

Ione Property
980 Hwy 74
Ione, OR 97843

\$645,000
3± Acres
Morrow County



Ione Property
Ione, OR / Morrow County

SUMMARY

Address

980 Hwy 74

City, State Zip

Ione, OR 97843

County

Morrow County

Type

Residential Property, Horse Property

Latitude / Longitude

45.5038 / -119.8122

Taxes (Annually)

6047

Dwelling Square Feet

3950

Bedrooms / Bathrooms

4 / 3

Acreage

3

Price

\$645,000

Property Website

<https://whitneylandcompany.com/property/ione-property-morrow-oregon/58893/>



PROPERTY DESCRIPTION

PRICE REDUCED!!! Incorporated in 1903, Ione, OR serves as the mid-point between the rolling Columbia River and the beautiful Blue Mountains. At the town's busiest point, the town has not exceeded a population base of much more than 330 people but has always been an important piece of life for the hundreds of ranchers and farmers that surround the tiny town. Today, the town hosts a small grocery store, fuel stop, and is home to an award-winning K-12 charter school.

The Ione Property has a well-built brick home and is approximately 3,950 sq. ft. It has been updated many times over the years, but most recently in 2019 with a full kitchen update. It is a 4-bedroom, 3-bathroom home with a finished basement. The three bedrooms on the main floor all have walk-in closets. The home has two fireplaces with another brick fireplace on the generous patio. There is a breezeway to the detached 2-car garage, a paved approach, and horseshoe driveway. The inside of the house is immaculate with the outside landscaping even more impressive. Lots of trees provide full-day shade. Well-maintained shrubs and sidewalks are just a few attributes that can be found as you walk around the yard area which has an underground sprinkler system. The legacy of raising children can be seen in all directions with a basketball hoop on the garage, a school quality swing and slide in the backyard, and a nice grass pasture for family animals. A large natural rock water fountain gives off the sound of an easy-flowing stream and sits adjacent to the large patio, providing the perfect ambiance to watch the sunset to the west. The home was designed with incredible storage and efficiency in mind.

Outbuildings

The entirety of the property is fenced and cross-fenced with a clean-looking white wood fence. Behind the house sits an approximately half-acre graveled barn-lot area. There are three supporting outbuildings organized along the southwest boundary and includes open-aired equipment storage metal buildings, a shop with a concrete floor, and self-fuel storage. Out in the approximately one-acre pasture area sits a well-built brick horse barn with three stalls and room for tack and hay storage. The property served as headquarters for a large dry-land wheat operation for years which explains all the great amenities.

Water/Power

The Ione house and yard is served by Ione city water. A domestic well furnishes water to the barn and shops. The power company is Columbia Basin Co-op based out of Heppner, OR. Seller does not warrant any irrigating water-rights tied to the property.

Location

The Ione Property is located approximately 35 min from Hermiston, OR which carries a population base of around 30,000. Just 70 miles away is the Pasco Airport, the third busiest airport in the state of Washington. It is served by major airlines including Delta, United, Alaska, and American with direct routes to Seattle, Salt Lake City, San Francisco, Denver, Phoenix, Minneapolis, and Las Vegas. Conversely, the property is just a quick 45-minute drive to a national forest and seclusion with endless recreation options. The Columbia River is just 20 miles away and provides an amazing opportunity for fresh water adventures with boating, fishing, and all the fun associated with large-lake type recreation.

Distance to:

Hermiston-42 miles
Pendleton-65 miles
Portland- 164 miles
Tri-Cities- 79 miles

[Tri-Cities Airport | Homepage \(bing.com\)](#)

Education

The Ione School District is located in Morrow County, Oregon in the town of Ione. "We serve a small farming community with approximately 210 students grades K-12. We are a charter school in our own school district."

Here are just a few highlights of our community school:

- We have 1-1 iPads for students grades 6 - 12 and iPad labs for students grades K - 5
- Students and families in Ione Schools do not pay any participation fees
- We have an outdoor heated pool and provide elementary students lessons in the fall and spring. The swimming pool is generally open to the public in the summer
- We have recently started an FFA program
- We are completely involved with Eastern Promise and offer over 50 college credits each year



- We have a music program for students K - 12 that includes choral and instrumental performances
- We provide all major sports at the OSAA 1A level
- We have a mix of veteran and new teachers who are committed to excellence in themselves and every student in their classroom
- The Lone Education Foundation is highly successful at raising money to help the students of Lone School District. Teachers work through a grant process to obtain money for special educational activities.
- The Lone Booster Club meets monthly and supports our student athletes and club members
- Our facility was featured in the Oregonian as one of the most well-maintained and clean in the state
- Our elementary building was built in 2003, with an addition completed in 2012
- We have a number of clubs and activities beyond sports for students and are continually adding opportunities

