



32.24 +/- ACRES | UMATILLA COUNTY, OREGON | ASKING PRICE \$899,000



INVESTMENT GRADE AGRICULTURAL ASSETS

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We have available for acquisition, a turn-key, equestrian facility and farmstead in Athena, Oregon. Located on the outskirts of town, this 32.24 +/- acre property boasts a massive ranch style home that was built in 1966 and has 4 bedrooms and 2.5 bathrooms. There is a 135' by 60' covered riding arena, 6 stable horse barn with electricity and water, numerous pens and multiple fenced pastures. Every window in this house features views of the pastures, allowing an owner to easily keep an eye on their horses.

There are 14.2 +/- acres of the property fenced and currently planted in dryland grass pastures that have a history of alternatively being farmed in wheat crops. In addition to the pasture ground, this property is unique in that it also contains approximately 14.9 +/- acres of dryland farm ground that is currently farmed under a wheat-fallow crop rotation by a neighboring farmer, using typical farming practices for the area. The region's combination of ideal elevation, high precipitation, gentle slopes and rich soil makes it a prime location for dryland wheat and grass production. Per the Umatilla County Planning Department, zoning of the property is Exclusive Farm Use, 160-acre minimum parcel size.

This country estate has plenty of room for family, guests, and equine visitors looking to stop-over on their way to the world-famous Pendleton Round-up!



OVERVIEW

LOCATION

- This asset is located in Athena, OR, just 18 miles northeast of Pendleton, OR.

ACCESS

- The property is accessed via county maintained, paved roads.

TOTAL ACRES

- Per the Umatilla County Assessor, there are 32.24 total deeded acres included in the asset.
- The property consists of two tax parcels, Umatilla County Property ID #117072 & #117073.
- 2021 property taxes are \$5,097.55.

ZONING

- Per the Umatilla County Planning Department zoning of the property is Exclusive Farm Use (EFU), 160-acre minimum parcel size.

WATER & IRRIGATION

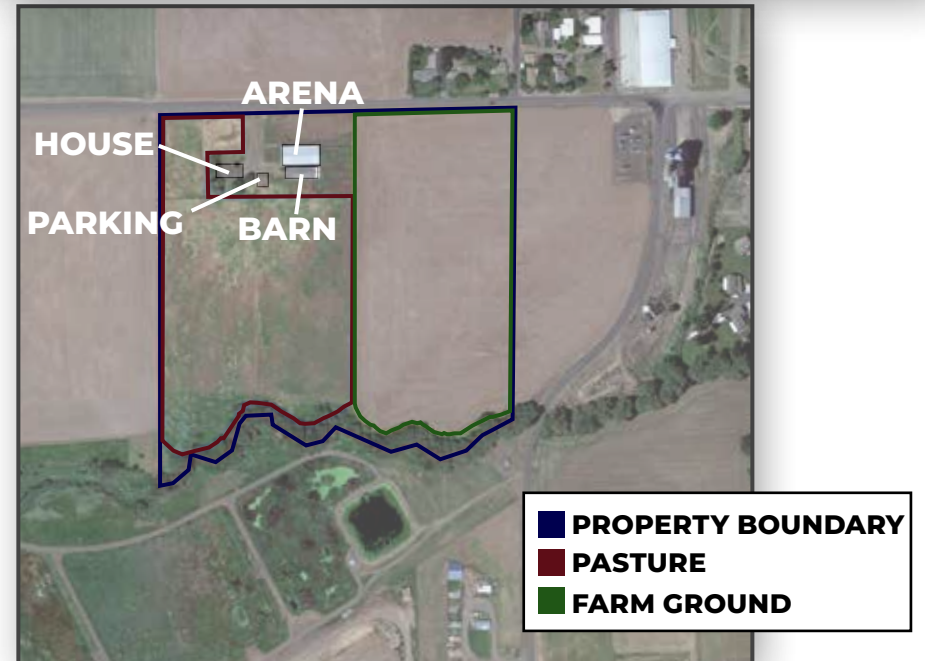
- There are no irrigation water rights included in this sale.
- The property is served by a domestic well and septic system.

CURRENT FARM OPERATION

- 14.2 +/- acres of the property are currently fenced and planted in dryland grass pastures.
- 14.9 +/- acres have been historically farmed under a wheat-fallow crop rotation, using typical farming practices for the area.
- The farm acres are being sold subject to a farm tenant lease consisting of a crop-share rent arrangement with the landowner.
- The current lease is effective through 2022.

STRUCTURES

- 3,176 sqft one story home with basement.
- 8,100 sqft covered arena.
- 4,000 sqft horse barn with 6 stalls.
- 1,008 sqft covered parking shed.
- 684 sqft covered bunk feeder.



