

Clover Creek



~~\$650,000~~ ***\$550,000***

Presented by
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Location: 3970 Bully Creek Road, Westfall OR

Acreage: 440 acres consisting of the following:
- 55 ac. irrigated by gated pipe & 3 wheel lines
- 384 ac. dry land grazing
- 1 ac. home site / improvements

Water Rights:

<u>Priority</u>	<u>Permit #</u>	<u>Certificate #</u>	<u># of Acres</u>	<u>Source</u>
Jan. 18, 1971	G-5327	45774	70.6	Well
1898	-	68118	29.5	Clover Creek

Improvements:

- 1 - 1,064 sq.ft. 2 bd, 1 bath home built in 1974
- 1 - tack room w/ covered porch
- 1 - large well house w/ 2 bays for equipment storage, power & water
- 1 - Set of corrals

Irrigation Equip:

- 3 - Wheel lines
- 2 - Irrigated pumps
- Gated irrigation pipe

Schools: Harper School District

Taxes: \$776.01

Price: \$650,000.00 *Reduced to \$550,000.00*

Comments: This is a unique property. Clover Creek runs thru this property. Hay production is about 3 tons to the acre plus some dry land for grazing. There is a rock shelf that has a beautiful view of the whole place.

Newly built well house with power & 2 bays for equipment storage next to some corrals. Home is comfortable with lots of mature trees to keep cool in the hot summer and sheltered in the winter. Some fruit trees and a large garden spot. A truly beautiful place that takes you away from a hectic lifestyle.

This property has a lot of wildlife that is attracted to it. Including but not limited to deer, coyotes, pheasants, chuckers & owls. Property qualifies for two land owner preference tags for deer.

There is beauty throughout this property. If you are looking for a smaller farm/ranch with good hunting and a place for your livestock, this is it!

Owner: Marsh

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.







