

**Crum Irrigated Farm**  
65380 Four K Road  
Ione, OR 97812

**\$12,700,000**  
6,478.64± Acres  
Gilliam County



**Crum Irrigated Farm**  
**Ione, OR / Gilliam County**

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**SUMMARY**

**Address**

65380 Four K Road

**City, State Zip**

Ione, OR 97812

**County**

Gilliam County

**Type**

Farms, Commercial, Business Opportunity

**Latitude / Longitude**

45.473811 / -120.034862

**Acreage**

6,478.64

**Price**

\$12,700,000

**Property Website**

<https://whitneylandcompany.com/property/crum-irrigated-farm/gilliam/oregon/68400/>



## **Crum Irrigated Farm Ione, OR / Gilliam County**

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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! The Whitney Land Company is proud to offer a rare opportunity to acquire 6,478.64 contiguous acres in Eastern Oregon, a highly versatile property ideal for agricultural investors or irrigation farm operators seeking a proven operation. Located in the Pacific Northwest, one of the most productive agricultural regions in the world, this expansive isolated farm offers optimal conditions for seed farming and diverse crop production, supported by exceptional soil quality, state-of-the-art infrastructure, and easy proximity to major transportation hubs, ensuring efficient access to domestic and international markets.

The property features 2,996+/- irrigated acres serviced by 39 Reinke pivots and eight wells, with approximately 1,500 acres optimized for high-water-use crops like seed potatoes, corn, and alfalfa. This property's history of potato seed production highlights its exceptional agricultural value, having been established on virgin farm ground with highly regarded Ritzville silt loam soils. The soils are carefully managed to minimize pests and diseases, and the land offers a nearly disease-free environment essential for seed production. Its nutrient-rich composition, enhanced by advanced and precise farming techniques, ensures long-term productivity while supporting the technical requirements of specialized crop cultivation.

The balance of the property offers dryland crop areas, CRP-enrolled ground, and range land equipped for grazing, providing additional versatility and income opportunities. To the south, the property features a well-maintained feed yard, which serves as a wintering site for approximately 250 head of cattle. The cattle operation supports the farm's rotational practices, contributing to sustainable land management and generating supplemental income, making it a valuable secondary component of the property's diverse agricultural potential.

A current irrigation infrastructure upgrade program ensures the property remains at the forefront of modern agricultural practices, with significant improvements already completed and others underway. Recent enhancements to the property include the installation of state-of-the-art pivot panels, the addition of telemetry systems to approximately half of the farm for precise water management, upgraded pumps, and the ongoing replacement and upgrading of older pivots.

The property is supported by an extensive water rights portfolio encompassing 3,241.7 acres of primary and supplemental irrigation rights, secured through four certificates and an active permit with priority dates ranging from 1968 to 1998. Multiple deep wells, with documented depths ranging from 395 to 1,035 feet and static water levels between 72 and 290 feet, provide a combined output capacity of approximately 15,200 GPM, ensuring consistent irrigation across 2,975 pivot acres. Full water use is prioritized for high-demand crops such as potatoes, hay, and other root crops, which are rotated annually, while lower water-use crops are planted on the remaining pivot acreage. This efficient water system is a cornerstone of the farm's productivity.

Current operations feature a flexible lease on the potato acreage, providing a steady income stream while the Seller actively farms the remaining portions of the property. The Seller's operations are supported by the H2A workforce program, with on-site housing facilities ensuring efficient and reliable labor for managing the farm's diverse acreage.

The property also features an exceptional road system, developed and maintained through a mutually beneficial trade agreement with the county. In exchange for crushed rock from the on-site quarry, the county has contributed to the creation and upkeep of a network of paved and well-maintained gravel roads. This infrastructure ensures seamless access to key areas of the property, enhancing operational efficiency and overall functionality.

This farm represents an exceptional opportunity to invest in a productive, sustainable asset with long-term potential for appreciation. Continued infrastructure upgrades, combined with its scale, resources, and alignment with broader economic trends, position the property to deliver enhanced efficiency, increased profitability, and lasting value for forward-thinking investors.