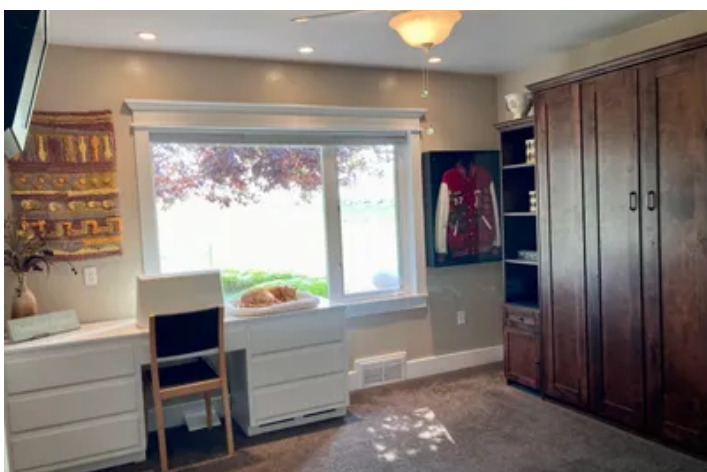
[About Us | Lone School District](#)

Quick Facts

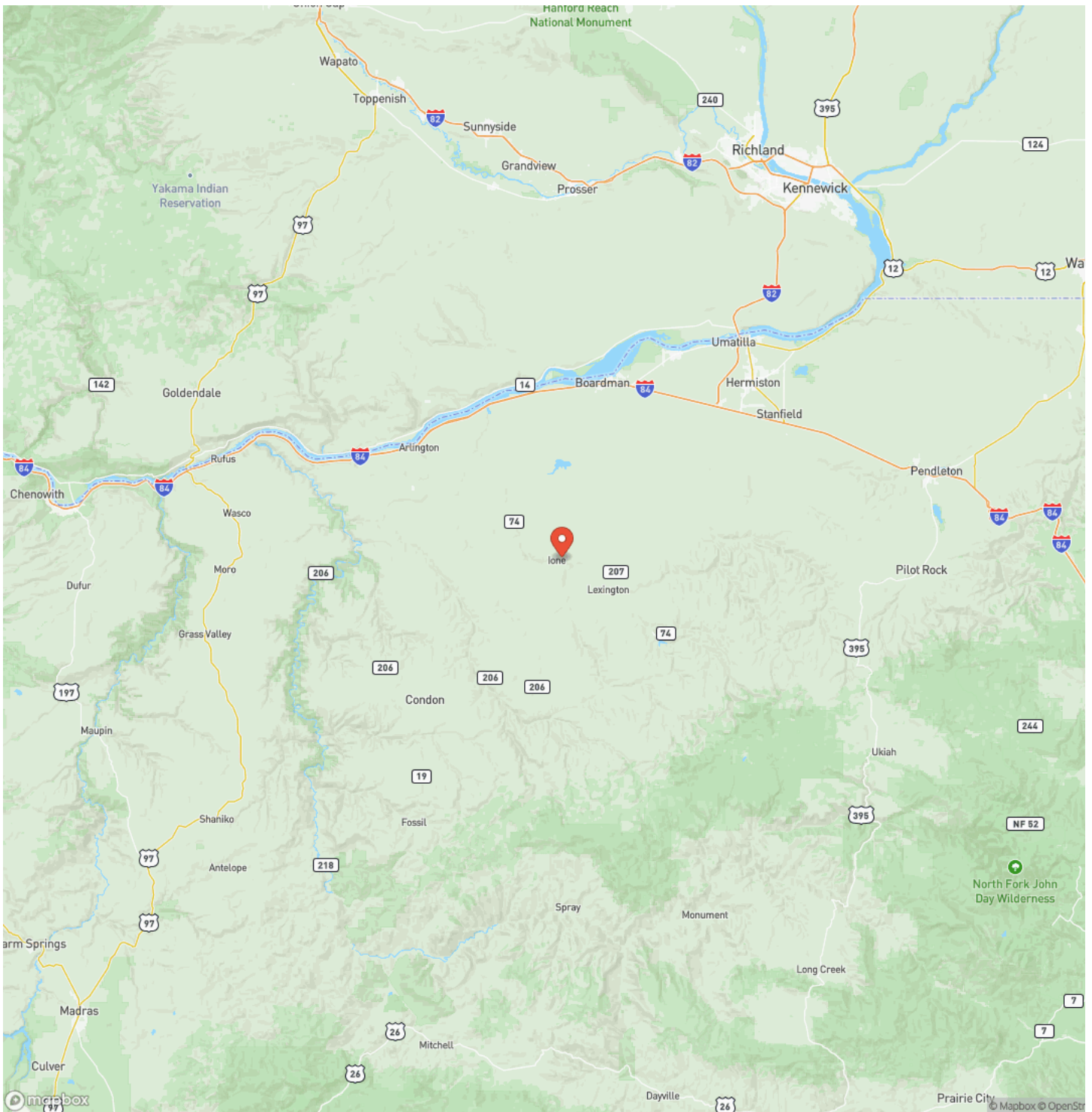
- 3.1 acre lot
- Brick home (3,950 sq. ft.) with finished basement
- 4 bedroom/3 bathroom
- 4 walk-in bedroom closets plus large linen closet
- Den/office
- Last major update was 2019 (kitchen)
- Paved approach/horseshoe driveway
- Detached 2-car garage with an 8'X24' storage room and parking breezeway
- Immaculate landscaping and yard area
- Underground sprinkler system
- ½ acre graveled barn-lot area
- Two-story shop with concrete floor and upstairs storage
- 2 large machinery storage buildings
- Self-fuel storage
- Brick livestock barn
- 1 acre turnout pasture

