

Buttercreek Hay Farm
71384 Hwy 207
Echo, OR 97826

\$4,980,000
336± Acres
Umatilla County



Buttercreek Hay Farm
Echo, OR / Umatilla County

SUMMARY

Address

71384 Hwy 207

City, State Zip

Echo, OR 97826

County

Umatilla County

Type

Farms

Latitude / Longitude

45.6251 / -119.4313

Taxes (Annually)

5760

Dwelling Square Feet

1440

Bedrooms / Bathrooms

3 / 1

Acreage

336

Price

\$4,980,000

Property Website

<https://whitneylandcompany.com/property/buttercreek-hay-farm-umatilla-oregon/58147/>



Buttercreek Hay Farm Echo, OR / Umatilla County

PROPERTY DESCRIPTION

The Buttercreek Hay Farm is just 15 miles south of Hermiston Oregon and Interstate 84. Sitting strategically in the heart of the agriculturally rich Columbia Basin the farm consists of 336.85 +/- total acres. The Buttercreek valley is known for high yielding hay production and supplying dairy quality feed throughout the Pacific Northwest. Historically, the farm has produced grain and hay crops typical for the area.

WATER RIGHTS / IRRIGATION SYSTEM

The farm's water supply includes both surface water (Buttercreek) and ground water with a total of 329+/- acres of water rights. According to Water Resources Department, the priority dates range from 1883 to 1903. The primary water delivery is flood irrigation. The point of diversion (POD) is on Buttercreek utilizing a series of well-maintained ditches spreading the water over leveled fields. Throughout the irrigation season, the farm also relies on a pressurized system utilizing both well water and surface water. The pressurized system contains 90% mainline to wheel-line sprinklers with a small portion watered by hand-line sprinklers. There are three separate creek pump stations (POD) equipped with two 40-hp pumps, a 30-hp pump, as well as a 10-hp pump.

STRUCTURES / OUTBUILDINGS

The farm is comprised of three separate tax-lots.

- 2N2700 TL 2100
- 2N2700 TL 2000
- 2N2700 TL 1902

The main farmhouse was built in 1949, is approximately 1,440 sq/ft, including 3 bedrooms, 1 bath, and sits on tax lot 2100. Updated several years ago, it has a modest built interior and a very well-manicured outside yard area with a paved drive/parking area. The supporting barn lot is equipped with a 30x40 garage, a 36x70 shop, both with poured concrete floors, and a supporting fuel system. Not far across the field to the north sits the equipment lot and farm office which consists of a 1980 double-wide trailer. A well maintained fully permitted 60' working mechanical scale house is also included.

Quick Facts

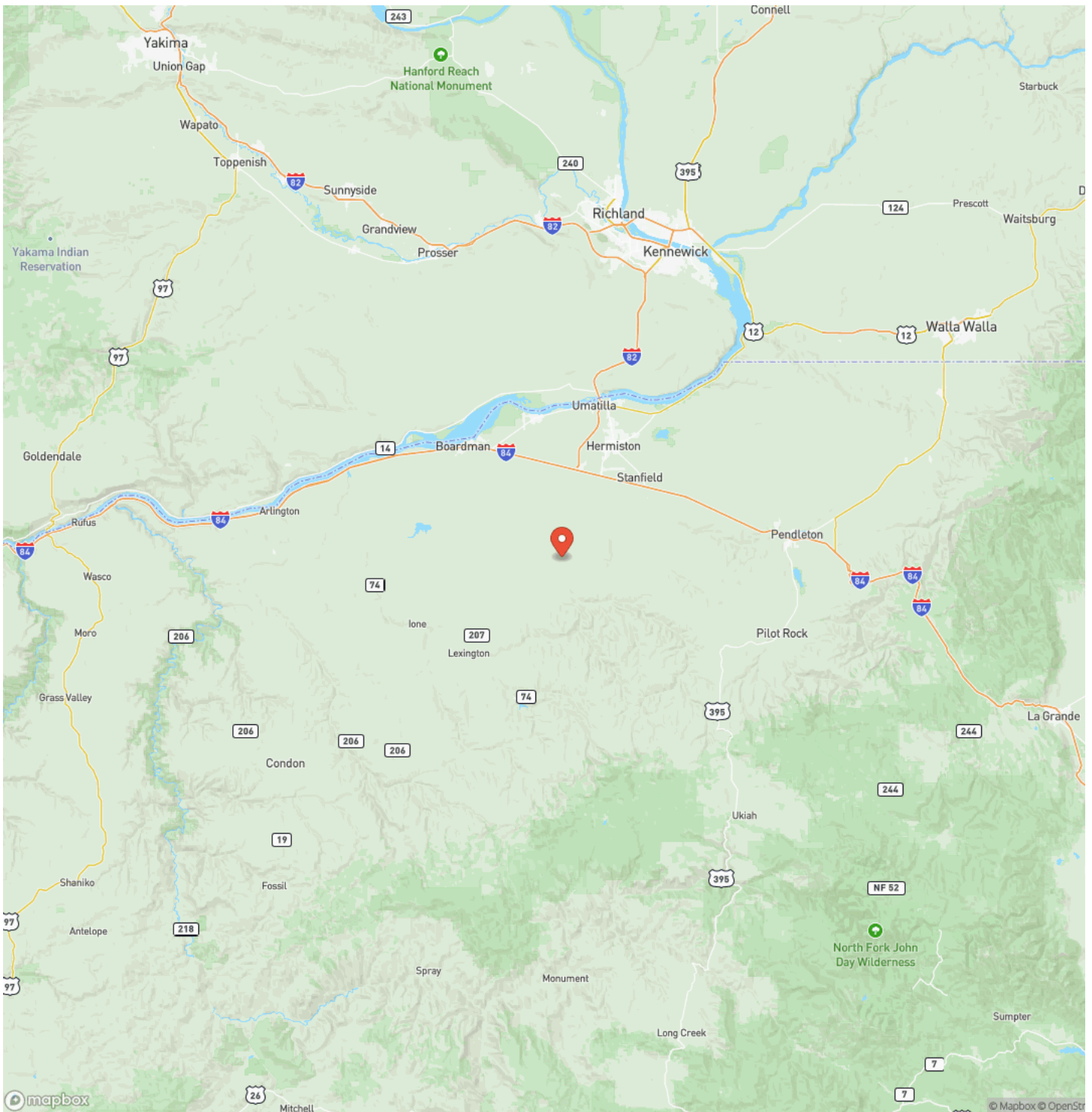
- 336.85 +/- acres, 329+/- wet acres
- 1.5 miles of Butter Creek frontage
- 3 creek POD's / pump stations, 1 ground water well
- 90% irrigation serviced by wheel lines
- Priority dates range from 1883 to 1903
- Current crops include alfalfa and wheat.
- 1 main farmhouse (3 bd/1bath 1,440 sq/ft) with outbuildings
- Paved drive/parking area
- Farm office - 1980 mobile home (3 bedrooms/1bath) · Working 60' scale with scale house
- 15 min travel from Interstate 84
- 3 separate tax lots
- Taxes 2023 \$5760



