Van Lake Rd Ranch



\$490,000 Brothers, Oregon

Presented by
Jett Blackburn Real Estate Inc.
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Location: 49120 SE Van Lake Rd, Brothers Oregon

Legal: T20S R20E WM Tax Lots 1400, 1402 & 1500

Acreage: 1,182.13 total deeded acres consisting of the following:

690 +/- ac open range with good sandy loam soils

490 +/- ac juniper trees & sage 2.13 +/- ac improvements

Water Rights: None

Wells: 2 - domestic/stock

Improvements: 1 - 2 bd, 2 bth plus den, 1992 manufactured home, 1568 sq.ft.

1 – 3,240 sq.ft. hay shed / tack room 1 – 2,560 sq.ft. Quonset hay storage

1 - 1,407 sq.ft. shop / garage

1 - 1,152 sq.ft. general purpose storage shed

1 - set of working corrals- misc. outbuildings

Access: SE Van Lake Rd (gravel county)

Utilities: Phone & 3 Phase Power

Comments: This property is located about halfway between Burns Oregon

and Bend Oregon off Hwy 20 approximately 10 miles north of

Hwy on a graveled county maintained road. The

improvements are in good shape and there is more than adequate cattle working facilities to run a small amount of cattle. The land is covered in Juniper trees and sage and approximately half is open sandy loam soil that has been use

approximately half is open sandy loam soil that has been used for dry land farming in the past. There is 3 phase power next to the open ground which would work for irrigation pumps & pivots. The land qualifies for two land owner preference tags, there is good elk & deer hunting in the area. This would be a great getaway. The owner is in the process of doing some Juniper cutting on the property for wildlife & grazing

enhancements.

Taxes: \$1,266.45 (farm deferral) 2013/2014

Price: \$490,000.00

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.













