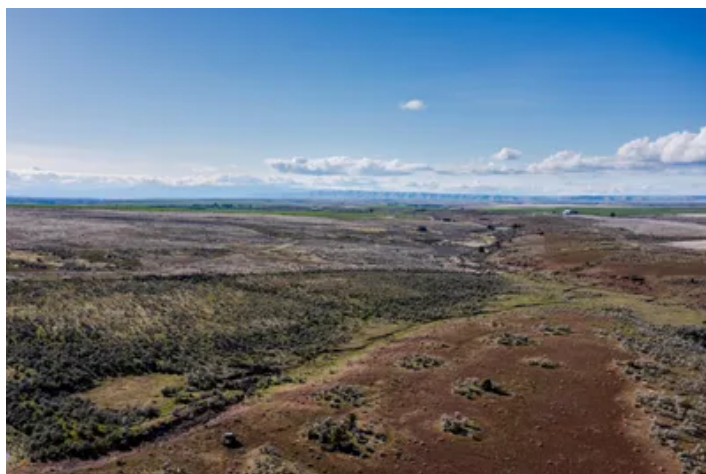
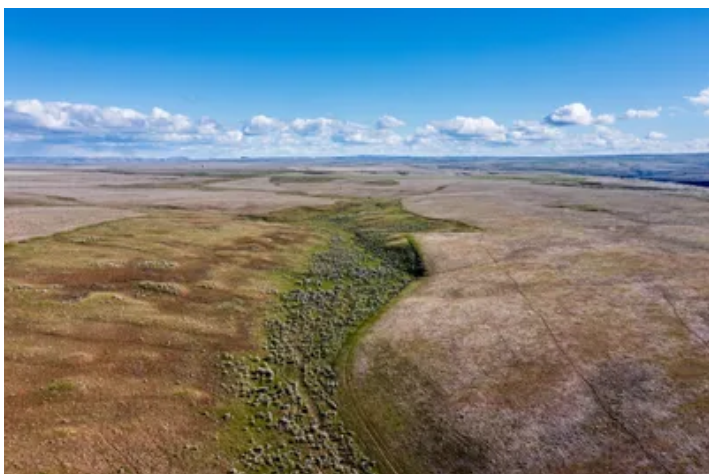


Bardenhagen Grass Valley Farms - Dynamic Farm for Sale
93190 Liberty Ln
Grass Valley, OR 99336

\$2,950,000
2,838.650± Acres
Sherman County



Bardenhagen Grass Valley Farms - Dynamic Farm for Sale

Grass Valley, OR / Sherman County

SUMMARY

Address

93190 Liberty Ln 94072 Wilson Ln

City, State Zip

Grass Valley, OR 99336

County

Sherman County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

45.360125 / -120.785611

Taxes (Annually)

6229

Acreage

2,838.650

Price

\$2,950,000

Property Website

<https://www.landleader.com/property/bardenhagen-grass-valley-farms-dynamic-farm-for-sale-sherman-oregon/54785/>



Bardenhagen Grass Valley Farms - Dynamic Farm for Sale

Grass Valley, OR / Sherman County

PROPERTY DESCRIPTION

Welcome to Bardenhagen Grass Valley Farms!

Income Property and Farm for Sale

Income Property and Farm for Sale - Set amidst the majestic landscape of Sherman County, Oregon, the Bardenhagen Grass Valley Farms present a blend of vast open space and serene beauty, offering an unparalleled opportunity to own a substantial piece of the Pacific Northwest. Spanning an impressive 2,838.65 acres across 2 farms, 93190 Liberty Lane and 94072 Wilson Lane offer the ultimate in privacy and tranquility, situated within a region renowned for its striking natural beauty, agricultural production, and outdoor recreation.

An Incredible Setting for Recreation in Central Oregon

Framed by the panoramic vistas of the Cascade Range, Bardenhagen Grass Valley Farms are mere miles as the crow flies from the iconic [Deschutes](#) and [John Day](#) Rivers, presenting seemingly endless possibilities for fishing, hunting, and outdoor adventure. The landscape is a tapestry of rolling hills and expansive rangeland with native bunch grasses and sagebrush. The breathtaking views surround a habitat rich in wildlife, including big and small game along with various upland bird species, making it a haven for hunters and nature enthusiasts alike. Located in Hunting Unit 40 (Maupin), up to 4 [Land Owner Preference tags](#) are available for Bull Elk and Buck Deer (buyer to perform due diligence and confirm with ODFW).

Income Property

Embracing the principles of land stewardship, the farms are enrolled in the [Conservation Reserve Program](#) (CRP), demonstrating a commitment to environmental conservation and sustainable land management. This not only contributes to the preservation of the land's natural beauty but also provides a steady stream of income, with the CRP contracts bringing in a combined annual return of \$82,955. Additionally, there is \$3,000 per year coming from an annual grazing lease. This symbiotic relationship between conservation and economic benefit underscores the unique value of these properties.

