

Hyline Farm & Feedlot
5109 Hyline Rd.
Ontario, OR 97914

\$1,750,000
124.870± Acres
Malheur County



MORE INFO ONLINE:

www.martinoutdoorproperties.com

Hyline Farm & Feedlot
Ontario, OR / Malheur County

SUMMARY

Address

5109 Hyline Rd.

City, State Zip

Ontario, OR 97914

County

Malheur County

Type

Farms, Ranches

Latitude / Longitude

44.172011 / -116.979838

Taxes (Annually)

4175

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

124.870

Price

\$1,750,000

Property Website

<https://www.landleader.com/property/hyline-farm-feedlot-malheur-oregon/67520/>



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Hyline Farm & Feedlot Ontario, OR / Malheur County

PROPERTY DESCRIPTION

Hyline Farm & Feed Lot

Introducing Hyline Farm & Feed Lot—a rare opportunity to own a streamlined, medium-sized feedlot in Malheur County, strategically located at the upper end of Oregon’s renowned Treasure Valley. Set on 125 acres, this CAFO-permitted property is primed for efficiency and productivity. With two pivots—one currently in corn and the other in alfalfa—this property provides a strong, on-site feed base for operational stability. The main residence, newly remodeled in 2022, offers breathtaking valley views, while the second home—a modern modular—offers comfortable, move-in-ready accommodations. A full list of recent upgrades completed by the sellers can be found below.

The property boasts extensive infrastructure including well-maintained scales, processing facilities, a hydraulic chute, and recently upgraded fencing. Numerous outbuildings include a 50’ x 50’ hay shed with power, 50’ x 30’ milk barn with power, 60’ x 12’ storage building, and an expansive silage pit and slab, providing ample space and flexibility for feed storage. The feedlot’s 900-head CAFO designation and well-thought-out layout make it an exceptional turnkey opportunity or a valuable addition to an established operation.

Recent improvements add to this property’s value, with a 2022 kitchen remodel, upgraded mini-split HVAC, new windows, a resurfaced driveway, new water systems in both homes, and much more. A new manufactured home was installed in 2022 providing additional housing. Hyline Farm & Feed Lot is a fully equipped operation in a region known for its agricultural productivity and ease of access to transportation routes.

Production

Hyline Farm & Feedlot comes with 95 acres of water rights, ensuring a reliable irrigation source at a 2024 cost of \$7,362.50. This well-designed property currently includes 24.25 acres in corn silage and 47 acres dedicated to alfalfa hay production, both critical for a robust feed program.

Alfalfa yields have been consistently productive, averaging 6.37 tons per acre in 2022 (302 total tons), 5.65 tons per acre in 2023 (268 tons), and an impressive 6.9 tons per acre in 2024 (327 tons). Corn silage production has also been strong, with 23.2 tons per acre in 2022 (564 total tons) and increasing to 25.25 tons per acre in 2024 (616 tons). This high-yielding acreage provides a solid foundation for self-sustained feed production, significantly offsetting operational feed costs and supporting long-term profitability.

Historical & Regional Highlights

Malheur County, Oregon: Established in 1887, Malheur County has a rich agricultural heritage grounded in livestock and crop farming. Nestled on Oregon’s eastern border, it is one of the largest counties in the state. Malheur County’s landscape and climate have long supported robust agricultural and ranching industries, playing an essential role in the region’s economy and culture.

Agricultural Powerhouse: The Treasure Valley

The Treasure Valley, which spans parts of eastern Oregon and southwestern Idaho, is a fertile agricultural hub. Known for its diverse crop production, including onions, corn, potatoes and alfalfa, the valley’s rich soil and favorable growing conditions support a thriving livestock and farming economy. Access to irrigation from the Snake River and a long growing season provide ideal conditions for both crop and livestock operations, making the Treasure Valley one of the most productive agricultural regions in the Northwest.

