

Exceptional Duck Hunting Grounds
0 Highway 730
Irrigon, OR 97844

\$690,000
39.750± Acres
Morrow County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Exceptional Duck Hunting Grounds Irrigon, OR / Morrow County

SUMMARY

Address

0 Highway 730

City, State Zip

Irrigon, OR 97844

County

Morrow County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

45.895688 / -119.491412

Taxes (Annually)

64

Acreage

39.750

Price

\$690,000

Property Website

<https://www.landleader.com/property/exceptional-duck-hunting-grounds-morrow-oregon/60356>



Exceptional Duck Hunting Grounds Irrigon, OR / Morrow County

PROPERTY DESCRIPTION

Discover a unique opportunity to own a productive and fertile farm with exceptional duck hunting grounds close to the Columbia River! This one-of-a-kind property spans nearly 40 acres and boasts year-round springs, open ponds teeming with waterfowl, and easy access to your own personal hunting blinds. Conveniently located off Hwy 730, opposite the Irrigon Wildlife Area, it currently serves as pasture with efficient irrigation and full water rights, allowing cattle to cover costs while you indulge in the abundant wildlife and pristine spring-fed ponds. The natural springs ensure unfrozen water flow throughout the year, sustaining a thriving wildlife habitat below. With R-2 zoning in place, residential development opportunities abound, making it ideal for creating your dream home or multiple homes amidst this scenic landscape. Imagine waking up to panoramic views of the Columbia River from a homesite perched on the plateau, or enjoying easy access to your private hunting blinds and tranquil ponds just steps away. Complete with perimeter and cross fencing, gated entry, established roads, and accessible power, this property offers the perfect blend of tranquility and convenience. Don't miss your chance to embrace the recreational lifestyle where living, working, and playing converge in one spectacular location!