Solar Farm Potential

Another opportunity for potential income that has been deployed throughout Sherman County are solar farms, also known as utility scale solar projects. These solar projects have been utilized by landowners to provide income streams from portions of their property not currently used for production agriculture or recreation. Bardenhagen Grass Valley Farms stand out as strong candidates for solar projects as we continue to see their implementation throughout Central Oregon.

A Canvas of Opportunities

Across its vast acreage, the properties unveil diverse topographies and elevations, from rolling hills to expansive rangelands, each offering unique views and environments. The existing structures, including houses, barns, and grain silos, provide a foundation for renovation and a glimpse into the lives of those who resided here in days past. Although these buildings bear the marks of time and are by no means "move-in ready," they offer a canvas for renovation or replacement, allowing the new owner to tailor the properties to their imagination, whether it be as a working farm, a private retreat, or a sanctuary for wildlife.

Property, Buildings, and CRP Information

The buildings and structures on Liberty Land and Wilson Lane need some serious TLC, but they provide a substantial opportunity for improvement, renovation, or replacement to fulfill a discerning buyer's vision.

93190 Liberty Lane

Liberty Lane spans one parcel totaling 1,184.07 acres, with 765.33 acres enrolled in the Conservation Reserve Program (CRP) providing an annual income of \$36,728. This parcel is not only a testament to sustainable land management but also offers 106.58 acres of non-CRP dry farmland and 309.16 acres of rangeland, perfect for grazing or recreational purposes. The parcel is perimeter fenced, with signs of old cross fencing, and is split by Liberty Lane.

The northern portion encompasses native bunch grasses, sage brush, and rock outcroppings. There is a gravel pit and a seasonal pond. The southern portion of Liberty Lane has similar topography and flora, with a gravel driveway heading south from Liberty Lane to the original homestead. The Liberty Lane Homestead includes a 1,536-SF house, 90ft x 40ft shop, 45ft x 40ft shop, 30ft x 20ft shop, 55ft x 60ft barn, two small outbuildings with one used as a hunting cabin, and other ancillary agricultural structures.

94072 Wilson Lane

Wilson Lane spans two parcels and covers 1,654.58 total acres, of which 976.46 acres contribute to the CRP with a yearly income of \$46,227. These parcels complement Liberty Lane with 22.54 acres of non-CRP dry farmland and a sweeping 651.08 acres of rangeland and recreation ground. The parcels are perimeter and cross fenced with the lessee utilizing hot wires in and around the homestead. The parcels are bisected by Wilson Lane, with the northern portion hosting native bunch grasses and sage brush, several seasonal drainages, seasonal pond, and three grain silos just to the north of the homestead.

The Wilson Lane Homestead is located on the southern portion of the parcels and is accessed via a gravel drive on the south side of Wilson Lane. The homestead hosts a 1,446-SF house, 50ft x 30ft hay cover, 50ft x 50ft barn, 45ft x 40ft barn, 35ft x 20ft barn, and several other ancillary buildings in different states of repair. Heading further south from the homestead, the Wilson Lane parcels open into expansive range ground and deep draws that hold seasonal drainages that flow towards Buck Hollow Creek. This portion has historically been the best location on the property for big game hunting.

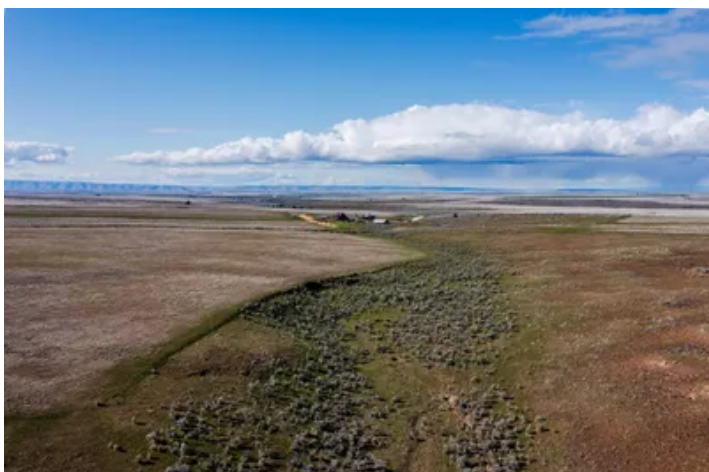
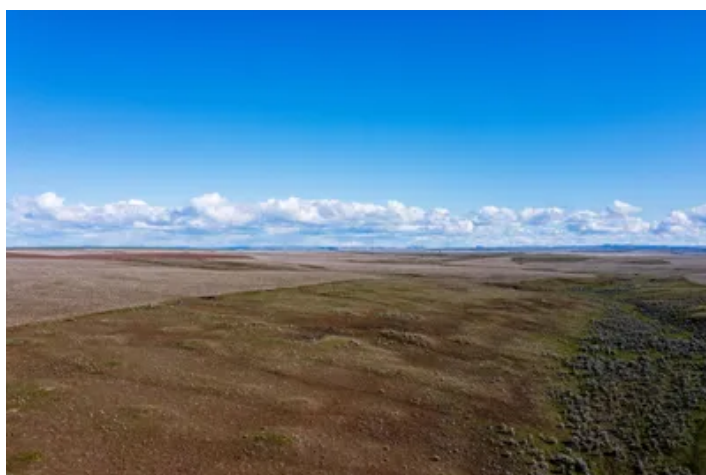
Embrace the Central Oregon Lifestyle