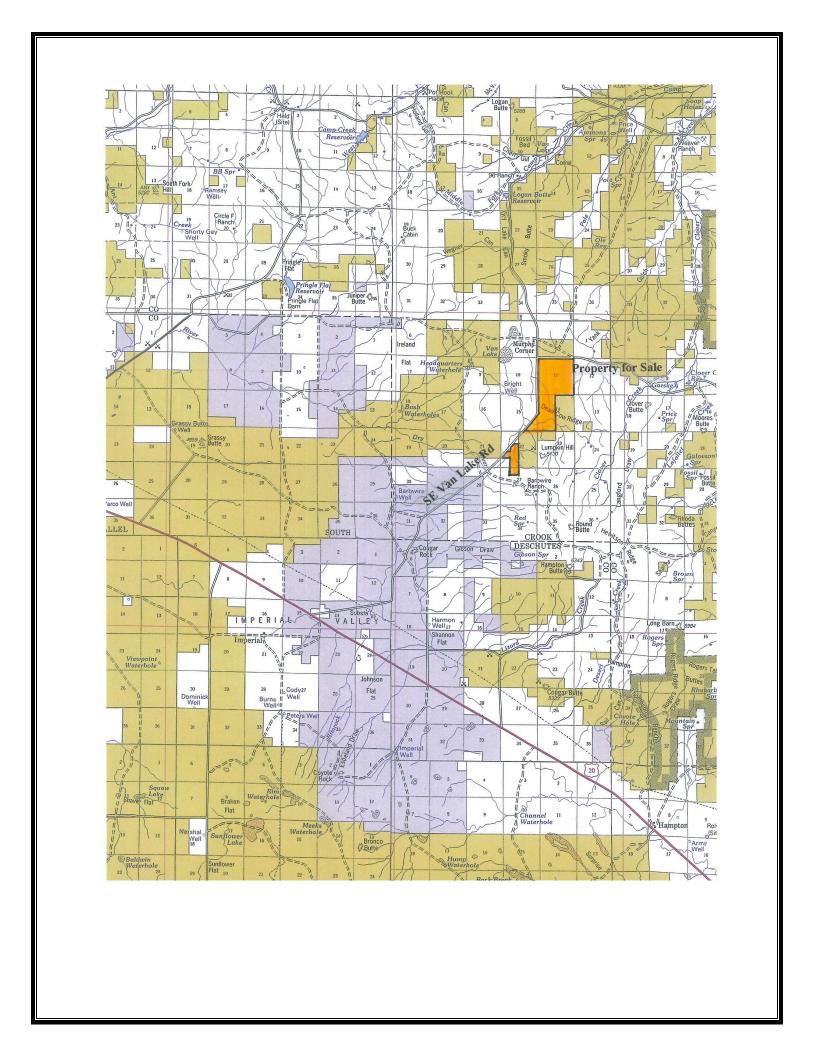
CROO 53258

STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765 & OAR 690-205-0210) 10-17-2006

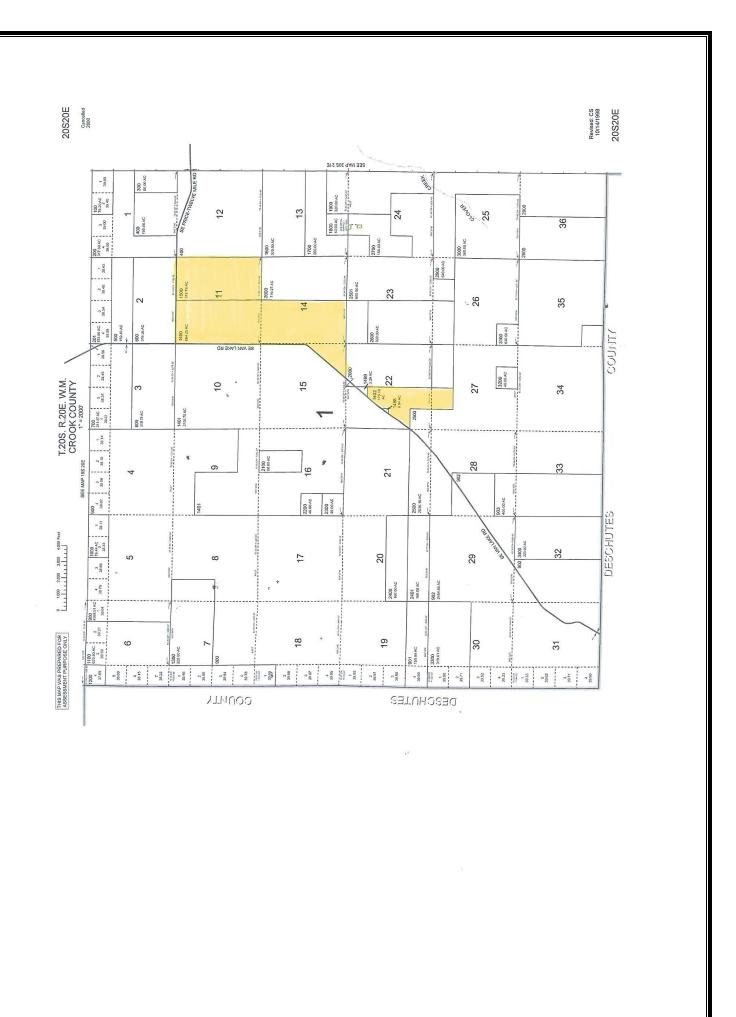
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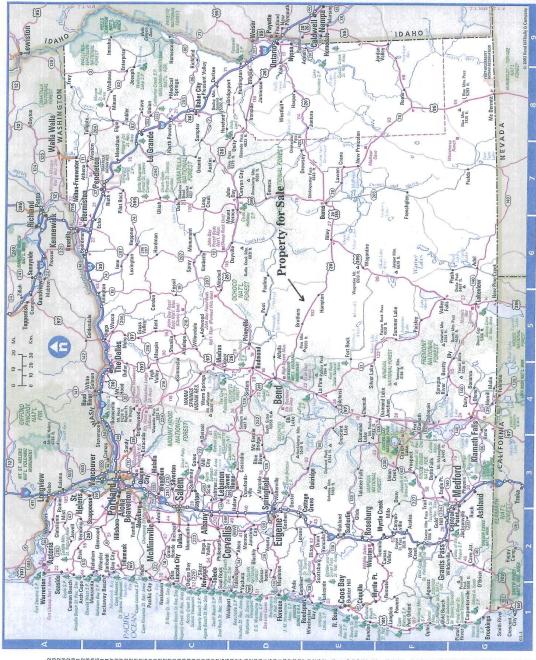
WELL LABEL # L	86787	
START CARD#	1000116	

