exception of the driveway entrance.



• CLIMATE, ELEVATION & RAINFALL •

3400' Elevation

Average Temperature Baker (Recorded in the period 1951-1981)

(All units are Degrees Fahrenheit)

MONTH	AVG DAILY MAX	AVG DAILY MIN	AVG	GROWING DEG DAYS
JANUARY	35.7	19	27.4	38
FEBRUARY	42.6	23.6	27.4	51
MARCH	49.7	26.5	38.1	71
APRIL	59.5	31.5	45.5	194
MAY	68.3	38.6	53.5	419
JUNE	76.4	45.1	60.8	624
JULY	85.9	50.3	68.1	871
AUGUST	84.3	48.4	66.6	825
SEPTEMBER	76.5	41.7	59.1	573
OCTOBER	62.9	33.8	48.8	270
NOVEMBER	46.8	27	36.9	53
DECEMBER	37.6	21	29.3	17

Precipitation

MONTH	AVERAGE INCHES WATER	AVERAGE SNOWFALL INCHES
JANUARY	1.17	7.4
FEBRUARY	.76	3.8
MARCH	1.04	2.5
APRIL	.92	.8
MAY	1.54	.2
JUNE	1.33	0
JULY	.69	0
AUGUST	.68	0
SEPTEMBER	.69	0
OCTOBER	.69	.3
NOVEMBER	1.18	3.7
DECEMBER	1.37	7
TOTAL	12.06	25.7

Growing Season days Baker (data was recorded from 1951 – 1981)

PROBABILITY	HIGHER THAN 24 DEG F	HIGHER THAN 28 DEG F	HIGHER THAN 32 DEG F
9 yrs in 10	150 days	117 days	90 days
5 yrs in 10	180 days	150 days	115 days
2 yrs in 10	200 days	172 days	132 days

Last Freeze Dates in Spring Baker (data was recorded from 1951 – 1981)

PROBABILITY	24 DEG F OR LOWER	28 DEG F OR LOWER	32 DEG F OR LOWER
1 yr in 10	May 10	May 28	June 19
2 yr in 10	May 2	May 21	June 12
5 yr in 10	Apr 20	May 8	May 29



First Freeze Dates in Fall Baker (data was recorded 1951 – 1981)

PROBABILITY	24 DEG F OR LOWER	28 DEG F OR LOWER	32 DEG F OR LOWER
1 yr in 10	Sept 29	Sept 18	Sept 8
2 yr in 10	Oct 6	Sept 24	Sept 13
5 yr in 10	Oct 18	Oct 5	Sept 22

• TAXES •

2019 Property Tax lot 501 - \$2,582.82
 Special Assessments Tax lot 500
 2019 Property Tax lot 500 – 294.18
 Irrigation Dist. Const: \$6.16
 Irrigation Dist. O&M: \$176
 TOTAL = \$3,059.16

• ZONING •

550 Farm Use Vacant & 551 Farm Use Imp

• MINERAL RIGHTS •

Any and all mineral rights (if any) owned by the seller will transfer with the sale of the property.

