



## Piper Canyon Retreat



### Property Details:

Price : \$175,000

Acreage : 213

Address : Piper Canyon Rd

State : OR

County : Morrow

Zip Code : 97839

MOPLS ID : 24817

Click [here](#) to go directly to the Piper Canyon Retreat

213 acre wildlife habitat with bird hunting, pheasant, quail, chucker and bird watching. Property has income from CRP/NRCS under contract to 2020 with other conservation programs underway. Great potential for vineyard, grazing and irrigated farmland with 80 acres unperfected water rights, 400 GPM well with solar panels and seasonal runoff collection pond. Power, phone, surveyed, fenced with native, wheat and bunch grass mix. Build your retreat or full time residence. Buyer to apply for dwelling approvals. Borders private land. Property is located on good access on county maintained roads at the intersection of Blackhorse and Piper Canyon Road. The town of Lexington is in Morrow County has an airport 2 miles away from property. 7 miles to Heppner on Highway 74 and 38 miles to I-84 and Columbia River. Peaceful setting with views LOP tags in Umatilla Basin Unit. Unique offering and rare find on market! Zoned EFU. Taxes \$528 in farm deferral. Seller requires cash for 1031 exchange. Mixed use residential, recreational, farm/ranch land development, with mule deer, upland game, dove, grouse, waterfowl, small game, rabbit, squirrel. ATV, equestrian, hiking, biking trails.

213.0000 Acres  
Morrow County  
GPS 45.4651 X -119.6273



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