Intermountain Realty, Inc.

Premier Snake River Estate

Offered for the first time in its history, this extraordinary Snake River estate presents a rare opportunity to own one of the region's most remarkable riverfront properties. Encompassing approximately 12 acres along the scenic Snake River near Adrian, Oregon, with nearly 350 feet of frontage, this exceptional offering combines luxury living, irrigated acreage, equestrian potential, unparalleled privacy, and direct river access in a setting of extraordinary natural beauty.

Perfectly positioned to capture sweeping views of the Snake River, the island directly across the water, and the surrounding countryside, the property offers a tranquil rural lifestyle while remaining conveniently accessible to the Boise metropolitan area and Boise Airport. Opportunities to acquire a property that blends luxury, recreation, agricultural productivity, and convenience at this level are exceedingly rare.

The Property

Location:
400 Washington Street
Adrian, OR 97901

County: *Malheur County*

Property Taxes 2025: *$15,641.25*

Lot Size: *11.18 acres m/l*

First Time Offering at $3,450,000

For additional information contact:
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Designed to maximize its spectacular surroundings, the custom residence features an attractive stucco exterior and expansive walls of windows that flood the interior with natural light while framing breathtaking panoramic views from nearly every room. The seamless connection between indoor and outdoor living creates an atmosphere of elegance, comfort, and serenity.

The gourmet kitchen serves as the heart of the home and is thoughtfully appointed with a premium Wolf range featuring both grill and griddle, instant hot water at the island, warming drawer, walk-in pantry, trash compactor, dual garbage disposals, specialty lighting, and abundant workspace designed for both entertaining and everyday living.

The luxurious primary suite features include a spacious sitting room with kitchenette, a striking two-sided gas fireplace, expansive walk-in closet, and a spa-inspired bath complete with steam shower, jetted soaking tub, bidet, dedicated washer and dryer, built-in clothes hampers, and numerous custom amenities. Throughout the residence, quality craftsmanship is evident in the specialty lighting, central vacuum system, custom finishes, and thoughtful attention to detail.

The great room is anchored by a gas fireplace with heating capability and showcases stunning river views, while the formal dining room provides an elegant setting for entertaining with custom recessed lighting and refined finishes. Upstairs, a spacious bonus room offers exceptional versatility and includes a kitchenette, refrigerator, built-in 80-inch television, surround-sound wiring, specialty lighting, and a convenient laundry chute.

Constructed for lasting quality and efficiency, the home features 2x6 construction, sound-insulated interior walls, R-50 attic insulation, fiber-optic internet, city water and sewer, underground sprinkler systems, security camera infrastructure, generator backup wiring, and a sophisticated three-zone heating and cooling system served by three new furnaces and air-conditioning units installed in 2025.

Outside, approximately nine acres of irrigated hay and pasture provide both agricultural value and outstanding equestrian potential. The acreage is ideally suited for horses, livestock, barns, riding arenas, paddocks, and additional improvements, creating an exceptional environment for a private equestrian operation or hobby ranch. Productive irrigated acreage combined with premium river frontage is increasingly difficult to find.

For recreation enthusiasts, the property offers a private boat ramp providing direct access to the Snake River, with permits already secured for a private dock. Whether enjoying boating, fishing, water skiing, waterfowl hunting, or simply observing the abundant wildlife, owners will enjoy a lifestyle that few properties can offer.

A substantial 50' x 65' insulated steel-frame shop further enhances the property's versatility. Equipped with a one-ton overhead crane, air compressor system, 100-amp electrical service, and extensive workspace, the building is ideal for equipment storage, vehicle collections, hobbies, or business operations. Two full RV hookups with water, sewer, and electrical service provide comfortable accommodations for family and guests.

This exceptional property represents a true legacy ownership opportunity—combining luxury construction, productive irrigated acreage, equestrian potential, private river frontage and access, and remarkable privacy in one of the Pacific Northwest's most scenic settings. Quiet and secluded, yet within easy reach of Boise's business, shopping, dining, and airport, this estate offers a lifestyle rarely found and almost never available at this price level.

First Time Offering at $3,450,000 (Shown by Appointment Only)

Daugherty Trust
Oregon, AC +/-

Intermountain Realty, Inc.

Boundary

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