With their strategic location close to Hwy 97, income potential through CRP programs and solar projects, and proximity to some of the region's most revered natural landmarks, Bardenhagen Grass Valley Farms stand as a testament to the beauty and bounty of the Pacific Northwest. Offering a rare chance to forge a legacy amidst the splendor of Oregon's high desert, these properties are not just parcels of land but gateways to a lifestyle that celebrates the timeless allure of rural living.

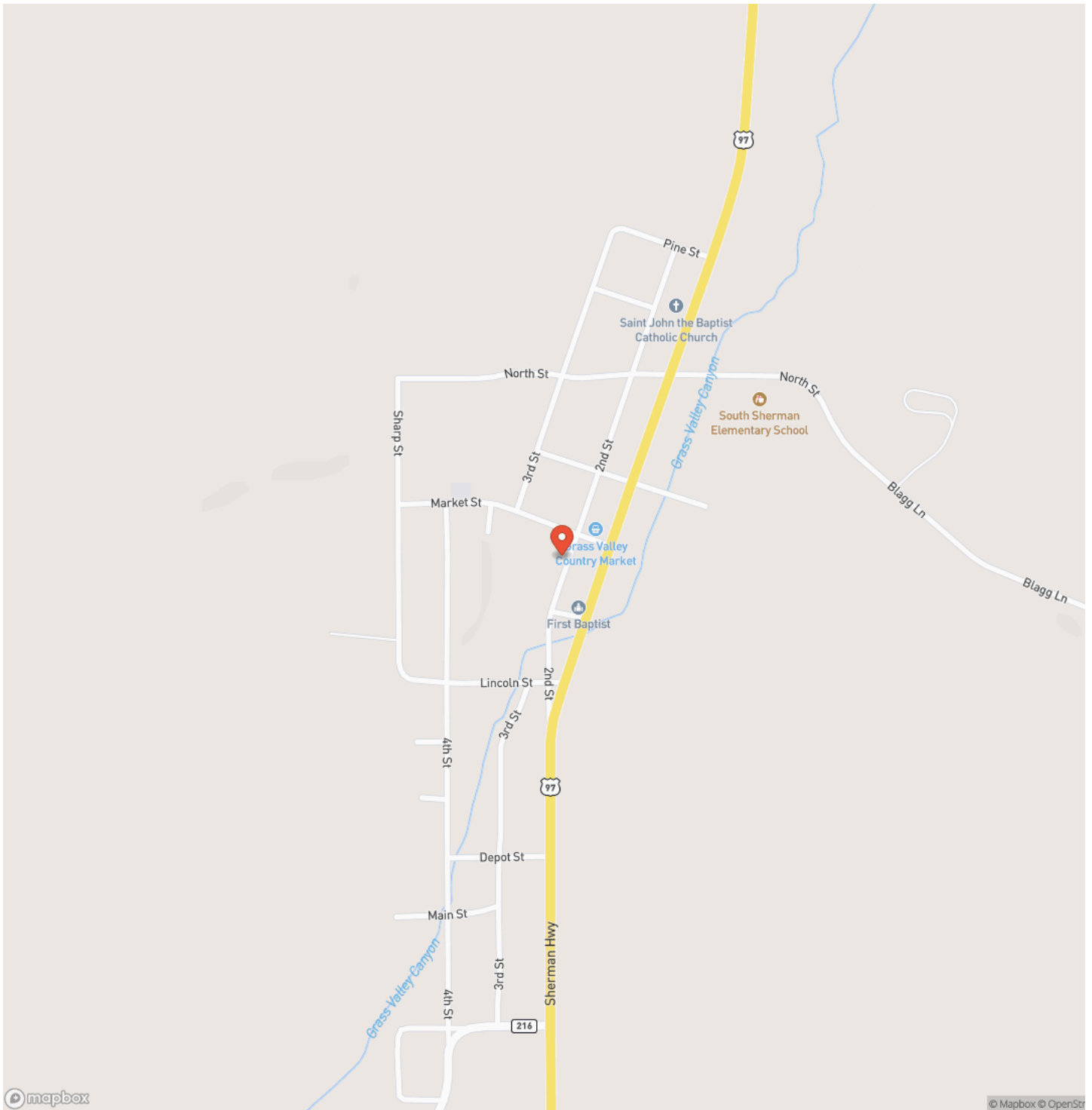
[Your Legacy Awaits](#)

Presented by a team deeply rooted in the appreciation for rural properties and outdoor living, Bardenhagen Grass Valley Farms offer a rare chance to craft your legacy amidst the natural splendor of Central Oregon. Here, the beauty of the land is matched only by its potential—inviting you to write the next chapter in its storied history.

