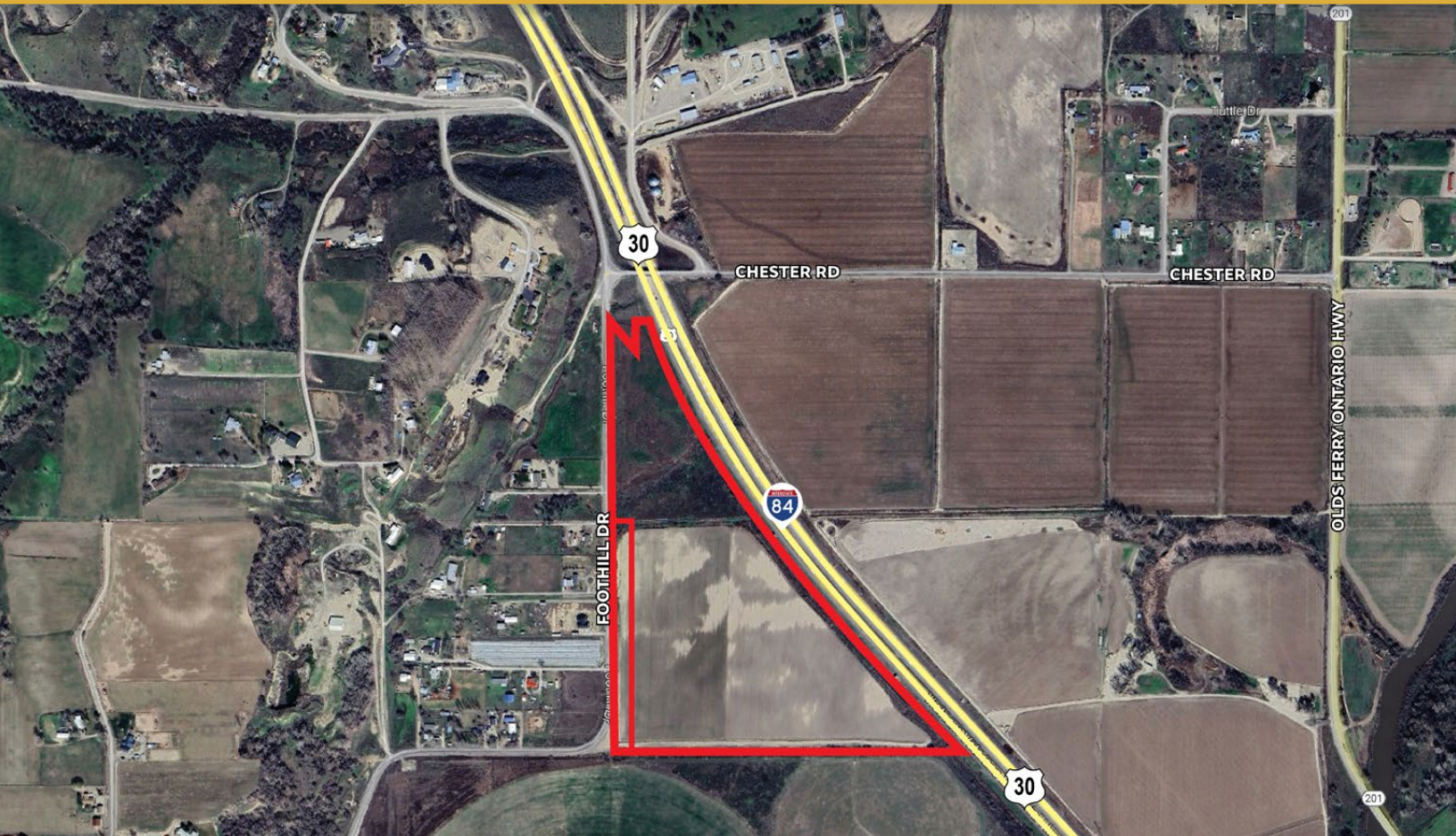


FOR SALE

50.55 AC | \$495,000

Farm Ground Land on Hwy 30/I-84

TBD Foothill Drive, Ontario, OR 97914



PROPERTY DETAILS

Sale Price:	\$495,000
Property Size:	50.55 AC Total 1.69 AC (17S47E29C00100) 48.86 AC (17S47E2900600)
Property Type:	Ag / Rural Residential Land
Zoning:	Exclusive Farm Land (C-A1) Rural Residential (C-RR)

HIGHLIGHTS

- Great opportunity to purchase farm ground in Malheur County
- 32 acres of surface water rights with gravity irrigation with dry grazing opportunity on the remaining land
- Potential for a building permit with CUP approval by the county
- Current farm lease in place through 2025
- Portion of property is located in the floodplain
- Easy access and prominent frontage on Hwy 30/I-84 - just 5 minutes from Ontario city core

Adam Bledsoe, Principal Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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ZONING DETAILS

C-A1

MALHEUR COUNTY, EXCLUSIVE FARM USE ZONE: C-A1 zoning in Malheur County, Oregon is the Exclusive Farm Use (EFU) zone. This zone is intended for agricultural activities, including farmsteads, greenhouses, and livestock.

C-RR

MALHEUR COUNTY, RURAL RESIDENTIAL ZONE: C-RR zoning in Malheur County, Oregon is a rural residential zoning district. This zoning district is for areas that are planned for rural residential development.



Broker is licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Adam Bledsoe

Principal Broker

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