Call the Whitney Land Company to discuss further.

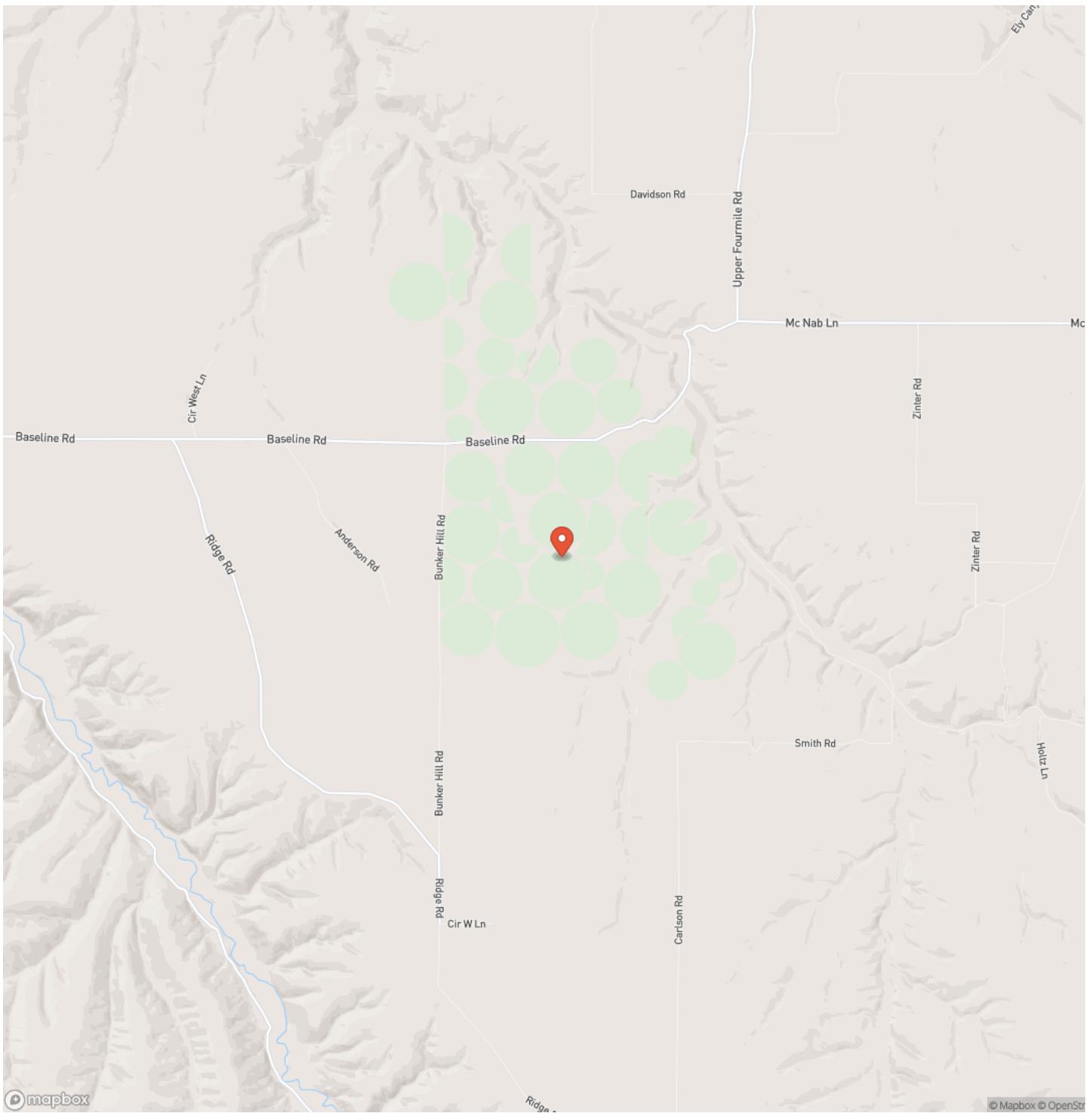


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## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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