

Bensel Basin Ranch
31473 Bensel Road
Hermiston, OR 97838

\$1,449,000
38.49± Acres
Umatilla County



Bensel Basin Ranch
Hermiston, OR / Umatilla County

SUMMARY

Address

31473 Bensel Road null

City, State Zip

Hermiston, OR 97838

County

Umatilla County

Type

Farms, Single Family, Horse Property, Residential Property, Recreational Land, Ranches

Latitude / Longitude

45.896101 / -119.264839

Taxes (Annually)

\$9,662

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

3 / 3

Acreage

38.49

Price

\$1,449,000

Property Website

<https://whitneylandcompany.com/property/bensel-basin-ranch-umatilla/oregon/106336/>



PROPERTY DESCRIPTION

Bensel Basin Ranch

Introduction:

Move to the heart of the Columbia Basin in an area known for its famously high productive irrigated soils that produce some of Oregon's best watermelons and specialty crops. The Bensel Basin Ranch offers an easy to maintain 38.49+/- acre developed hay farm. Features include a beautiful private drive to a gorgeous updated custom single-level home with attached garage, a massive shop, Zimmatic pivot irrigation hay fields, a featured pond, large equipment yard, small feed lot, corral system, and pasture acres. Currently the property is running approximately 15-20 pairs and producing 200-250 tons of hay annually. The property is approximately five miles North from the city of Hermiston, OR where you will find a mid-size town atmosphere with great schools, health-care services, and western shops alike. Less than 15 minutes away is the Columbia River known for a variety of recreational fishing and hunting activities. Enjoy a Saturday afternoon drive to popular nearby wineries located in both Eastern Oregon & Washington and not far from the property.

-Quick Facts-

- 38.49 +/- Total Deeded Acres
- 2,400+/-Sqft custom single-level home with attached 900+/-sqft garage,
- 6,000+/- Sqft Shop w/ Office
- 200-250+/- Tons of Hay Annually
- Running 15-20+/- Pairs Annually
- (3)-Three Zimmatic pivots (Can be controlled remotely)
- 2W Corral system with sweep tub and self-catch chute, shade tree, electricity, lighting, and frost-free faucets at corral location.
- (2)-Two small feedlots
- Fuel Tanks- 2 diesel, 1-unleaded
- Chicken House
- Covered dog kennel
- Plumbed in water to troughs with electricity in (2)-two locations
- Perimeter Fencing
- Featured Pond
- Private Drive

Location:

Hermiston, OR

Access:



The property is located approximately 5 miles Northeast of Hermiston, OR, along Bensel Road.

Nearby Cities include:

Pendleton, OR 32+/- Miles

Pasco, WA- 34+/- Miles

Portland, OR- 185+/- Miles

Acreage:

Total Deeded Acres : 38.5+/- Acres

Total Water Rights: 37.5 +/- Acres

Irrigated Forage Crops: 31+/- Acres

Pasture Ground: 7+/- Acres

The remaining acreage consisting of outbuildings, court yard, large yard, and a pond.

Elevation:

The elevation of the property is approximately 643 feet.

Water:

The property consists of 3 pivots. Irrigation is managed through Oregon State Water Resource. Water right certificate issued 2/29/2016, priority date 2/22/94 for use from March 1 through October 31. A new irrigation well was drilled in 2013, cased 798ft, with 60hp pump at 300GPM, set at 600ft. The well-tested 500+ GPM, Certificate allows for 210 GPM. Also in 2013, the domestic well pump was replaced, 7.5hp at 33 GPM including pipe, and set at 300ft.

Rain water is routed from the shop gutters to the pond on the property. The pond features catfish, sunfish, a new deck as well as shrubs and trees to create a nice addition to the property.

Home:

The home on the property is a beautiful custom-built one level 2,400sqft house with wraparound concrete porch, consisting of 3 bedrooms, 3 full baths, large dining room-kitchen, and office with attached 900sq ft. double garage. The Hunter brothers built the house in 2002. Since then there have been numerous improvements made to the house surround sound throughout, updated kitchen and master bath counter tops, a new furnace and heat pump with ultra violet filter, exterior and interior house paint, and new flooring in 90% of the house.

Shop:

A 6,000 Sq. Ft. "Turn-key" commercialized shop was remodeled in 2014. The shop consists of 4 heating units and shop fan exhaust system with 2 vehicle hose ventilation hose reels is a must see on the property. Complete with a 24 ft. main roll up electric door, full RV hook-up, propane heat in two corners of the main floor as well as 16 ft. electric roll up doors on north and south wings and 220V plugs on different circuits throughout provides a huge plus to the property. The shop also contains an office with a full bath, washer and dryer hook up and AC unit.