(1) LAND OWNER Owner Well I.D.	(9) LOCATION OF WELL (legal description)		
First Name VERL Last Name HAMMACK	County Crook Twp 20.00 S N/S Range 20.00 E E/W WM		
Company ROCKING Z LLC	Sec 11 SW 1/4 of the SW 1/4 Tax Lot 6808		
Address PO BOX 235	Tax Map Number Lot		
City BROTHERS State OR Zip 97712	Lat ° ' " or DMS or DD		
(2) TYPE OF WORK New Well Deepening Conversion	Long OMS or DD		
Alteration (repair/recondition) Abandonment	Street address of well Nearest address		
Alteration (repair/recondition) Abandonment	49120 VAN LAKE RD		
(3) DRILL METHOD	49120 VAN LAKE RD		
Rotary Air Rotary Mud Cable Auger Cable Mud	(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft)		
Reverse Rotary Other			
(4) PROPOSED USE Domestic Irrigation Community	Existing Well / Predeepening		
Industrial/ Commercial Livestock Dewatering	Completed Well 10-13-2006 68		
Thermal Injection Other	Flowing Artesian? Dry Hole?		
	WATER BEARING ZONES Depth water was first found 68		
(5) BORE HOLE CONSTRUCTION Special Standard Attach copy	SWL Date From To Est Flow SWL(psi) + SWL(ft) [10-13-2006 68 113 200 68		
Depth of Completed Well 115.00 ft. BORE HOLE SEAL sacks/	10-13-2000 00 113 200 00		
BORE HOLE SEAL sacks/ Dia From To Material From To Amt lbs			
12 0 30 Bentonite 0 30 12 S			
10 30 58			
8 58 115	(11) WELL LOG Ground Floration		
How was seal placed: Method A B C D E	Giodila Elevation		
	Material From To topsoil sandy loom 0 1		
Other poured dry and tam Backfill placed from ft. to ft. Material	sand cobbles 1 3		
Filter pack from ft. to ft. Material Size	sandstone brn 3 8		
Explosives used: Yes Type Amount	sand brn 8 22		
	clay/sand brn 22 40 sandstone brn 40 88		
(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd	pumice brn 88 98		
(a)	pumice grey soft 98 110		
	sandstone brn 110 113		
	clay brn 113 115		
Shoe Inside Outside Other Location of shoe(s)			
Temp casing Yes Dia From To			
(7) PERFORATIONS/SCREENS			
Perforations Method			
Screens Type Material			
Perf/ Casing/ Screen Scrn/slot Slot # of Tele/	Data Started 10 12 2007		
Screen Liner Dia From To width length slots pipe size	Date Started 10-13-2006 Completed 10-13-2006		
	(unbonded) Water Well Constructor Certification		
I certify that the work I performed on the construction, deepening, alteration			
abandonment of this well is in compliance with Oregon water supply construction standards. Materials used and information reported above are true			
	the best of my knowledge and belief.		
(8) WELL TESTS: Minimum testing time is 1 hour	License Number Date		
Pump Bailer Air Flowing Artesian	Electronically Filed		
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)	Signed		
100 100	(bonded) Water Well Constructor Certification		
	I accept responsibility for the construction, deepening, alteration, or abandonment		
	work performed on this well during the construction dates reported above. All work		
Temperature 59 °F Lab analysis Yes By	performed during this time is in compliance with Oregon water supply well		
Water quality concerns? Yes (describe below)	construction standards. This report is true to the best of my knowledge and belief.		
From To Description Amount Units	License Number 1424 Date 10-17-2006		
	Electronically Filed Signed TIMOTHY K RILEY (E-filed)		
	Contact Info (optional)		









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