

CORRIGALL RANCH

ONTARIO, OREGON
\$1,575,000 - *All Cash at Closing*

Approx 115 Deeded Acres

“Well-maintained ranch, comfortable home, wood barn,
working corrals, feed lot.”



PRESENTED BY

AGRILANDS REAL ESTATE

73723 Telocaset Lane, Baker City, Oregon 97814 | (541) 853-1212

Jack Horton
(208) 830-9210
agrilands9@gmail.com

Rae H. Anderson
(208) 761-9553
raeanderson125@gmail.com



AgrilandsRealEstate.com

Corrigall Ranch

Ontario, Oregon

— \$1,575,000 - All Cash at Closing —

Approx 115 Deeded Acres

The Property

The Corrigall Ranch is a well-maintained ranch consisting of approximately 115 deeded acres, a comfortable 3100 SF home, one wood barn, working corrals and a small feed lot. There is also an older home that is not livable retained intact to preserve a future building permit.

Location

The property is located at 923 Onion Avenue approximately mid-way between Ontario and Vale. The distance to Ontario from the property is approximately 10 miles and the distance to Vale is approximately 7 miles. The Boise Idaho International Airport is approximately 60 miles from Ontario. The distance to Portland, Oregon is approximately 375 miles and approximately 260 miles to Bend, Oregon.

Land Characteristic & Weather Conditions

The elevation at the property's entry is 2,270 FT and rises to 2,400 FT on the south portions of the property where the main home is located. There are approximately 42 acres of high-quality crop land fronting Onion Avenue ranging from 0% to 2% slopes. From there going to the south portions of the property the land varies from modest slopes, to undulating with 12% to 20% slopes. The varying land topography along with the irrigated alfalfa fields, irrigated grass pastures and excellent management provide one of the most attractive and well-maintained properties in the Ontario/Vale areas. The secluded and elevated location of the main home is exceptional. The annual precipitation in the Ontario, Oregon area is approximately 10 inches and the growing season is approximately 170 days.

Irrigation Water Rights & Irrigation Equipment

The Owyhee Irrigation District provides the irrigation water to the Corrigall Ranch. The water rights are for 112 assessed acres. The annual assessment is \$70.00 per acre. The assessment for 2022 was \$7,840.00.

Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 1 §

AGRILANDS REAL ESTATE

Irrigation Equipment included with the sale offering is as follows:

- 1- 2 Tower Valley Center Pivot with 2 End Gun (Installed in 2015)
- 1- 3 Tower Valley Center Pivot with 2 End Gun (Installed in 2015)
- 1- 3 Tower Valley Center Pivot with 2 End Gun (Installed in 2021)
- 1- 4 Tower Valley Center Pivot “bender” with 2 End Gun (Installed in 2021)
- 14 Solid Set Sprinklers
- Approximately 5,280 lineal feet of gated pipe
- 1- 7 hp electric pump
- 1- 15 hp electric pump
- 1- Rotating screen with electric motor and 1 hp electric pump

Farm & Livestock Operation

The crops currently grown on the property are approximately 69 acres of alfalfa hay, approximately 35 acres of irrigated grass pasture and approximately 8 acres of dry native pasture. The buildings, corrals/feed lot and road up to the main home takes up the remaining acres of land. Under the owner’s management the alfalfa hay production has been averaging 7 tons to 8.5 tons per acre per year. The owners lease out the irrigated pasture to a local rancher. The pasture has been carrying 38 cow/calf pairs beginning the 3rd week of April through the end of November. The owner has been selling the alfalfa hay on the stump to a local farmer rather than him owning and operating the equipment to harvest the hay.

The owner does the irrigating and caring for the cattle.

Improvements

The building improvements include the following:

- The main home is a comfortable 3100 SF home built in 2007. It is a two-story wood frame home with quality construction. The main floor has 2,569 Sf and the upper floor has 534 SF. The rooms include: kitchen – living room – family room – 4 bedrooms – 3 ½ bathrooms – Sun room – laundry room – small storage room – attached 2 car garage.
- 1 wood barn – corrals and a small feed lot with 120 head capacity.

Area Profile

The Ontario-Vale area has a strong history in the agriculture industry in both high value crops and livestock production. The crops commonly grown in the area are onions, potatoes, sugar beets, grain corn, silage corn, alfalfa hay and wheat.

