

Tin Willows Farm
Hwy 74
Lexington, OR 97839

\$795,000
428± Acres
Morrow County



Tin Willows Farm
Lexington, OR / Morrow County

SUMMARY

Address

Hwy 74

City, State Zip

Lexington, OR 97839

County

Morrow County

Type

Farms, Hunting Land

Latitude / Longitude

45.4798 / -119.7467

Dwelling Square Feet

1100

Bedrooms / Bathrooms

2 / 2

Acreage

428

Price

\$795,000

Property Website

<https://whitneylandcompany.com/property/tin-willows-farm-morrow-oregon/87352/>



Tin Willows Farm

Lexington, OR / Morrow County

PROPERTY DESCRIPTION

PRICE REDUCED!! The Tin Willows Farm is located in central Morrow County, along the well-known Willow Creek canyon. The farm is 428 +/- acres and consists of irrigated bottoms, nearly a half mile of Willow Creek frontage, around 200 acres of CRP, manufactured home, a finished living quarters bungalow, and supporting outbuildings. Most recently the farm has been utilized as a base of operation for a small sheep dairy, but the land offers a wide variety of options for optimal utilization. Some of these potential uses beyond the current sheep farm could include a base for a cattle operation, general hay production, an excellent opportunity for an upland game ranch or a mix and match of those options. Only 14 miles to Heppner and 5 miles to Lone, this is a rare opportunity to invest in land in a highly sought after location.

Main Home- The main home on the farm is a 1987 manufactured home (currently being rented). With approximately 1100 sq/ft, it is a 2 bed/2 bath option with a detached garage. Just outside the home is a 20x40 hobby shop with a poured concrete floor.

Guest Bungalow- this uniquely designed finished living area was professionally engineered and consists of 2 main rooms. With approximately 500 sq/ft of space, the quaint farm-style lodge is decorated with sophisticated character and is a masterpiece of simple living. The bungalow would offer an excellent short-term rental option with "on the farm" appeal.

Livestock/Utility Metal building - a 30x60 metal building, partitioned into two separate areas with 6 overhead door options. The building has a concrete floor, and its usability options are endless.

Water Rights/Well - the farm has 38.8 +/- acres of certified rights deriving from both surface and deep well option. The well was improved within the last year and now has the capacity to produce 300 gpm. The delivery system sends the water through a buried mainline and then using a mix of K-line and hand line sprinklers for application. Also, there is a point of diversion pump in Willow Creek for the surface water option and uses the same delivery methods.

FSA Contracts - CRP Contract - 200 +/- acres, exp. 2032, \$6263/year

CREP Contract - 5 +/- acres, exp. 2036, \$547/year

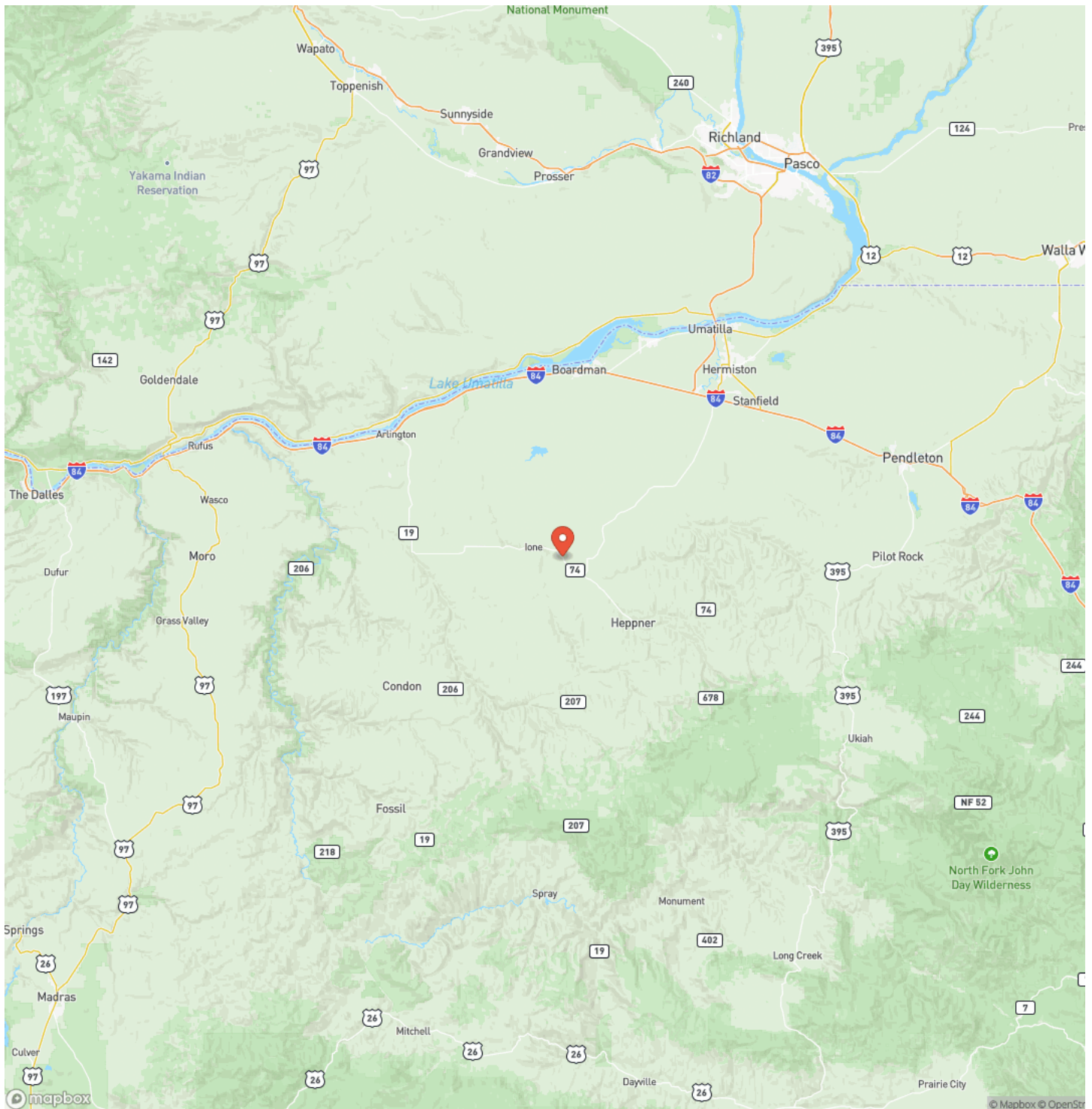
Grasslands CRP - 75 +/- acres, exp. 2037, \$832/year