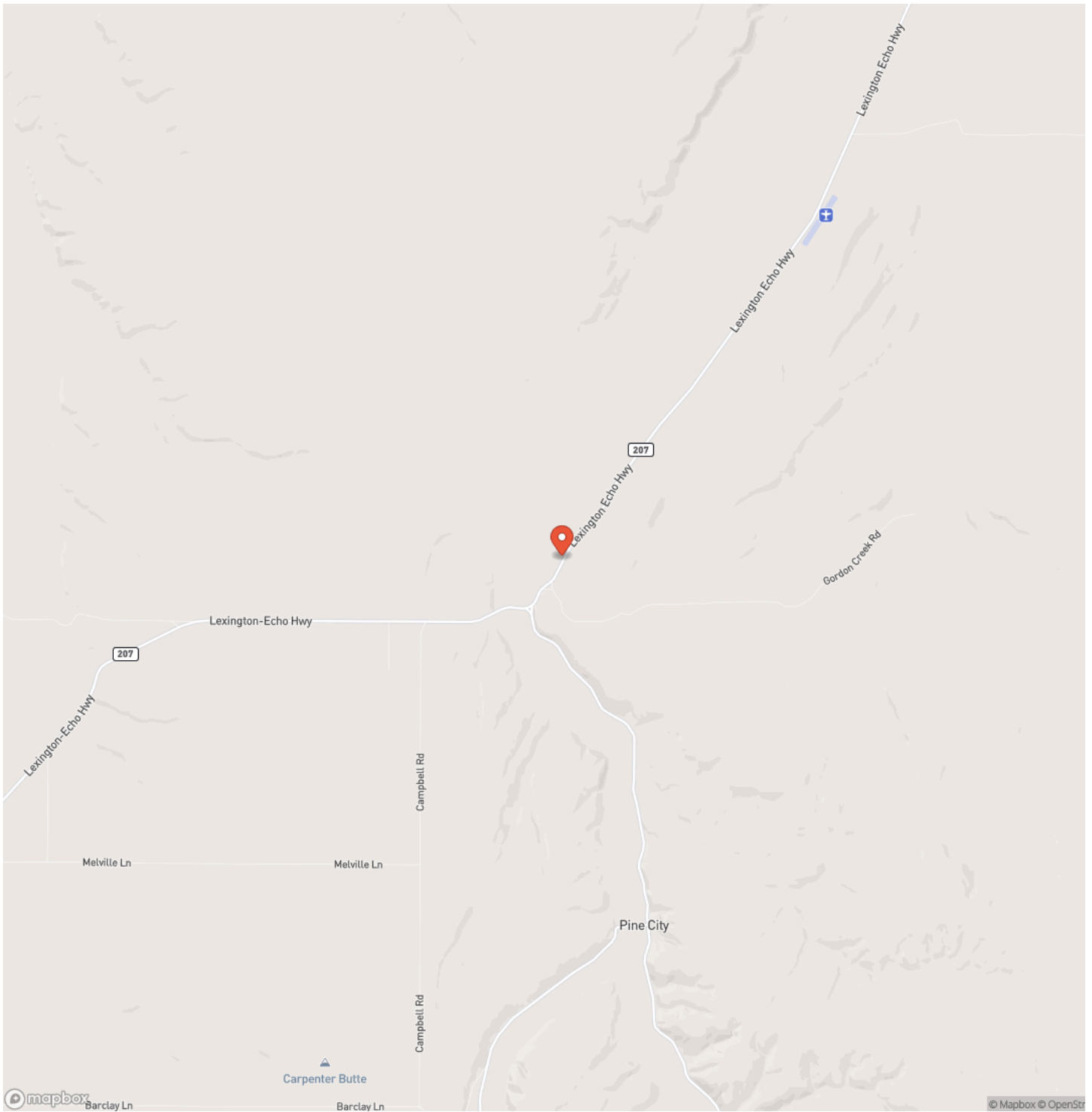
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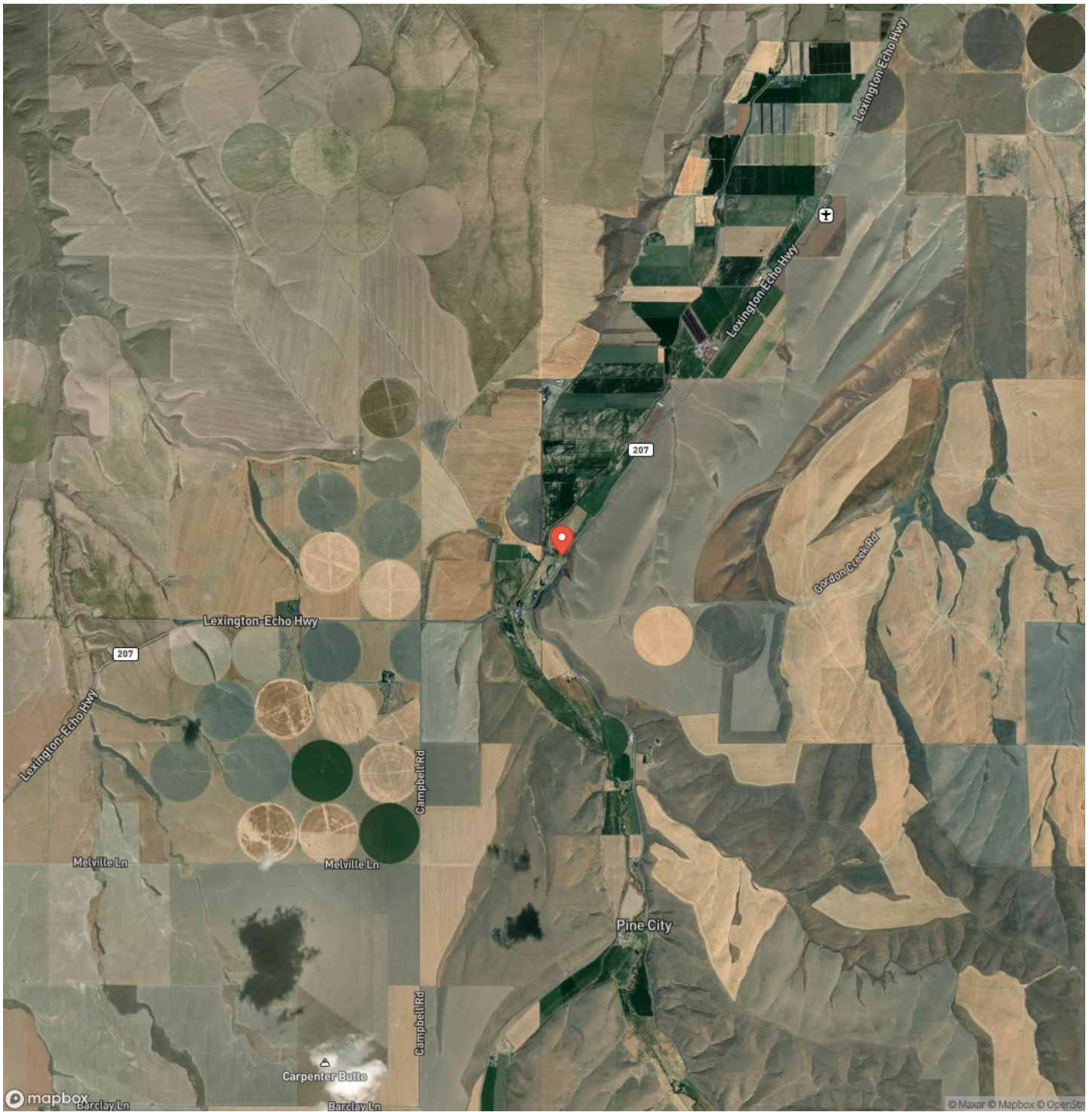
Locator Map



Locator Map



Satellite Map



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