

Boardman Irrigated Property
Boardman, OR 97818

\$410,000
38± Acres
Morrow County



Boardman Irrigated Property Boardman, OR / Morrow County

SUMMARY

City, State Zip

Boardman, OR 97818

County

Morrow County

Type

Farms, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

45.8269 / -119.7472

Taxes (Annually)

1856

Acreage

38

Price

\$410,000

Property Website

<https://whitneylandcompany.com/property/boardman-irrigated-property-morrow-oregon/32716/>



PROPERTY DESCRIPTION

Located west of Boardman, Oregon in Morrow County, this irrigated parcel provides 38.30 acres of water rights through West Extension Irrigation District. The method of irrigation is flood. Typical for the area, Morrow County Planning Department requires 160 acres as the minimum for homestead building requirements. However, the subject property has an existing residence, not currently occupied or livable, which provides potential replacement for a single-family residence. The older home may qualify to be rebuilt or replaced (grandfather clause via current zoning regulations). In addition, 3 other older outbuildings exist including a shed, pump house, and stone storage building. The current use of the property is livestock grazing with permanent pasture/flood irrigation. Location: Boardman, OR, Morrow County - 4N2413 TL 1000 Access: Paved County Road access via Wilson Lane. Distances to other Cities: Hermiston, OR - 25 miles Tri-Cities, WA - 54 miles Portland, OR - 164 miles Boise, ID - 268 miles Acreage: 38.36 +/- acres Improvements: Older residence may qualify to be rebuilt or replaced per Morrow County Planning Dept. Buyer should complete own due diligence and confirmation with Morrow County Planning Dept. Outbuildings: Shed Pump house Stone Storage Building Non-habitable homestead Power: Electricity is available on site. Water: Working domestic well currently being used for livestock. Water test should be completed for potable water results. Water Rights: 38.30 acres of water rights through the West Extension Irrigation District. The 2022 full season irrigation cost / rate was \$3,280.16. The subject property receives water every other week during the summer months. This information was provided by West Extension Irrigation District, **(541) | 922 | 3814**. Soil: Quinton loamy fine sand with 2 to 5 percent slopes. Drainage is adequate. Livestock: Currently the property is leased to a neighbor on annual basis for summer grazing of cow/calf pairs. Historically the area supports 1 pair/ac which yield approximately 40 pairs for the subject property. Fencing: The subject property is perimeter fenced and in good to fair condition. Taxes: \$1,856.16 Zoning: EFU-Exclusive Farm Use Mineral Rights: The owner does not warrant that there are any mineral rights available. However, any mineral or geothermal rights owned by the seller are included as part of the property offered for sale. Recreation Wildlife: Per ODFW sources the property is within the Columbia Basin Wildlife Unit, 44. Transportation: Boardman Airport, owned by the Port of Morrow, is 4 miles southwest of the city. It is a public airport used mainly for transient and local general aviation. Climate: Hot days, cool summer nights, well drained soils and good quality water are the integral factors for an ideal growing season. Average annual rainfall 8.7". Average annual snowfall 3.6". Sunny days average 192 days per year. Snowfall -3.6 inches *Rainfall - 8.7 inches *Snowfall - 3.6 inches *Precipitation - 69.9 days *Sunny - 192 days *Avg. July High - 89.9 degrees *Avg. January low - 28.9 degrees *Comfort Index (higher=better) - 7.6 *UV Index - 2.9 *Elevation - 308 ft. City of Boardman: Boardman is in northeastern Oregon, along Interstate 84 south of Columbia River. The city is 308 feet above sea level. It is 25 miles west Hermiston, Oregon and 164 miles east of Portland, Oregon. According to the United States Census Bureau, the city has a total area of 4.17 square miles. The six largest employers in Boardman are Lamb Weston (potato products), Oregon Potato Company, Portland General Electric (PGE), Morrow County School District, Boardman Foods, and Amazon. The Port of Morrow, Oregon's second largest port, is adjacent to the city and located on the Columbia Riverfront. Morrow County Agriculture: Morrow County agriculture contributes approximately \$72 million in annual