Other improvements:

2W corral 500 series system with sweep tub and self-catch chute, shade tree, electric, lighting and frost-free faucet as well as a haystack yard.

2-Small feed lots



Fuel tanks-2 diesel, 1- Regular, 1- Waste oil

Plumbed in water to troughs with electricity in 2 locations.

Fencing: All new perimeter and cross fences were built in 2014.

Property Taxes:

126811-5N2824-00-00600-33.90 AC 2025-\$344.96

126816-5N2824-00-00700-4.59 AC 2025-\$9,317.28

2025Total Taxes on this property were approximately **\$9,662.24**

Zoning:

EFU-40 (Exclusive Farm Use)

Education:

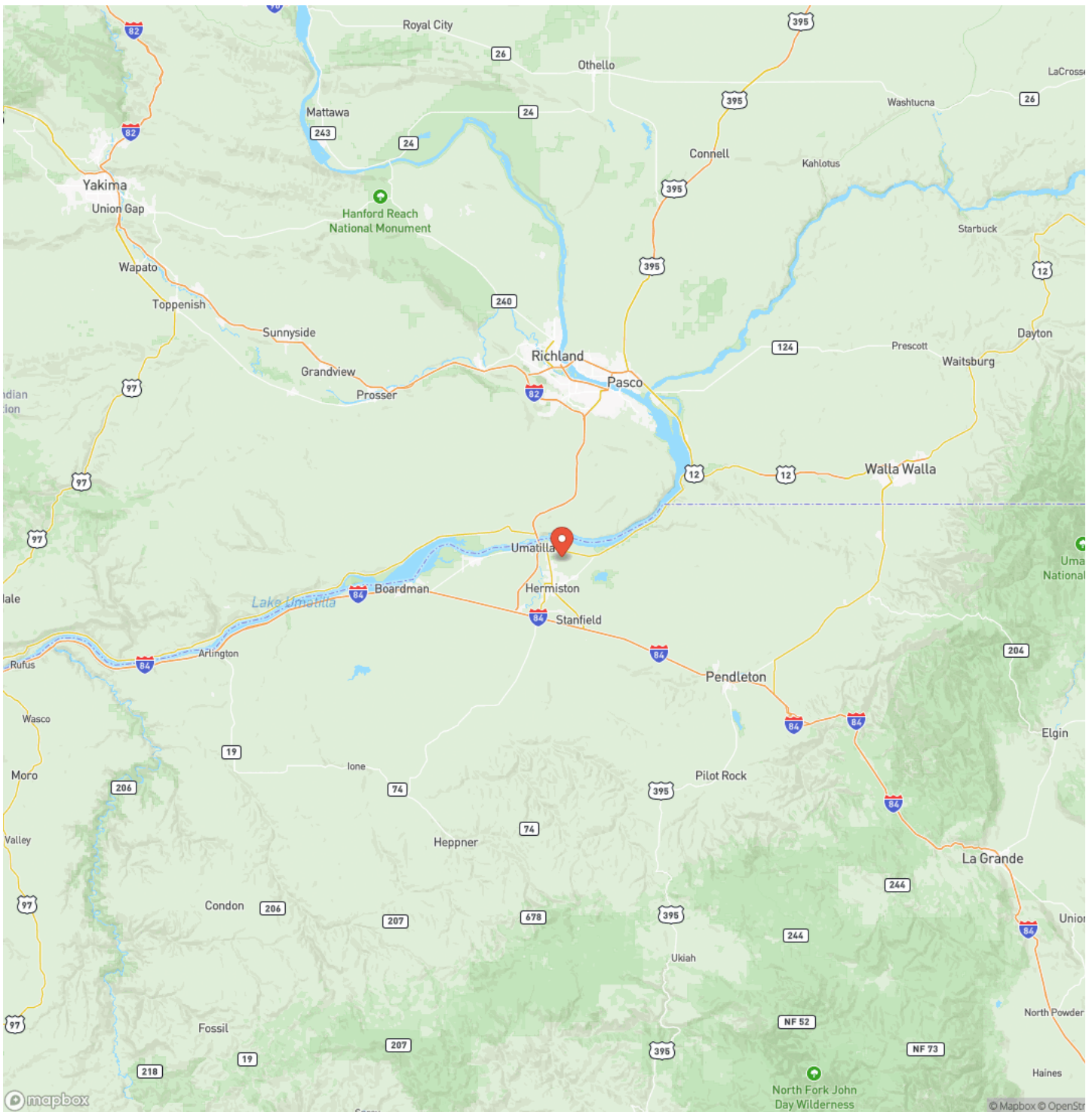
Hermiston School District is k-12.