Recent upgrades completed by sellers:

Kitchen remodel (2022)
Bathroom Remodel (2021)
Home Addition and Mudroom (2022)
Split Unit HVAC (2022)
New Windows (2022)
New Water systems in both homes (2021 and 2022)
New Modular Home (2022) 1800sqft



Fully Finished Basement
30 and 50Amp RV power hookups (2022)
Resurfaced Driveway (2022)



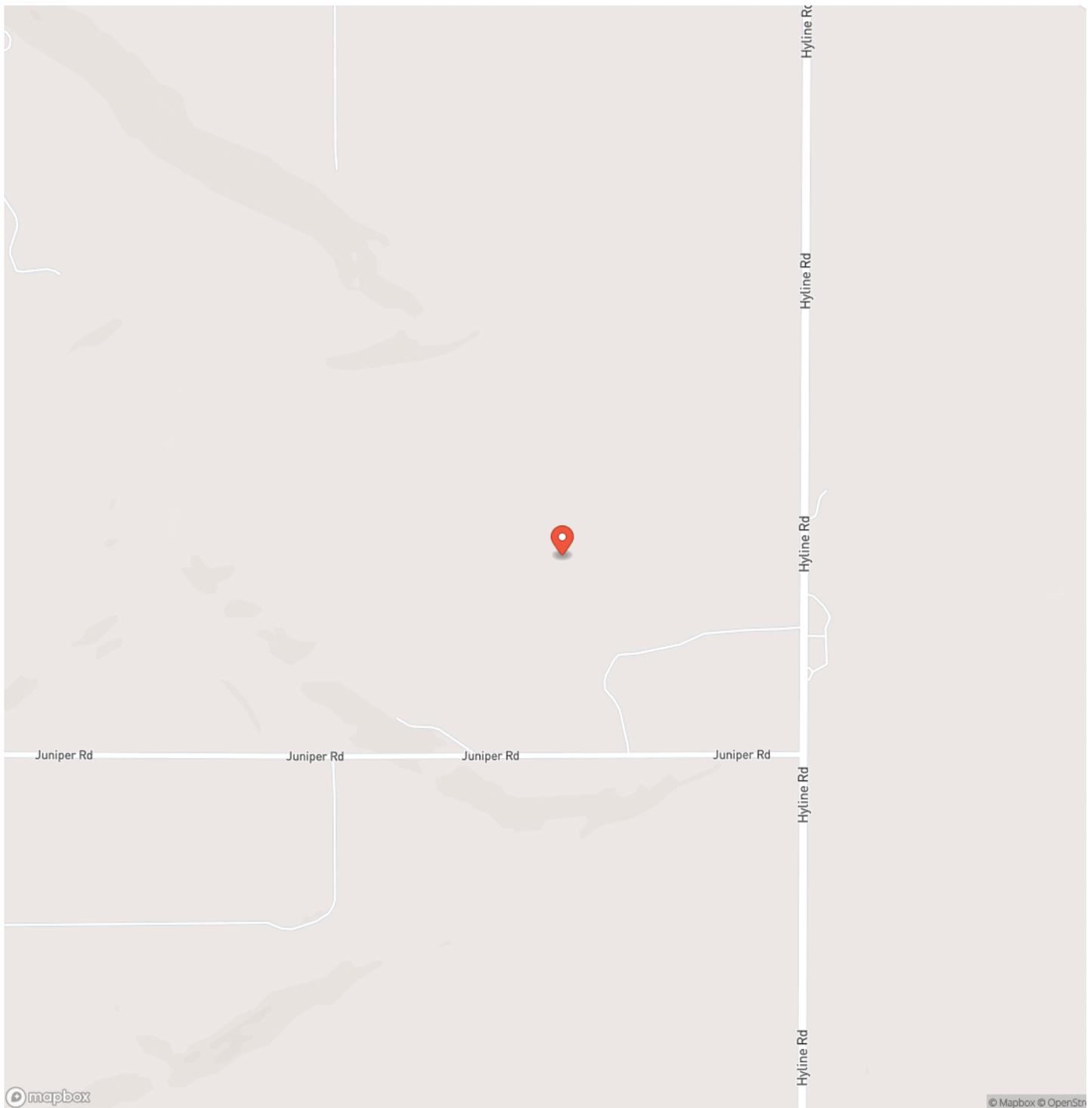
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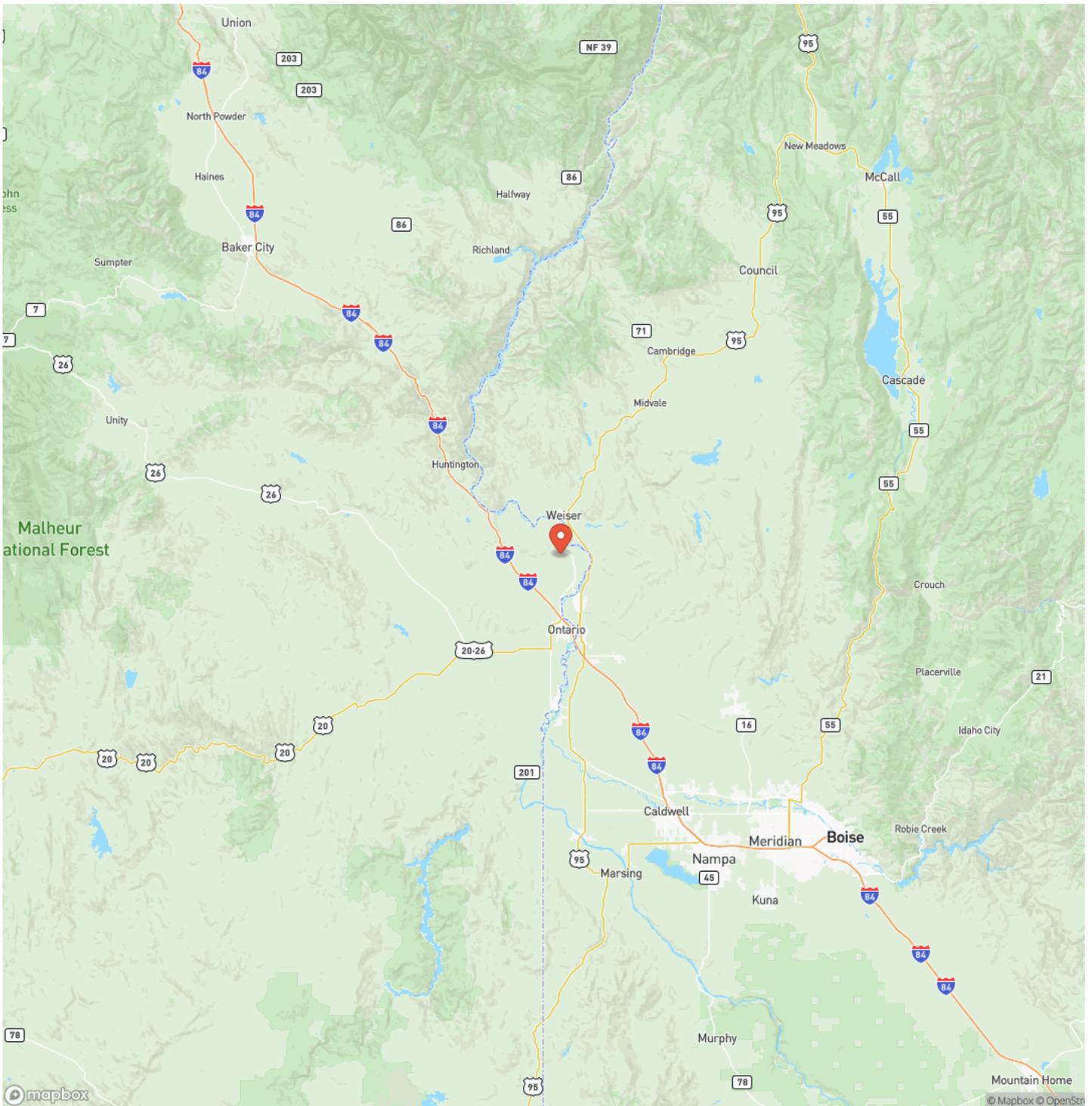