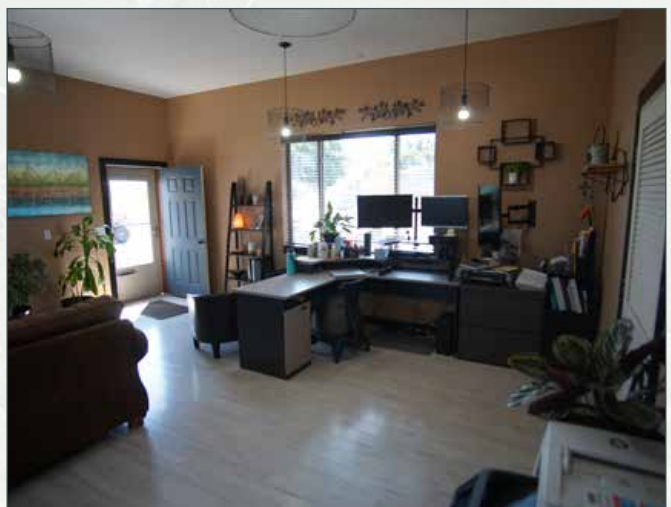




• HOME •

In 2007, a custom single-level 2543 sq. ft. contemporary style home was constructed. Exceptional views of the Elkhorn Mountain range to the west and the Eagle Cap Wilderness to the northeast can be seen from the home. The home design emphasizes natural lighting throughout the house. The main level has three bedrooms, living room, family room and kitchen. The kitchen is an open floor plan to the living room and dining table area. Kitchen countertops are granite. Cabinets are custom built with soft close pull out drawers and abundant storage. Two ovens, a propane stove top, dishwasher, refrigerator and walk in pantry complete the kitchen area. The kitchen island provides bar style seating. The living room has a vaulted ceiling and large picture windows. Two French doors furnish access to a 23' x 14' deck with a 9' tongue and groove ceiling that includes recessed outdoor lights. Flooring is a high-quality wood laminate. The master suite has a large walk-in style closet for his and her clothes and shoes. The master bathroom has separate sinks and a long granite counter top with custom cabinets for storage, and also includes a jetted corner bathtub and walk-in tile shower. The toilet has its own privacy door along with tile flooring. Two bedrooms with closets and wood floors share a bathroom that includes a shower/tub combination. Doors throughout the house are solid pine. The laundry room is complete with a custom granite counter with brackets for added storage beneath, cabinets and a washer/dryer. A utility room provides favorable space for multiple freezers and additional storage. The attached garage was recently remodeled and converted into an office/living area along with original half bath and utility sink attached. A big window facing south furnishes natural light. The space provides ample area to have two offices if working from home, or it can be used as an additional large living area. Easy access from shop to restroom area. An additional storage area is equipped with an American standard forced-air furnace and a propane water heater. The water heater is a propane tankless and sellers have seen a 30% reduction in energy consumption since installing. A newly installed Ameristar electrical heat pump complements the forced-air system and provides both efficient heating and air conditioning. Water is supplied by a productive domestic well, and the home has a septic system. The yard is completely fenced and landscaped with a variety of trees, shrubs and flowers.







• OUTBUILDINGS •

- 1 - 36X48 metal shop, cement floor, high clearance door, insulated, electricity,
- 1 - A small metal roof storage shed sided with aged wood is used for additional storage. Electrical and water are plumbed to the building. Small animal pens complete with water have been used for 4-H animals.

• HISTORY OF BAKER CITY & COUNTY •

Until 1861, the land now known as Baker County was an unsettled wilderness, visited only by Indians and travelers on the Oregon Trail headed for the green valleys of Western Oregon. Then four men searching for the fabled Blue Bucket Mine in the fall of that year spent the night in Griffin Gulch, a minor gully in the sagebrush-covered hills south of present-day Baker. These early adventurers found gold in the gulch and the rush was on. The town of Auburn was soon established as the first settlement and base for exploration. By about 1870 the richest placers were exhausted, but quartz lodes were discovered and developed, although slowly, and by 1900 were substantially productive in the Cracker Creek, Cornucopia, and Sumpter districts. As placer production decreased, Auburn declined, and Baker became the most important town in the county.



• BAKER DISTRICT MINING HISTORY •

Production in the Baker district has been chiefly from the placers in Griffin Gulch but this was in the early years and was unrecorded. After 1900 more than half of the gold produced in the district came from lode mines. Production of gold from 1906 through 1959 was 19,825 ounces from lode mines, 10,890 ounces from placers, and 5,437 ounces undifferentiated, a total of 36,152 ounces.

• EDUCATION •

Baker School District has K-12 education. Additional educational opportunities include satellite colleges, technical institutes as well as an online charter school. Baker has two satellite colleges where adults can take classes. Baker Technical Institute offers community courses and job training/certification for both students and adults. The Baker Charter School's is an online accredited public school for grades k-12 with regional centers across the state. The school also has an early college program where students can earn their associates degree upon graduation from college.



This property is available for showing to qualified buyers by appointment only. Inspection of this property must be arranged through the broker.

For further details, contact:

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