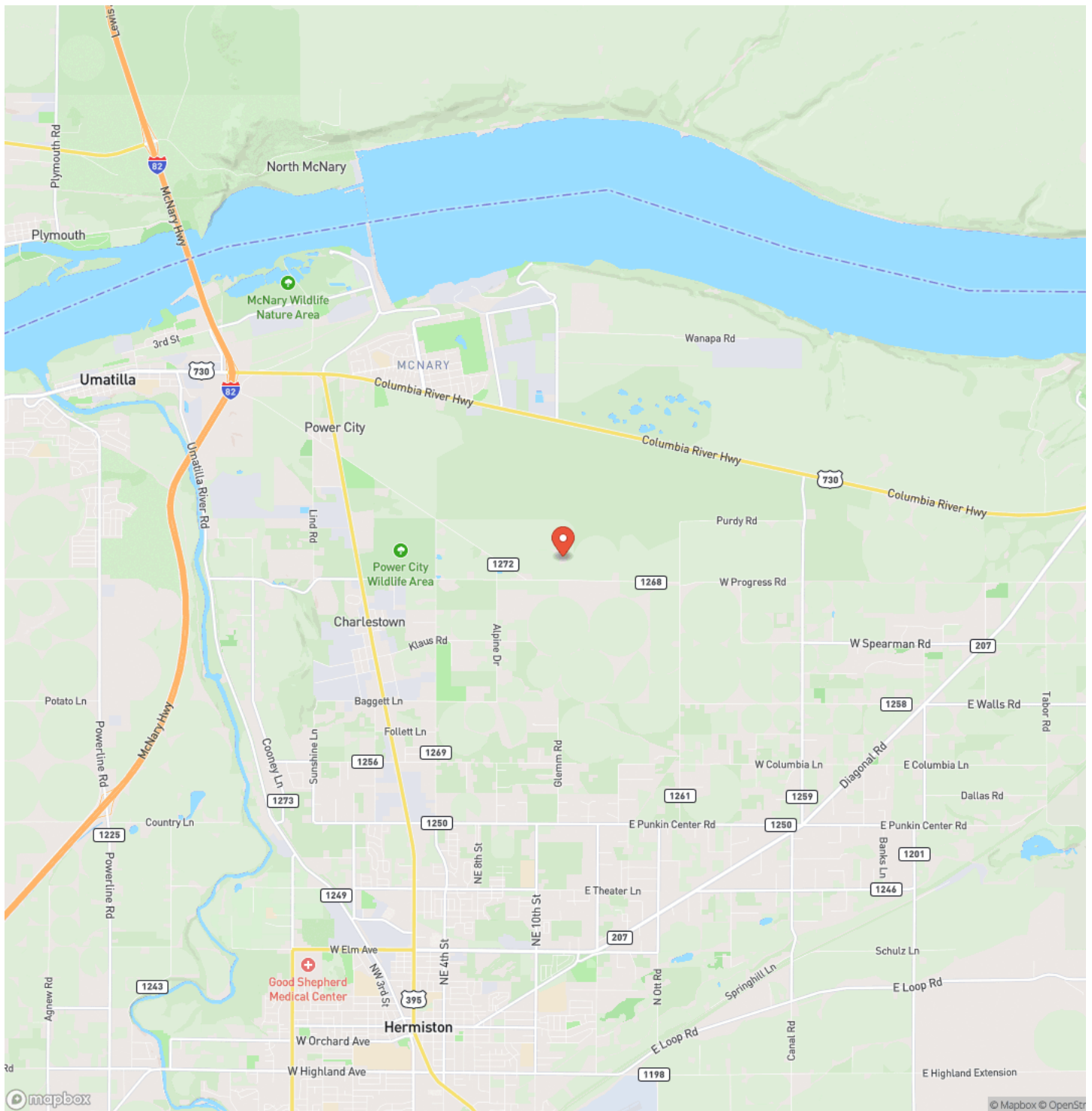
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Locator Map



Locator Map



Satellite Map



Bensel Basin Ranch
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LISTING REPRESENTATIVE

For more information contact:



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NOTES



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