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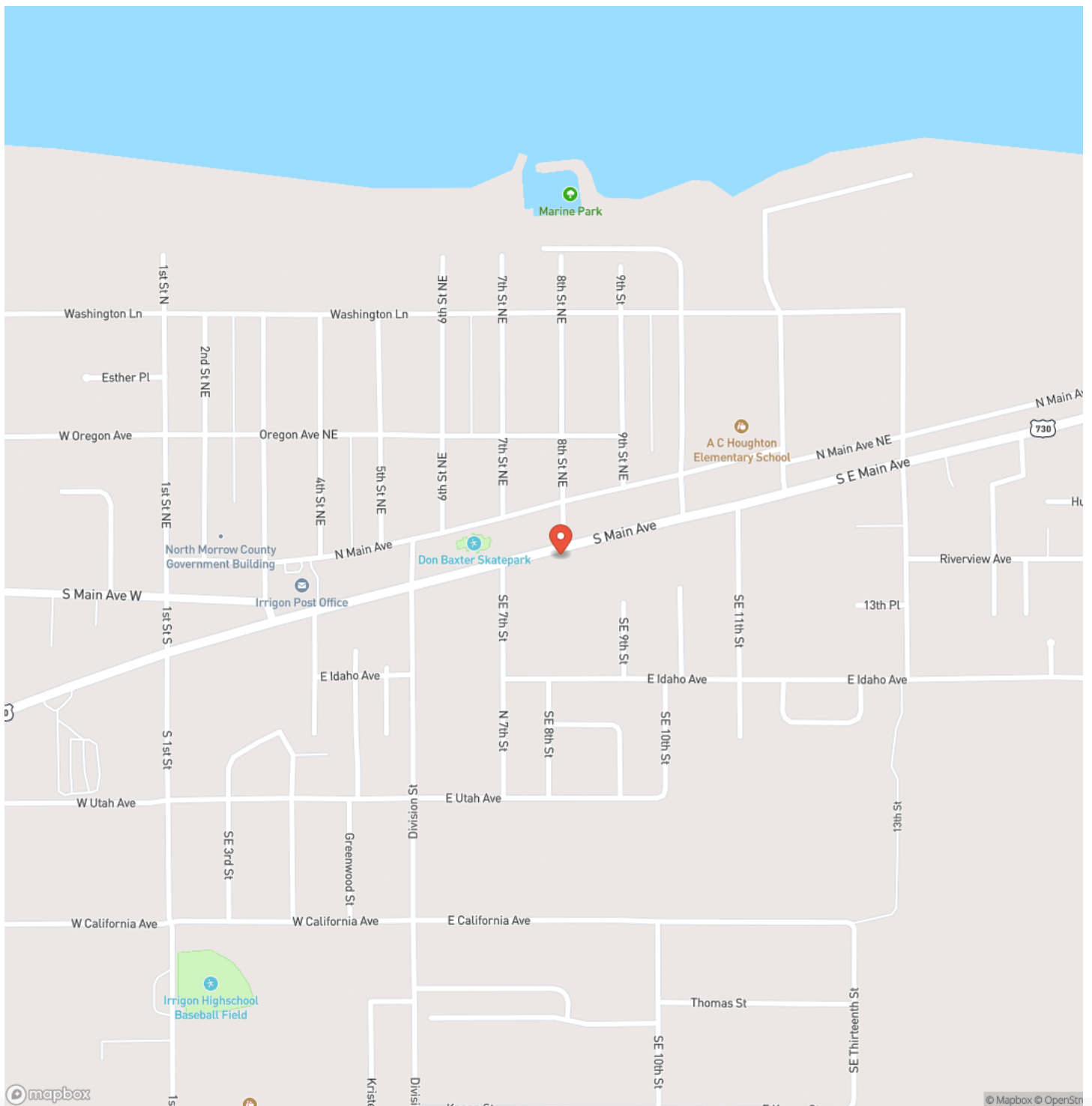
Exceptional Duck Hunting Grounds
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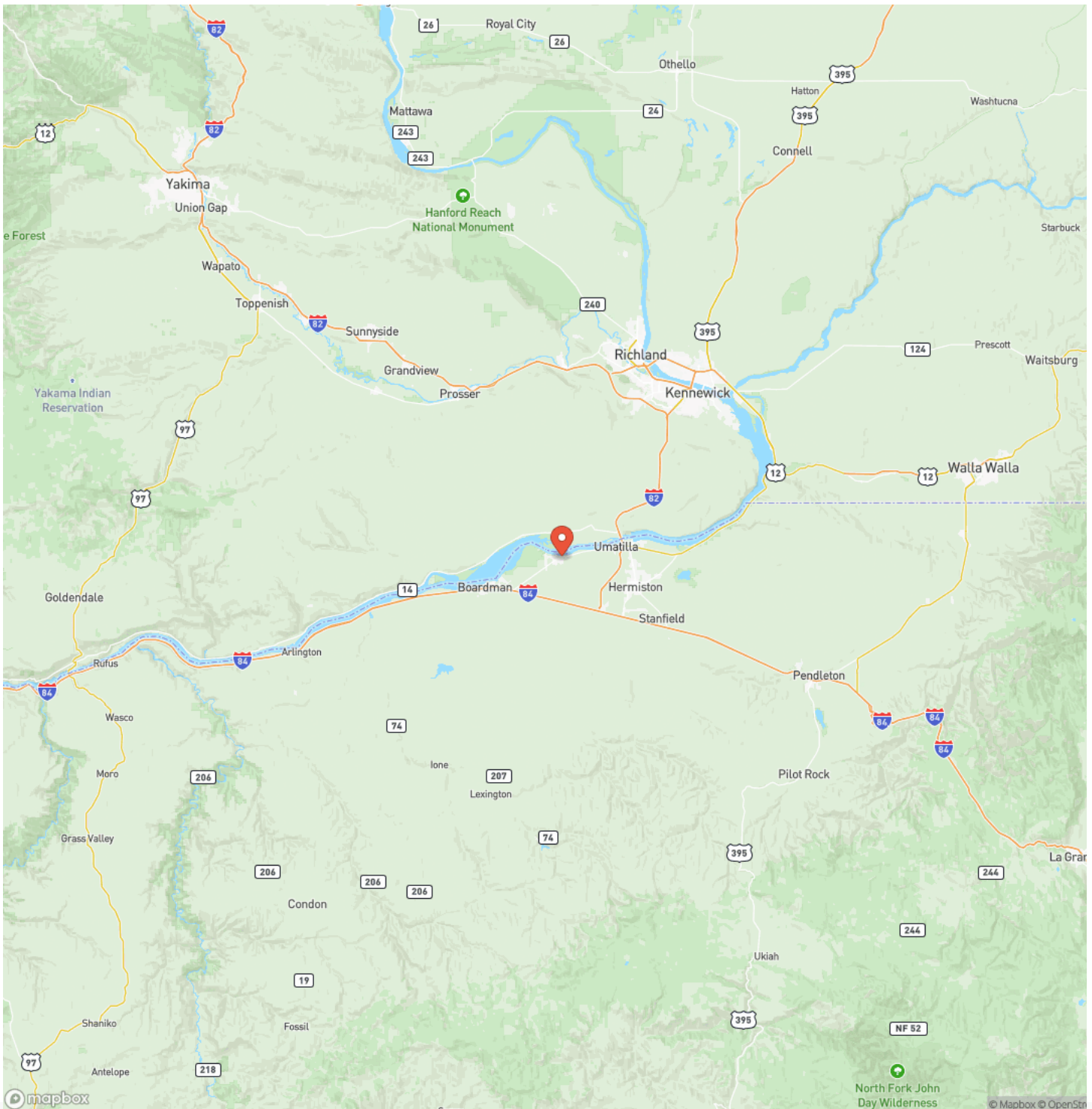
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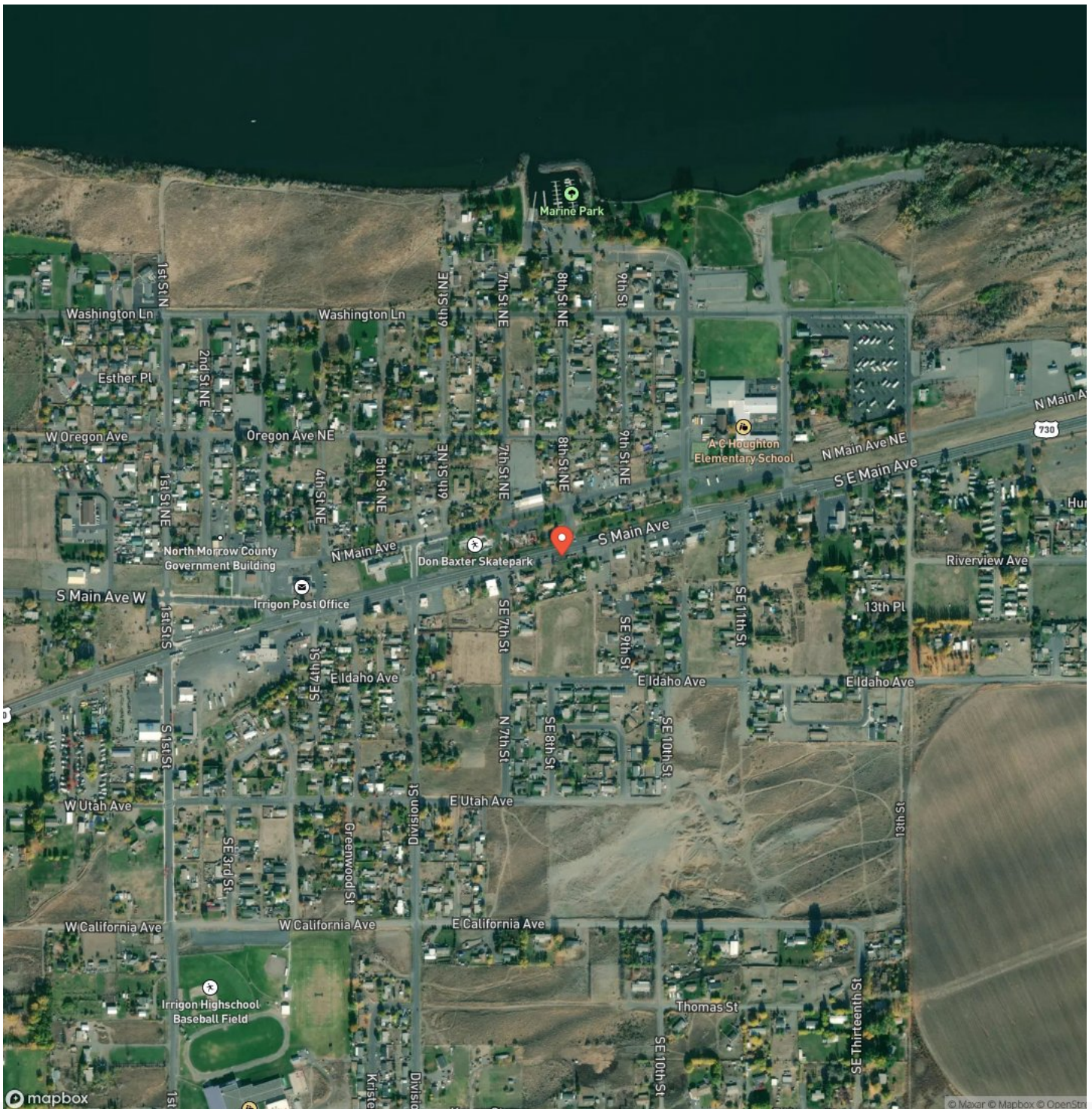
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:



Exceptional Duck Hunting Grounds Irrigon, OR / Morrow County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Smith

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City / State / Zip

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NOTES



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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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