

MIDDWAY RANCH



Horsell Road
Alfalfa, Oregon

474 acres

\$4,295,000

FR **FARM AND RANCH**
A DIVISION OF BERKSHIRE HATHAWAY HOME SERVICES
NORTHWEST REAL ESTATE

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“Land isn’t merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future.”

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OVERVIEW

The Midway Ranch sits under a bright blue sky in the wide-open spaces of Central Oregon. The snow-capped Cascade Mountains seem almost close enough to touch.

This working hay ranch is comprised of 474 acres under 6 Zimmatic pivots. Ample irrigation is provided through the Central Oregon Irrigation District - with crystal clear waters from the Deschutes River. The District was established in 1918 and holds senior water rights.

The Midway Ranch has an efficient layout and excellent facilities, including: 72'x176' hay storage barn; 40'x60' heated shop; two machine sheds; working corrals; and additional infrastructure.

Pivots were installed in 2015 and are configured for remote control, monitoring and adjustment. Pressure pumps have recently been completely overhauled.

There are six separate tax lots that comprise Midway, with five unique addresses. There are opportunities for additional dwelling and the ranch could be maintained as a cohesive unit or divided among family members.

An elevated building site on the northern parcel offers a majestic view of the Cascades and farms stretching out in all directions.

Midway is planted largely to strong stands of Orchard Grass and Alfalfa.

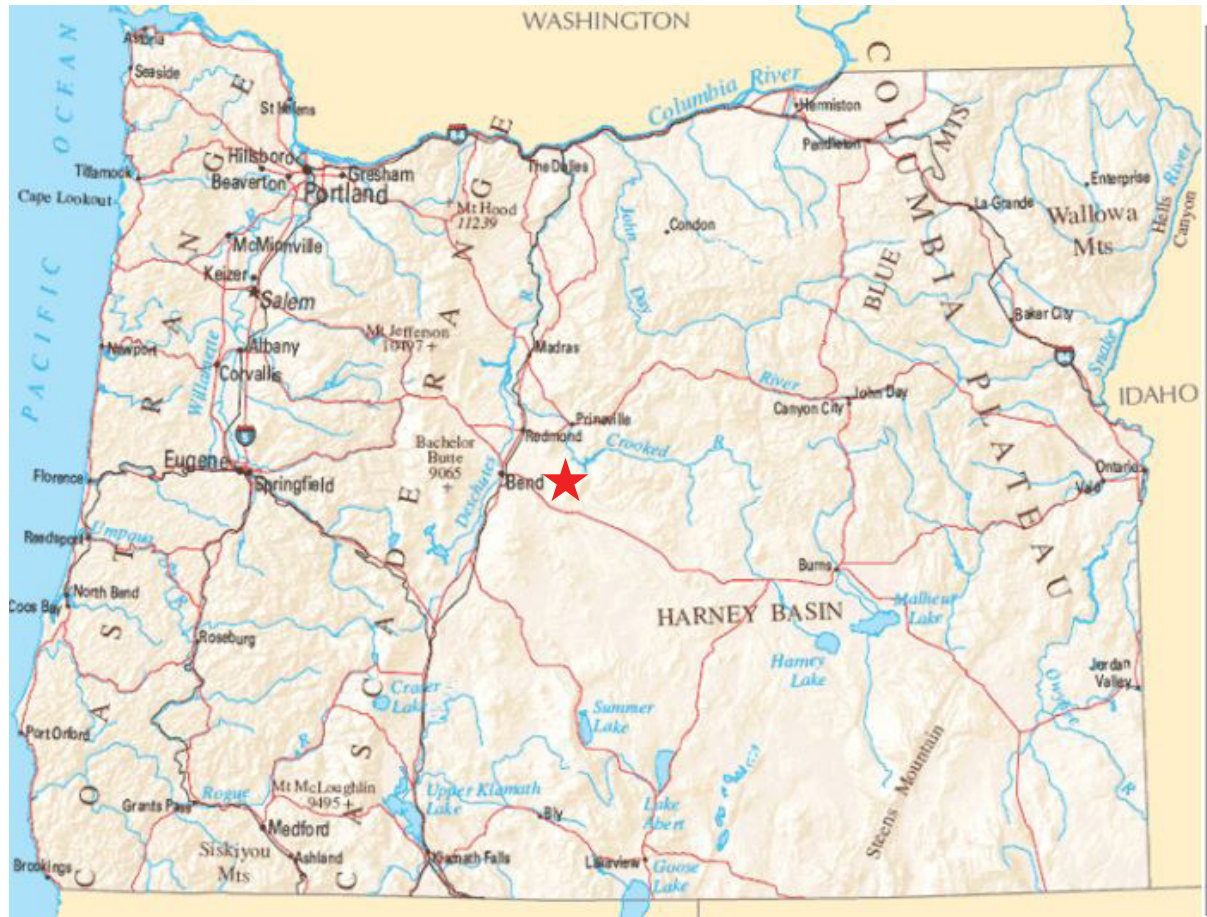
When you're done with the day's work, you can relax in the main residence enjoying a stunning view of the Cascades .