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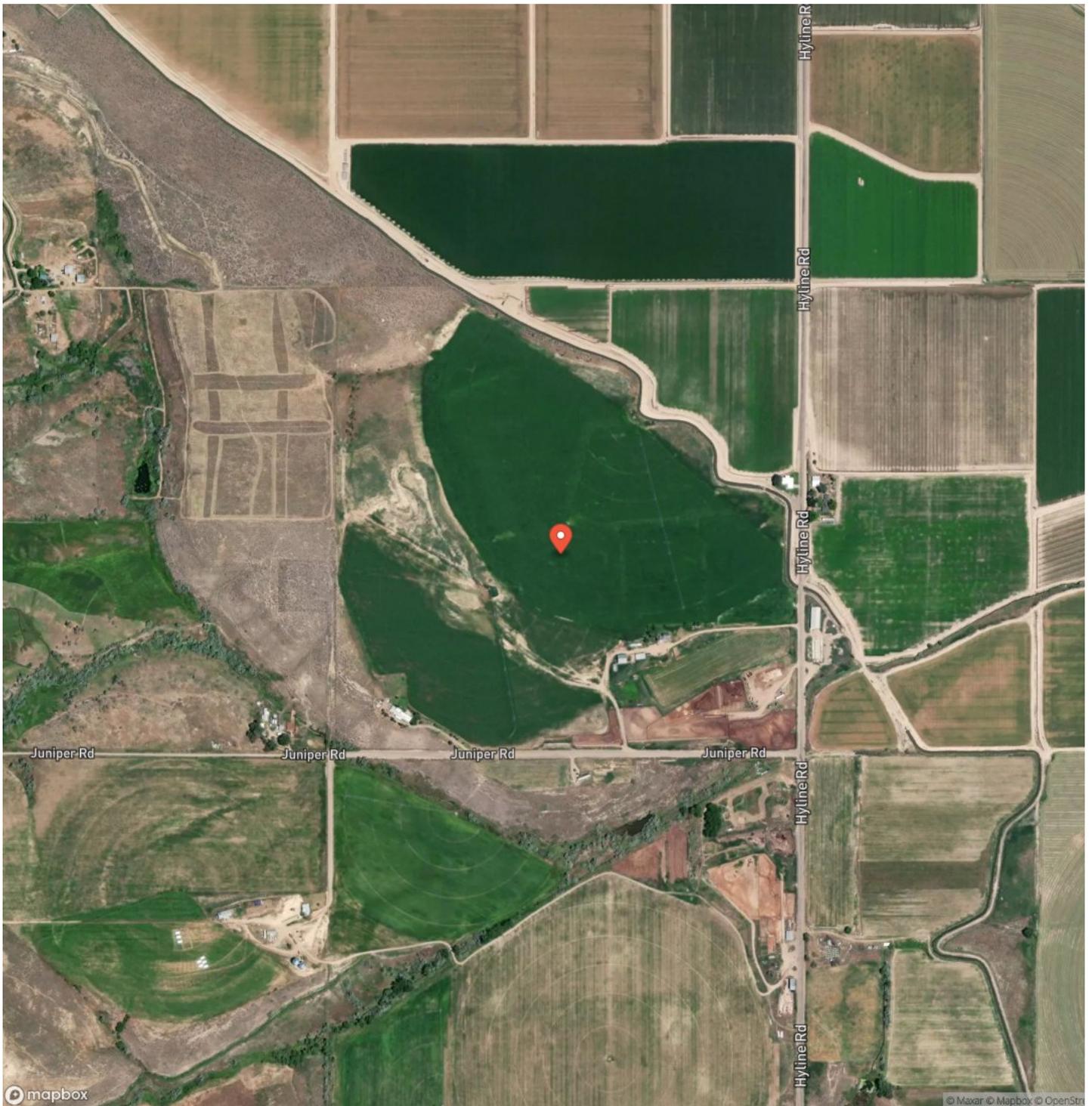
Locator Map



Locator Map



Satellite Map



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