Producers Livestock Auction, one of the major livestock auctions in the Treasure Valley is located at Vale. St Alphonsus Hospital is located at Ontario along with other medical services and clinics. The county seat is at Vale.

Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 2 §

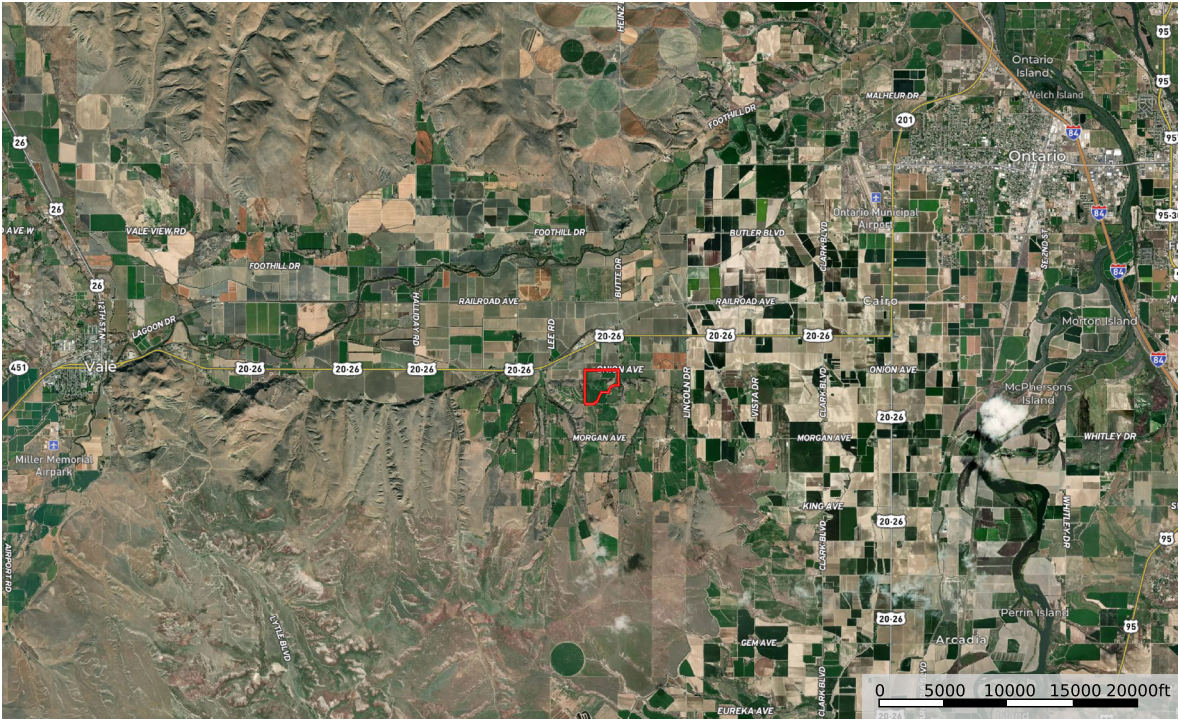
AGRILANDS REAL ESTATE

Schools from elementary to High School are located in both Ontario and Vale. The Corrigan Ranch is right on the border of both school districts. This enables the option for parents to choose the schools for their children to attend.

LIVESTOCK CAPACITIES, CROP PRODUCTION AND WILDLIFE AMENITIES ARE ESTIMATES AND SUBJECT TO VARIATION DEPENDING UPON MANAGEMENT AND WEATHER CONDITIONS.

Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

Wide Area Map



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 4 §

AGRILANDS REAL ESTATE

Ranch Map



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

5

AGRILANDS REAL ESTATE

Topographical Map



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 6 §

AGRILANDS REAL ESTATE

Photo Gallery



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

7

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

8

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

9

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 10 §

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 12 §

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 14 §

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 15 §

AGRILANDS REAL ESTATE




Property information in this brochure is from sources deemed reliable, but is not guaranteed by the Owner or Agrilands Real Estate. Purchaser shall have the sole responsibility to inspect the property and inform himself of the true condition thereof. This offer is subject to prior sale or withdrawal by Owner or Agent at any time. Crop production and wildlife amenities are subject to variation depending upon weather and weather conditions. Showing by appointment only and facilitated by Agrilands Real Estate.

Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com

§ 16 §

AGRILANDS REAL ESTATE



Jack Horton | (208) 830-9210 | agrilands9@gmail.com
Rae H. Anderson | (208) 761-9553 | raeanderson125@gmail.com