

Waterman Dryland Whitney Farm
80539 Zerba Rd
Athena, OR 97813

\$2,875,000
994.090± Acres
Umatilla County



Waterman Dryland Whitney Farm
Athena, OR / Umatilla County

SUMMARY

Address

80539 Zerba Rd

City, State Zip

Athena, OR 97813

County

Umatilla County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude

45.863907 / -118.498315

Taxes (Annually)

9110

Dwelling Square Feet

1866

Acreage

994.090

Price

\$2,875,000

Property Website

<https://whitneylandcompany.com/property/waterman-dryland-whitney-farm-umatilla-oregon/96933/>



Waterman Dryland Whitney Farm Athena, OR / Umatilla County

PROPERTY DESCRIPTION

The Waterman Dryland Whitney Farm

Athena, Oregon

\$2,875,000.00

Property:

The Waterman Dryland Whitney Farm consists of approximately 994.09 deeded county acres located just north of Athena, Oregon, in one of Umatilla County's most sought-after dryland farming areas due to its productive soils and reliable rainfall. Of these, an estimated 734.42± mapped FSA tillable acres are currently leased and actively farmed on an annual basis. The property is zoned Exclusive Farm Use (EFU) and has historically supported a variety of crops, with winter wheat serving as the primary rotation, producing typical yields ranging from approximately 80 to 120 bushels per acre depending on the year.

Improvements include a 1920s farmhouse and barn, with Pine Creek running through the property. The farm also qualifies for Landowner Preference hunting tags. With productive acreage, water features, and existing infrastructure, this property is well positioned for a wide range of agricultural, recreational, or long-term investment opportunities.

Location:

The Waterman Whitney Dryland Farm is situated just north of Athena, OR. The property spans over two taxlots with access coming from Zerba Road. Please refer to the aerial maps for specific entry points and layout.

Legal Identification of Subject Property:

(1 of 2) Tax Lot 5N3400-00-08600 -320.00 Ac

Parcel ID: 119887 (Umatilla County)

(2 of 2) Tax Lot 5N3500-00-05000-674.09 Ac

Parcel ID: 119928 (Umatilla County)

Acreage Breakdown:

Total County Deeded Acres: 994.09±

Tillable Acres: 734.42±

Leases:

2025-2026-Lease Crop-Share-

The land is leased with a local farmer, year-to-year.

No other known leases.

United States Department of Agriculture - Farm Service Agency:

Farm - 5747

Tract - 61

Crop Ground:



According to the FSA mapping, the property has a total of 734.42 +/- tillable production acres. 1/2 the property is currently being farmed annually as a wheat/fallow rotation, the 2025-2026 crop is winter dryland wheat. Insurance APH yield averages 86 B/U with historic yields ranging every other year 80's then 120's. Annual rainfall shows 15-17" +/- total precipitation for the area.

Soils:

The soils consist predominantly of Walla Walla silt loam.

- 114B - 1 to 7% slopes: 312.5 acres (30.26%)-Walla Walla Silt Loam
- 114C - 7 to 12% slopes: 181.5 acres (17.57%)-Walla Walla Silt Loam
- 60F - 35 to 70% slopes: 111.2 acres (10.77%)-Nansense Silt Loam
- 115D - 12 to 25% north slopes: 108.6 acres (10.52%)-Walla Walla Silt Loam

Elevation ranges from approximately 1,900 to 1,600 feet above sea level.

Improvements:

House- 1920's 1866+/- Sqft. Needs improvements- Sold "AS-IS"

Water:

One Domestic well that services the house is on the property. Condition is unknown to the Seller.

No irrigation rights are known.

Taxes:

- 2025 Tax Amount: \$9,110 +/-

Landowner Preference Tags:

Located in the new 2026 Helix Hunt Area HX-01 (Formally known as the Columbia Basin Unit), the property qualifies for two (2) Landowner Preference (LOP) tags for Deer under the Oregon Department of Fish and Wildlife guidelines. (Additional rules may apply-see the ODFW Big Game Hunting Regulations book or call the local Oregon Department of Fish and Wildlife located in Pendleton, Oregon, at [541-276-2344](tel:541-276-2344) .