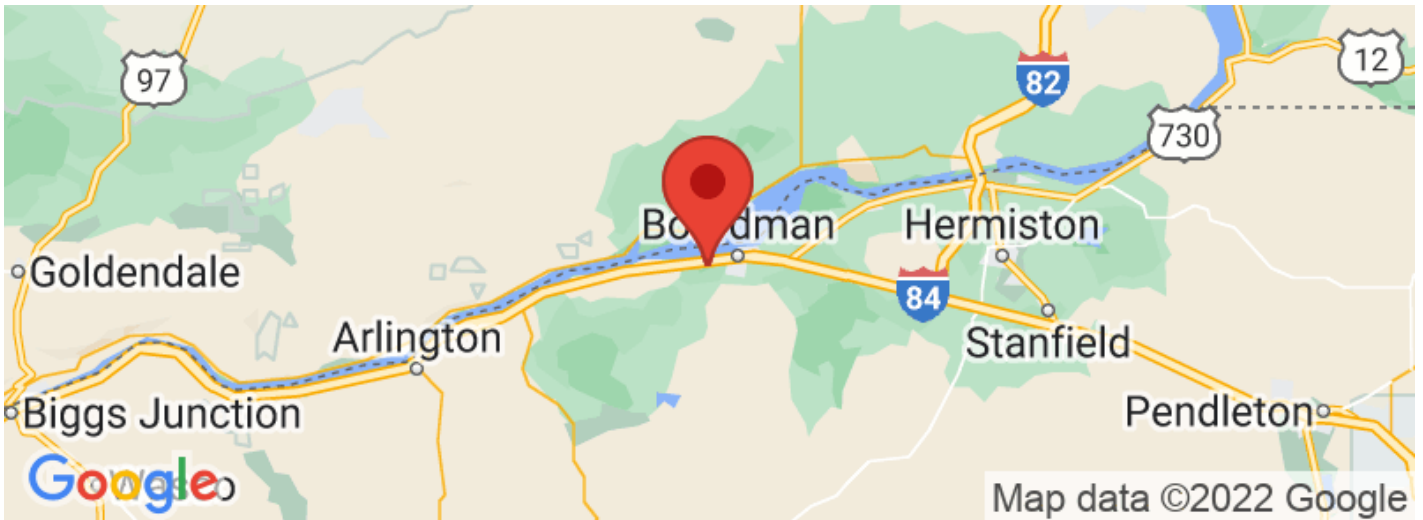
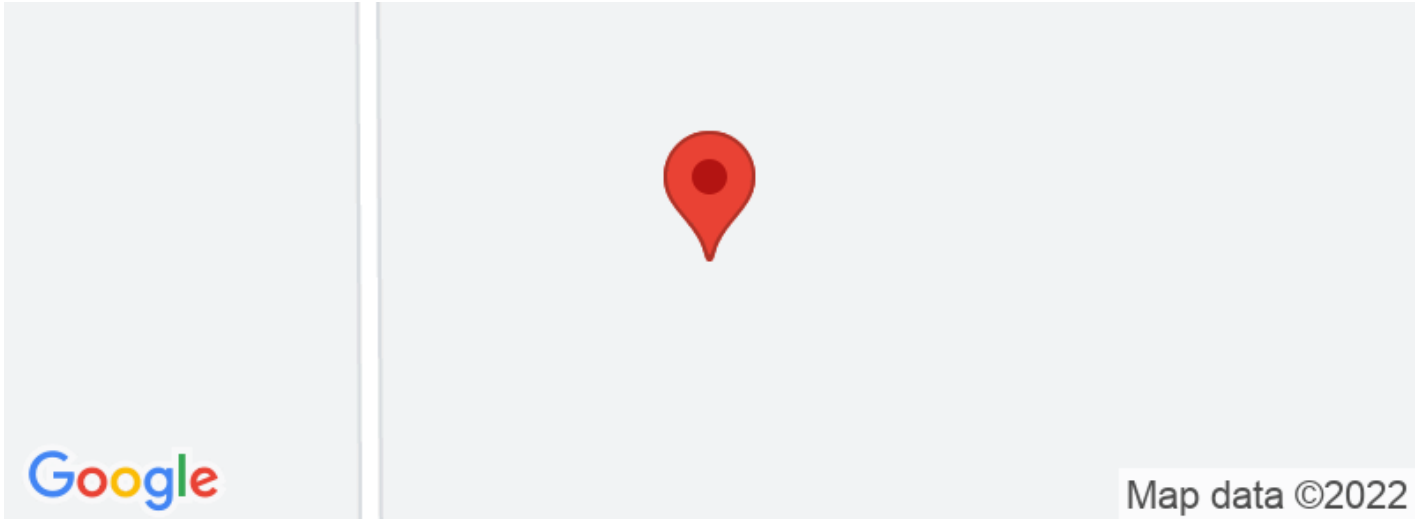
income to the County and supports local food processing, transportation, trade, service employment, and payrolls. The county's agricultural sector has consistently ranked among the top Ten Oregon Counties in total agricultural productivity. As agriculturalists enter new crop markets and as continued irrigation and technological advancements are developed, the sector's importance to the county and state will be ensured. Education: K-12 - Riverside High School Links/Websites: <https://westextension.com>
<https://www.co.morrow.or.us/planning>