HOMESTEAD

The 3,176 +/- square foot ranch style house was built in 1966 and has 4 bedrooms and 2.5 bathrooms. Three bedrooms and one bathroom are on the main floor along with a laundry room that is conveniently located directly off the kitchen. There is ample storage throughout the kitchen, hook-ups available for a second refrigerator in the laundry room, and a floor-to-ceiling china hutch in the family room. A covered deck overlooks the landscaped yard and provides spectacular views of the Blue Mountains.

The daylight basement has its own separate entrance which also includes a spacious fourth bedroom. The basement has a sizable full bathroom that is perfect for those who come in from the barn and do not want to trek dirt through the main living quarters! The wet bar and potential game room make the basement an ideal location for entertaining guests. There are also two unfinished rooms in the basement that could be used for dry goods storage or as a wine cellar.



PROPERTY BREAKDOWN

DESCRIPTION	SQUARE FOOTAGE
First Floor	2132
Basement - Finished	1044
Basement - Unfinished	1088
Attached Garage - Finished	720

Per the Umatilla County Assessor



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EQUESTRIAN FACILITIES

The 135' x 60' covered riding arena is perfect for horse owners who want to ride every day without having to pack up and drive to one of the neighboring towns' public arenas! The roof allows for riding year-round, rain or shine, and makes the arena a potential additional source of revenue. A new owner could rent out the arena and/or host riding or roping events as there is ample space for parking in the pastures that border the road.

The 6-stall, 4,000 +/- square foot barn has a tack room, runs leading out to the pastures, and is conveniently just steps away from the riding arena. A 684 square foot lean-to is attached to the barn and allows animals to eat from a covered, elevated bunk feeder. This feeding spot keeps animals out of the elements and helps cut down on wasted feed. There is sufficient space beyond the bunk feeder for additional pens to be constructed.

An additional 1,008 +/- square foot covered parking space is currently used for overflow parking but could be utilized for equipment or hay storage if necessary.



CURRENT FARM OPERATIONS

The tillable farm ground consists of 14.9 +/- acres and is under a crop share lease to a local farmer with one year left on the lease. During the years that the tenant applies commercial fertilizer, the expense is shared by the parties in the same proportion that the crop is divided. The landowner is also responsible for paying all property taxes and crop insurance, storage, and marketing costs associated with their percentage of the crop.

In addition to the farm ground currently in production, there are 14.2 +/- acres of the property currently planted in dryland grass pastures. This portion of the property has also been in wheat production in years past and a new owner could plant these acres back to wheat if desired.

Actual APH production records show an average yield, since 2002, of 93 bushels per acre for winter wheat crops on this farm. Elevation of the property runs from approximately 1680 feet to 1760 feet. Annual rainfall for this area averages 16-18 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Athena silt loam with 1-7% slopes throughout.



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REGION

The asset is located in Athena, OR and is strategically positioned in the heart of Pacific Northwest wheat country. The Columbia Plateau produces the vast majority of Oregon's grain and as a result, produces the second-highest agricultural sales per year for any ecoregion in Oregon. In 2019, the average yield of wheat across Oregon State was 68 bushels per acre with 730,000 acres harvested here, producing 49.6 million bushels. Oregon State has ranked tenth in the nation's top wheat-producing states.

The adjacent mountains and valleys surrounding this farmstead are known to hold and produce large herds of mule deer and elk. Hunters flock to this area in the fall of each year for the chance to find trophy animals. In addition, the deep cover in the draws affords excellent habitat for game birds including pheasants, quail, and partridges.

To the east, the Blue Mountains stretch over 15,000 square miles and were named for the spectacular colors depicted when viewing the mountain range from a distance. Trophy hunters come from all around the world to hunt for elk and deer in the local Blue Mountains.



CLIMATE

The climate of Eastern Oregon is ideal for dryland grain production and is known for producing high-quality wheat that primarily goes to the export markets. The land's little-dissected, smoothly rolling surfaces provide the perfect environment for Oregon's dryland farming operations along with livestock grazing.

Eastern Oregon, on average, enjoys 190 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights. Within the region, high temperatures during the summer growing season typically average between 80 to 89 degrees. July is the hottest month, typically posting an average high temperature of 89 degrees, which ranks it as warmer than most places in the Pacific Northwest. The coolest month is December, with an average low of 26 degrees.

The Athena, OR area receives an average of 111 days of precipitation per year, with an average of 19 inches of rain per year. Of these precipitation amounts, an average of 21 inches fall as snow per year in this area of the Columbia River Plateau located at the base of the Blue Mountains.



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