The expansive covered patio is perfect for entertaining and with more than 2800 square feet, it offers spacious rooms, a well appointed kitchen and private office.

The ranch is set just 16 miles east of Bend, Oregon in the quaint community of Alfalfa, Oregon. Quite and secluded, life is a bit slower here - the most common sounds are the rumbling of farm equipment and the whisper of the high desert breeze.

When you're ready for a change of pace, the bustling hub of Bend is just down the road. Characterized by world-class outdoor recreation, a vibrant downtown and fine dining, Bend provides top-notch amenities for people of all ages and interests.

Come make Midway Ranch part of your family's legacy.



Distances to Town (By Automobile)

- Bend – 20 Minutes
- Portland – 3 Hours, 15 Minutes
- Eugene – 2 Hours, 15 Minutes
- Seattle – 5 Hours, 45 Minutes
- San Francisco – 8 Hours, 15 Minutes
- Boise - 5 Hours, 15 Minutes

PHOTOGRAPHS













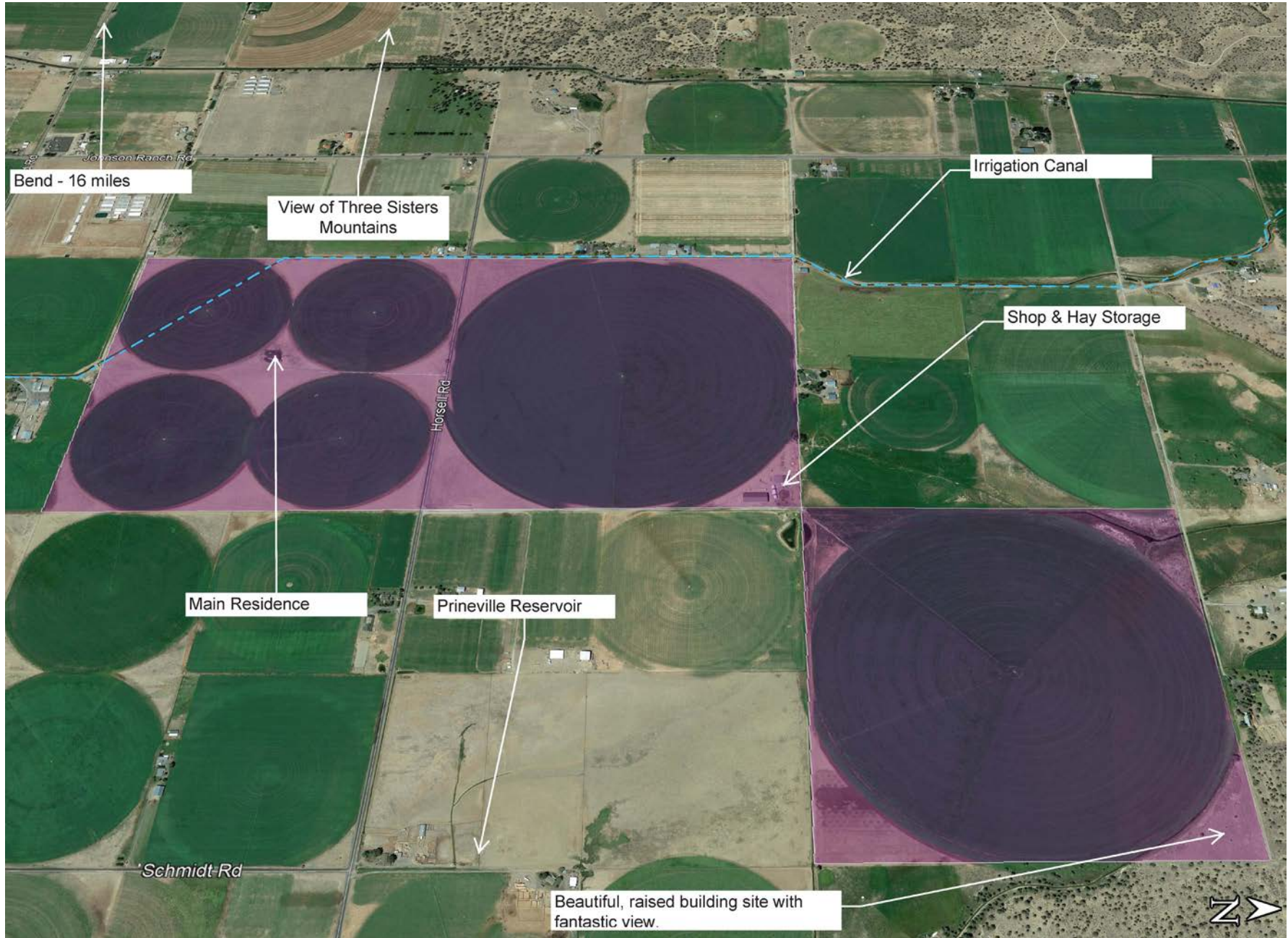








MAPS

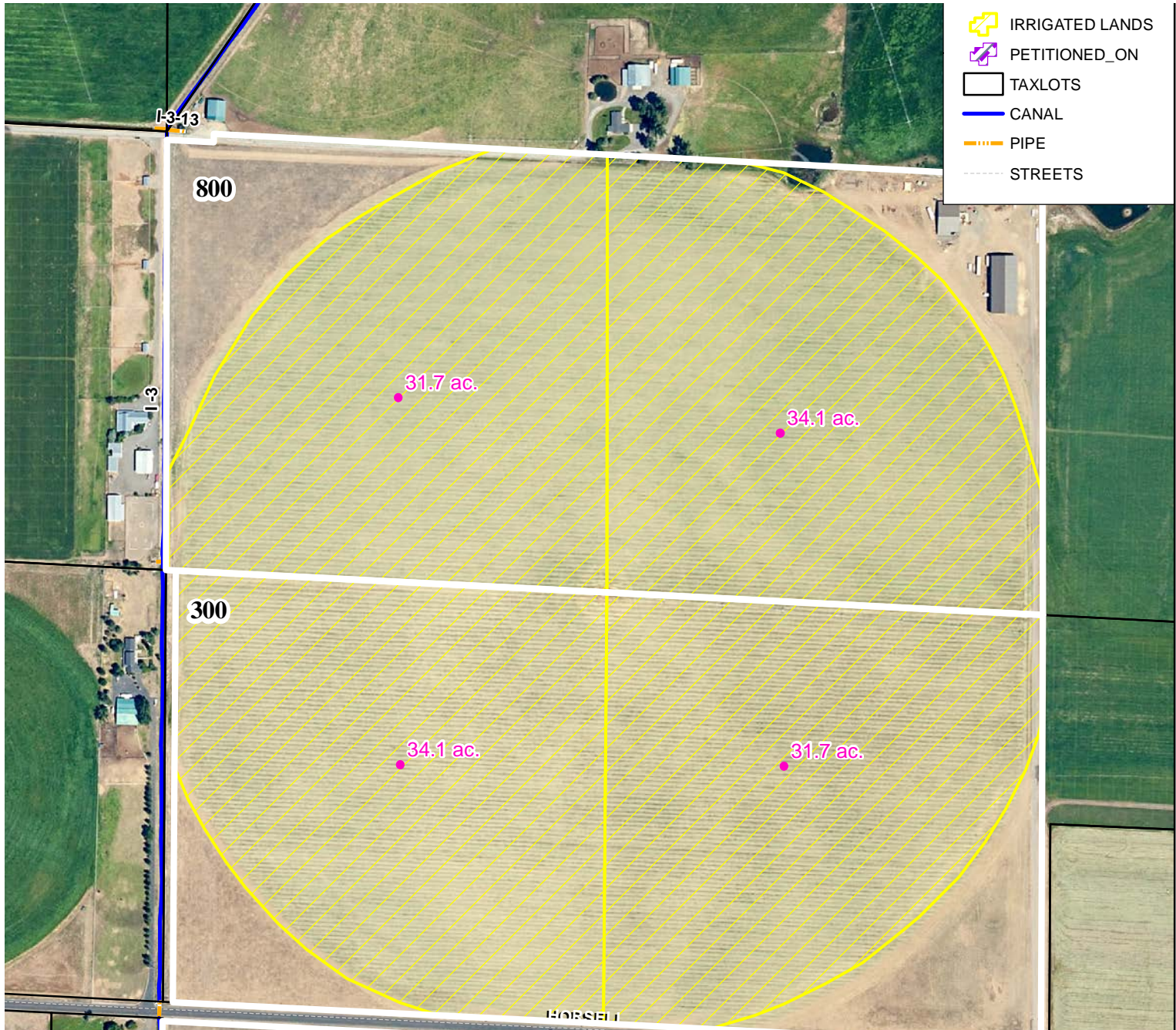


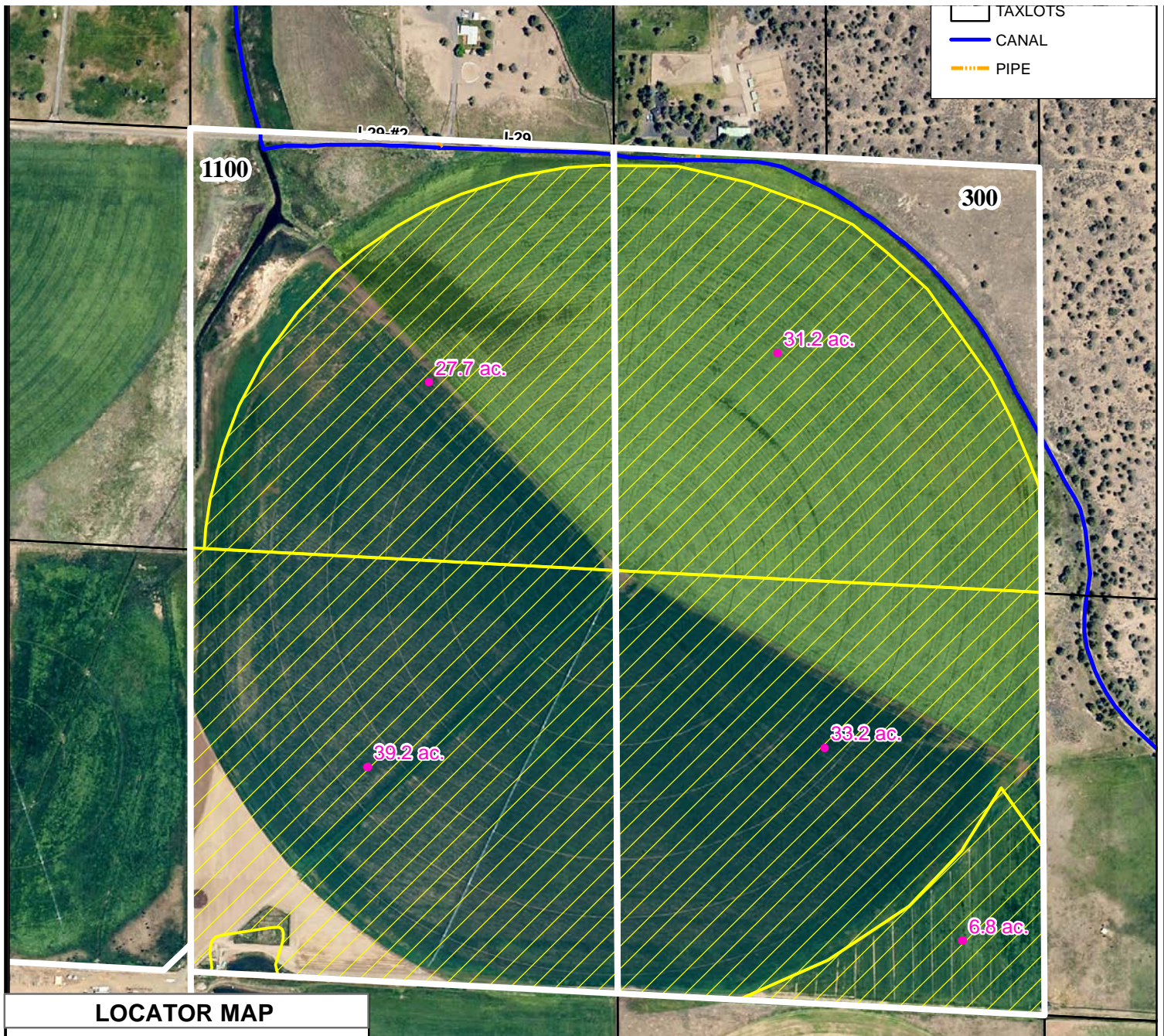


PIVOT IRRIGATION















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Farm & Ranch is a Division of Berkshire Hathaway HomeServices Northwest Real Estate. With over 30 offices in Oregon and Washington, our dedicated Farm & Ranch Specialists are available for private consultation.