This property offers excellent upland bird hunting opportunities, suitable for both families and individual hunters. The diverse habitat and seasonal changes create a dynamic environment, making each hunting outing unique. The landscape provides ideal conditions for a variety of upland game birds, and the picturesque surroundings enhance the overall experience. Its reputation for offering quality upland bird hunting experiences is supported by its deep draws and diverse habitats, making it an ideal location for hunters seeking outdoor adventures.

Topography:

The tilled portions of the property are flat to gently sloping to some steep farm ground, which is typical of the area.

Mineral Rights:

The owner does not warrant there are any mineral rights available. However, any mineral or geothermal rights owned by the seller are included as part of the property being offered for sale.

Zoning:

Property is zoned EFU, exclusive farm use. For complete zoning information, contact the Umatilla County Planning Department at [541-278-6252](tel:541-278-6252) .



152.055 DESCRIPTION AND PURPOSE.

The purposes of the EFU, Exclusive Farm Use Zone, are to preserve and maintain agricultural lands for farm use, including range and grazing uses, consistent with existing and future needs for agricultural products, forest and open spaces; to conserve and protect scenic resources; to maintain and improve the quality of air, water and land resources of the county and to establish criteria and standards for farm uses and related and supportive uses which are deemed appropriate. It is also the purpose of this use zone to provide the automatic farm use valuation for farms, which qualify under the provisions of ORS Chapter 308. The provisions in this use zone are subject to automatic legislative amendments as described in 152.004. (Ord. 2005=02, passed 1-5-2005)

Ownership & Title:

The property is currently held by David & Jon Whitney

11430 99th PL NE Unit 2, Kirkland, WA 98033

Access:

The property can be accessed north from Athena on waterman road then turn east on to Zerba Road.

Distances To Other Cities:

Athena, OR -4+/- Miles

Walla Walla, WA -27 +/- Miles

Pendleton, OR -22 +/- Miles

Spokane, WA -201 +/- Miles

Boise, ID -237+/- Miles

Contact Information:

Whitney Land Company

101 SE 3rd St, Pendleton, OR 97801

[\(541\) 278-4444](tel:5412784444)

farms@whitneylandcompany.com

Umatilla County:

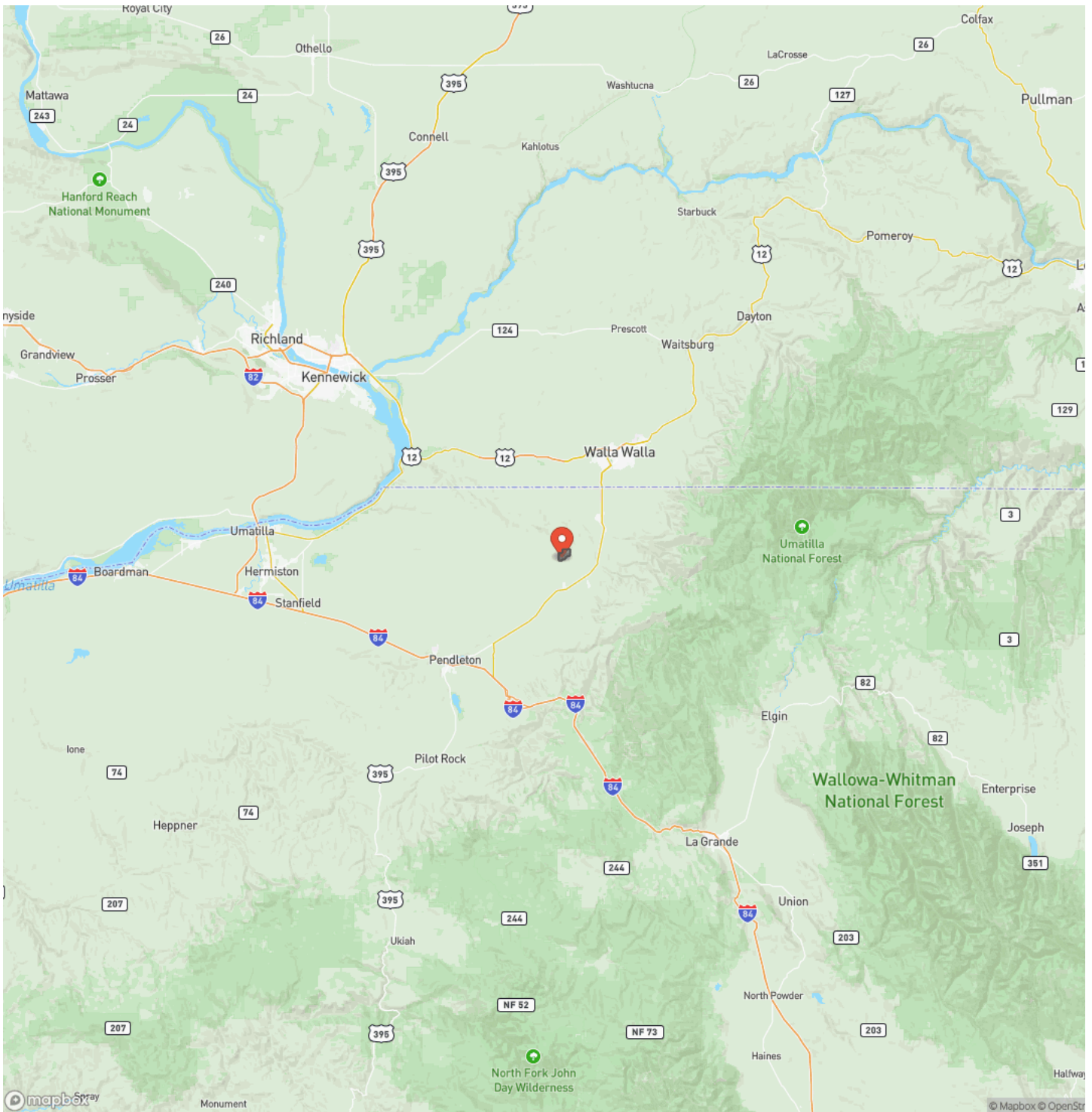
Umatilla County was created on September 27, 1862, out of a portion of Wasco County. Umatilla is an Indian term meaning "rippling water" or "water rippling over sand" and has provided the name both for the county and its major river. Lewis and Clark and pioneers traveling the Oregon Trail passed through the area. The gold rush of 1862 brought miners and stock raisers to the mountains and grasslands of Umatilla County. The county expanded after the coming of the railroad in 1881 and the area was open to the development of dry land wheat farming. The fertile land of Umatilla County gives a strongly agricultural base to the county's economy. Fruit, grain, timber, cattle, and sheep are important agricultural products. Recreation, primarily in the Blue Mountains, and tourism, most notably for the annual Pendleton Round-Up rodeo, are also important to the local economy.