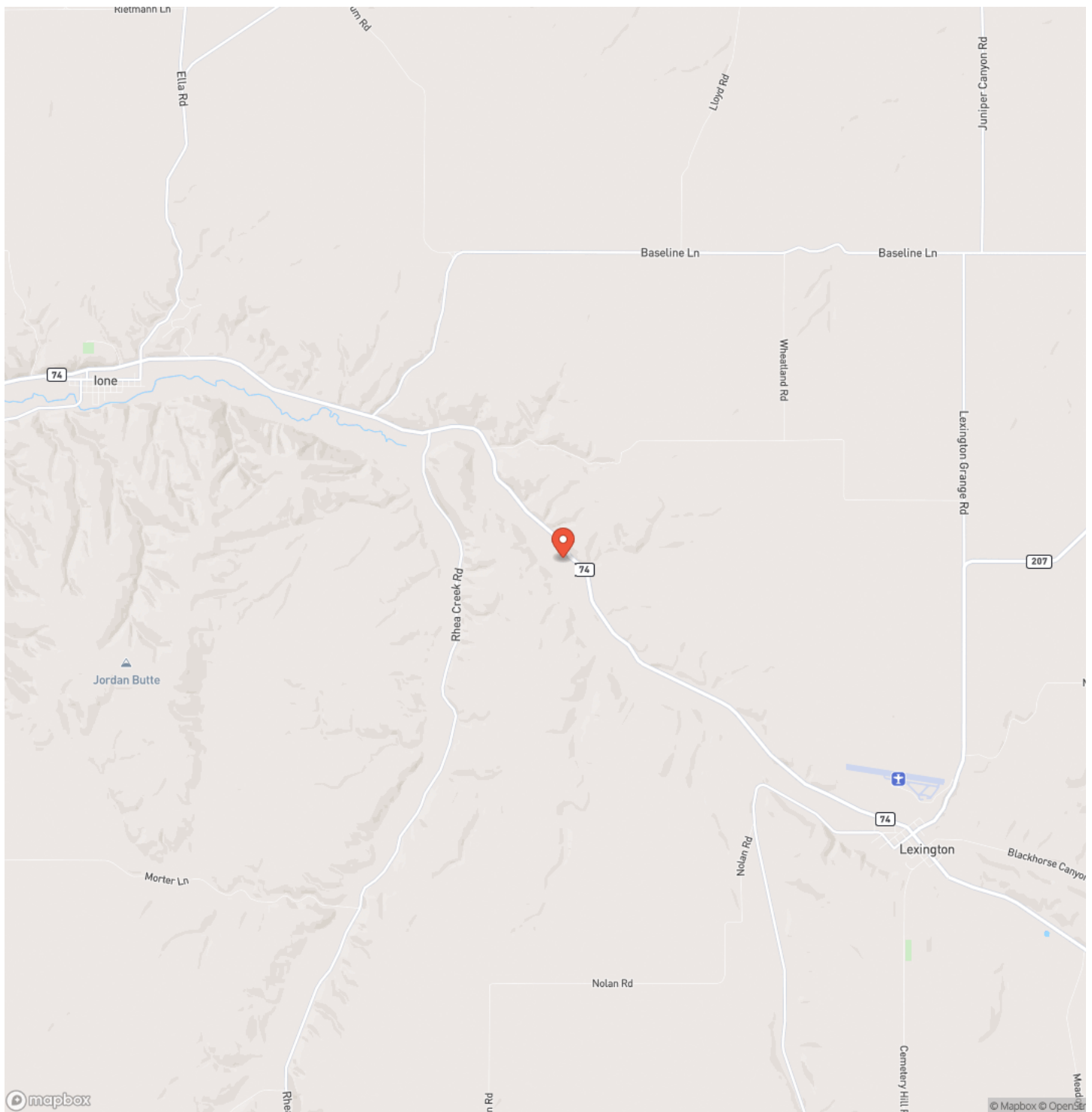
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Locator Map



Locator Map



Satellite Map



Tin Willows Farm
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



MORE INFO ONLINE:

<https://whitneylandcompany.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://whitneylandcompany.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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