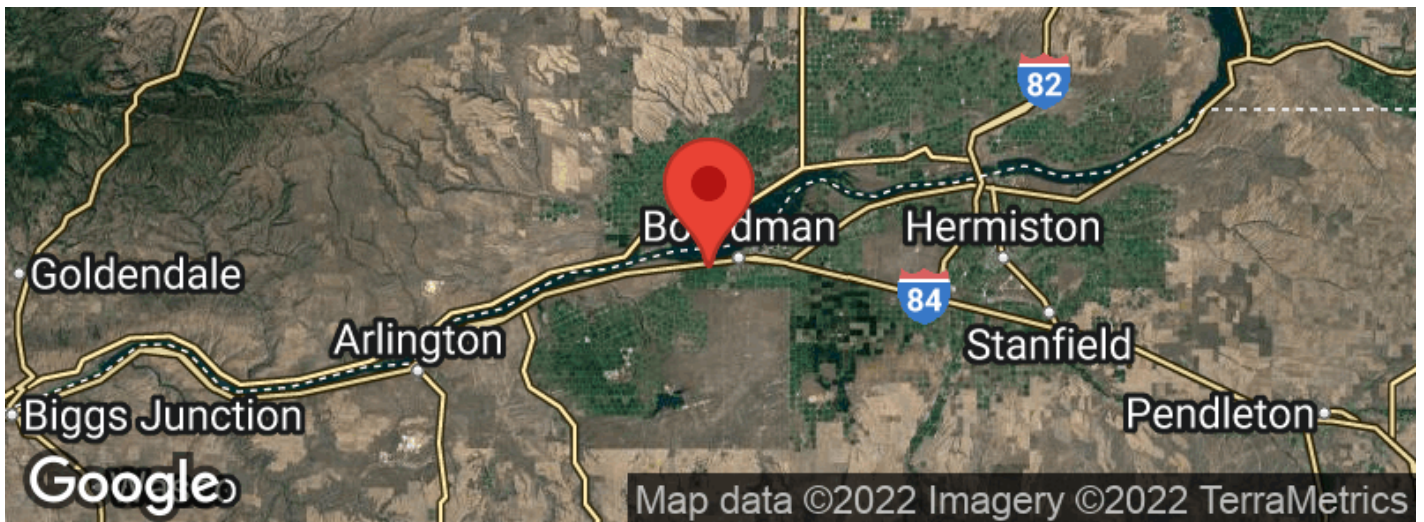
Boardman Irrigated Property
Boardman, OR / Morrow County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Longgood | CLE

Mobile

(541) 571-3032

Office

(541) 278-4444

Email

todd@whitneylandcompany.com

Address

101 SE 3rd

City / State / Zip

Pendleton, OR 97801

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The Whitney Land Company
101 SE 3rd
Pendleton, OR 97801
(541) 278-4444
whitneylandcompany.com