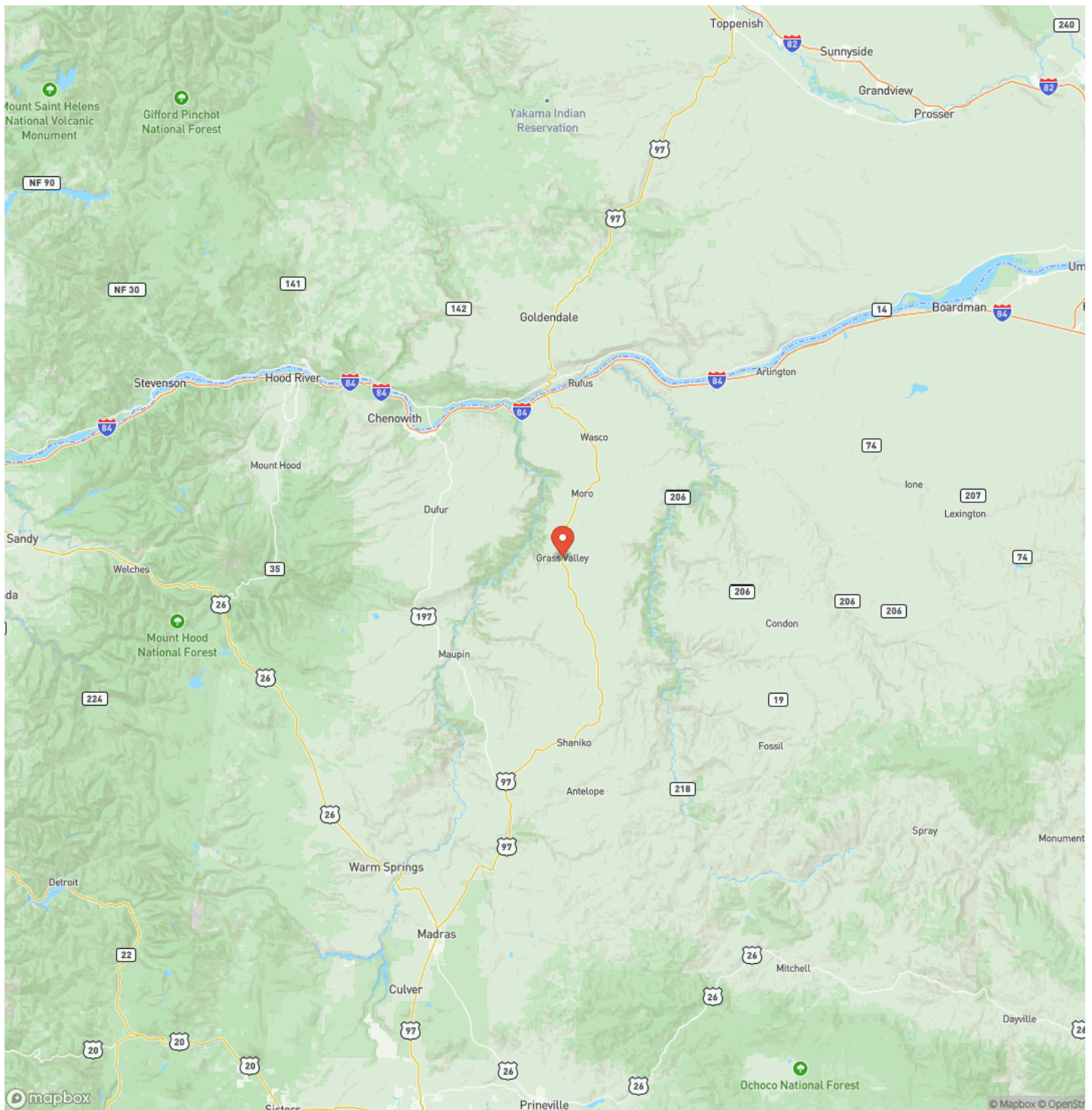
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Grass Valley, OR / Sherman County



Locator Map



Locator Map



Satellite Map



Bardenhagen Grass Valley Farms - Dynamic Farm for Sale

Grass Valley, OR / Sherman County

LISTING REPRESENTATIVE

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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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