(lone currently has under construction a new high school, track, and football field)

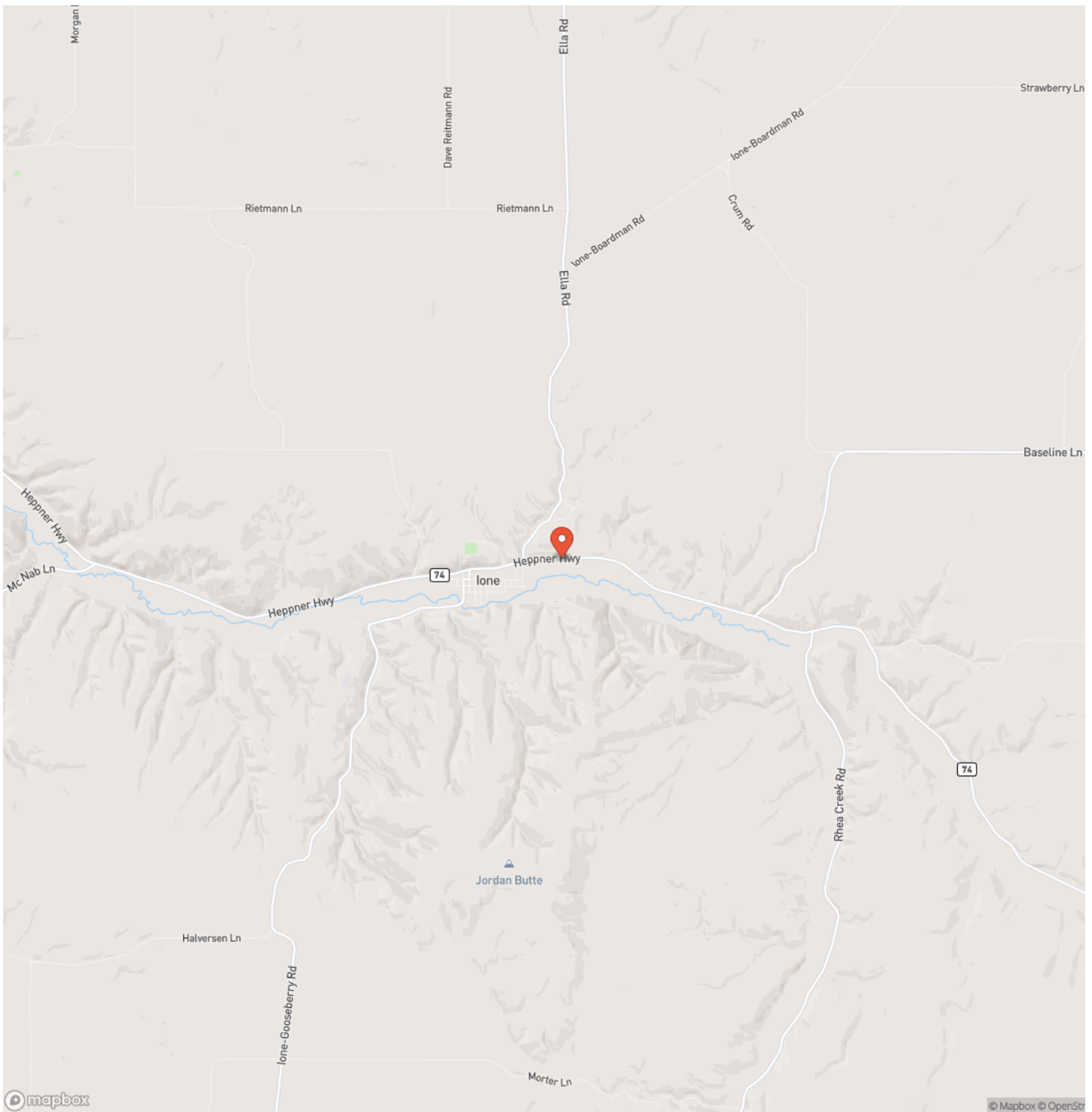




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



<https://whitneylandcompany.com/>

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