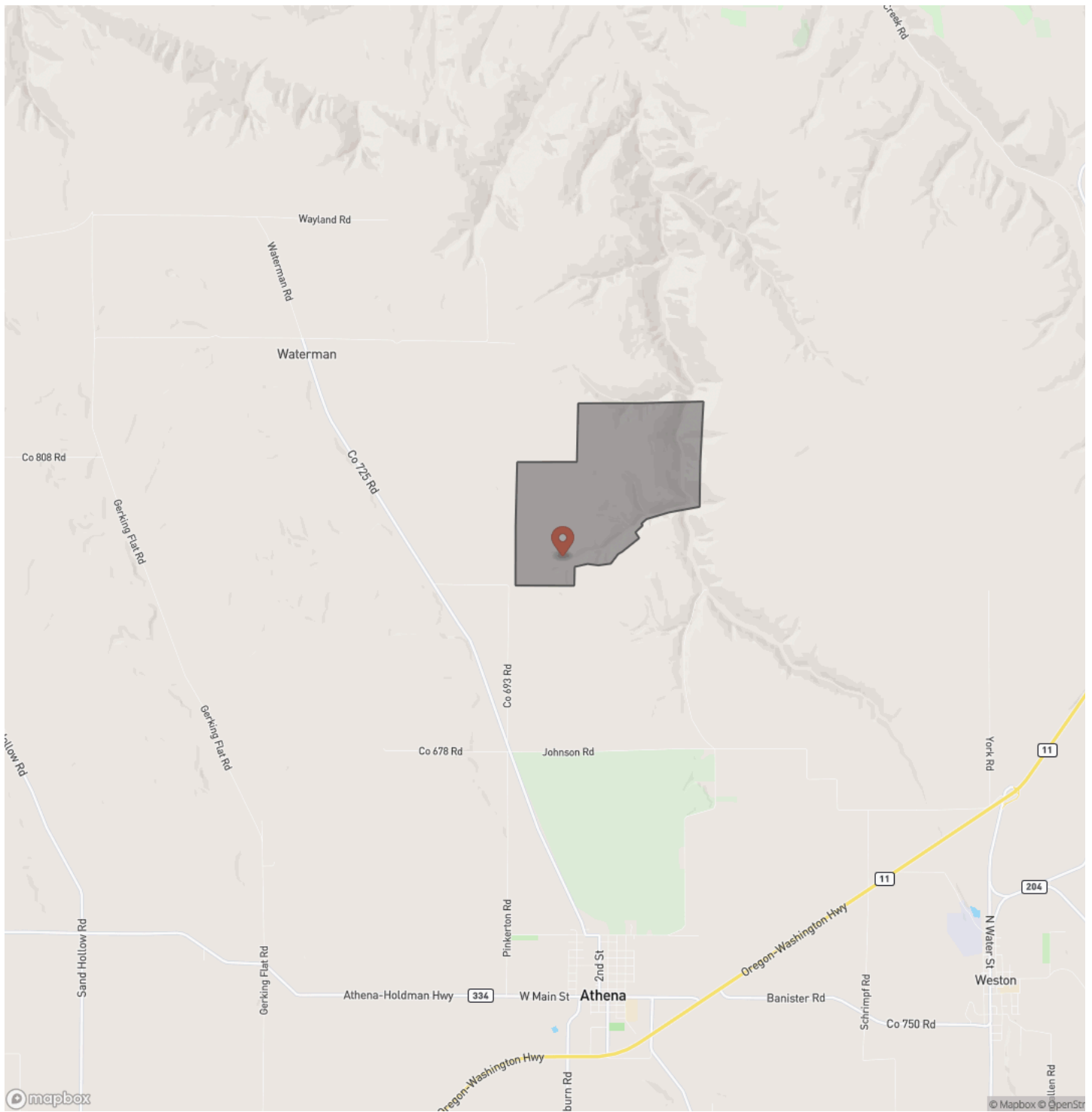
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

All information provided regarding this property is believed to be accurate and reliable; however, it is not guaranteed. The buyer is solely responsible for conducting their own due diligence to verify all aspects of the property, including but not limited to zoning, land use restrictions, availability of utilities, environmental conditions, property boundaries, and any other factors affecting the intended use of the property. The seller, seller's real estate broker, and brokerage make no representations or warranties, express or implied, as to the suitability, condition, or permitted use of the property. The buyer is advised to consult with appropriate professionals, including but not limited to surveyors, land use planners, attorneys, and government agencies, to ensure the property meets their intended needs. The property is being sold "as-is, where-is," with no warranties or guarantees of any kind.



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