18S41E
& INDEX
~~CANCELLED~~

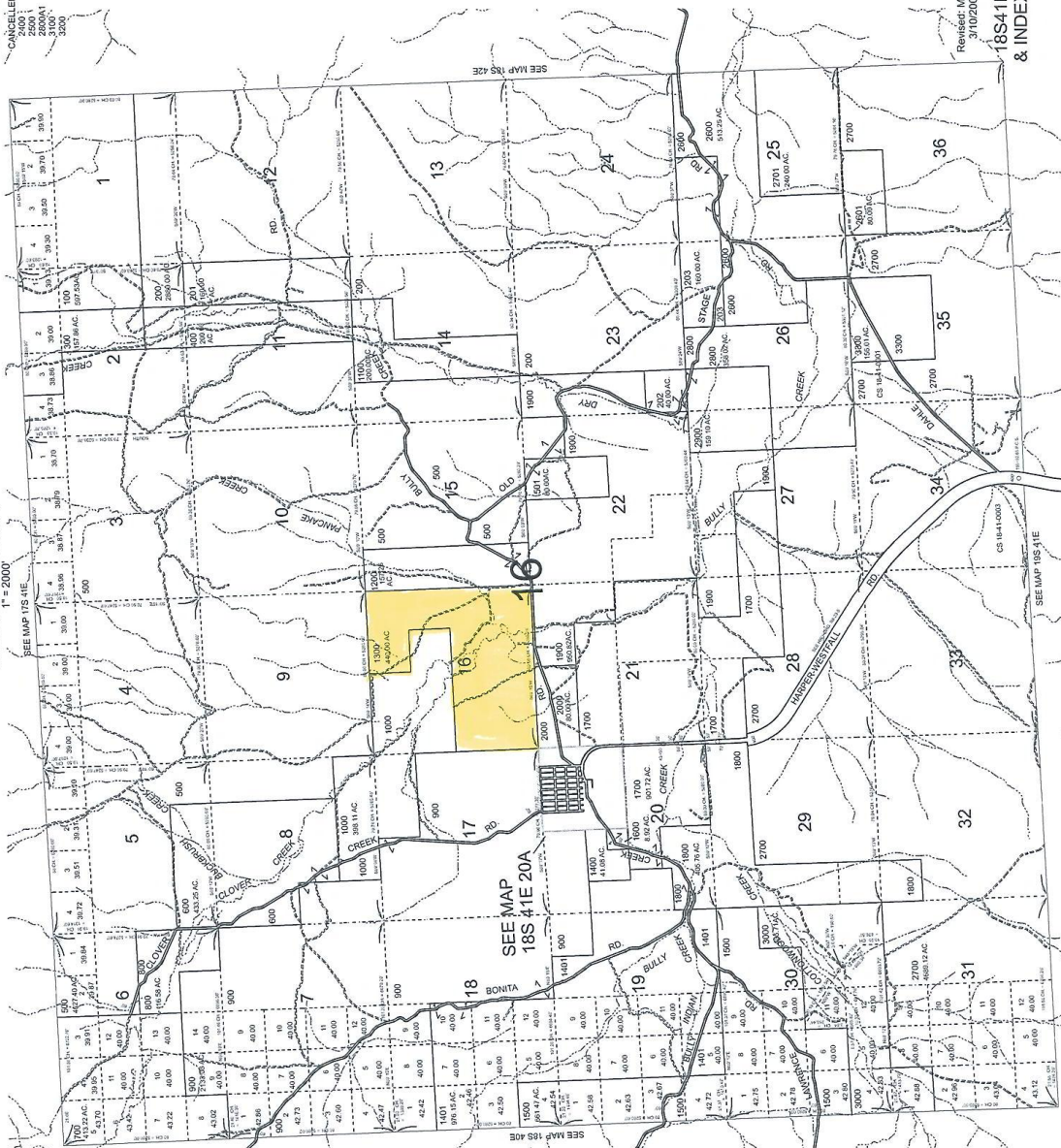
T.18S. R.41E. W.M.
MALHEUR COUNTY

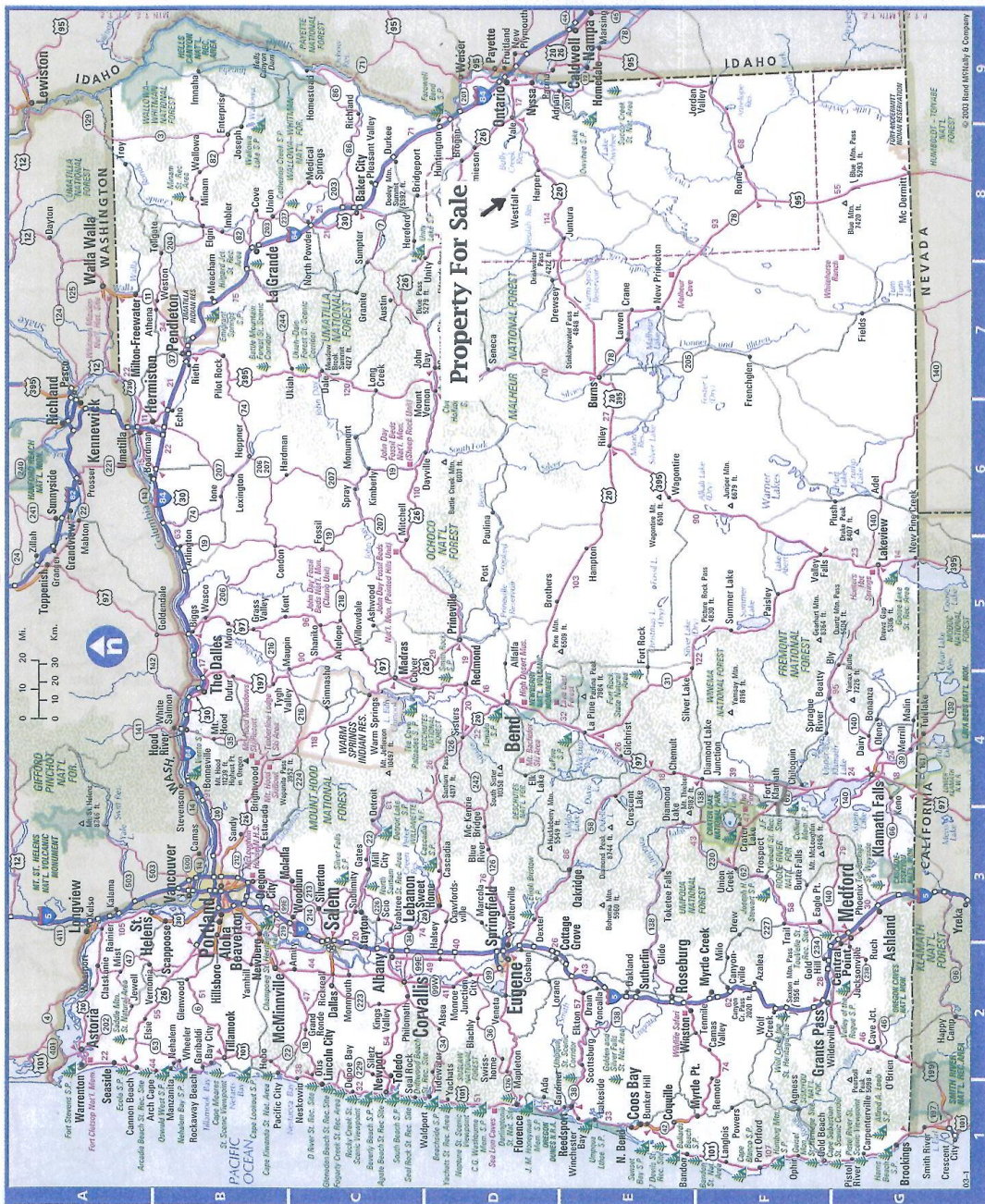
0 1,000 2,000 4,000 Feet

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

SEE MAP
18S 41E 20A

Revised: MA
3/10/2009
18S41E
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Oregon	
Population: 3,462,100 (1/101 estimate)	
Land Area: 96,002 sq. mi.	
Capital: Salem	
Cities and Towns	
Albany	C-2
Antelope	C-2
Arden	A-2
Baker City	E-2
Bay City	B-2
Bend	D-4
Bonanza	D-4
Bunker Hill	E-1
Canby	A-2
Canby Beach	D-7
Cannon Beach	D-7
Cape Junction	D-7
Cave Junction	D-7
Chickamauck	A-2
Clatskanie	B-5
Condon	B-5
Corvallis	E-1
Cottage Grove	D-2
Dallas	C-2
Dufur	F-3
Eagle Point	F-3
Enterprise	B-8
Estacada	B-8
Florence	D-1
Gold Beach	F-1
Grants Pass	F-2
Hermiston	A-6
Home	D-7
Jacksonville	G-2
John Day	D-7
Junction City	D-2
La Grande	B-8
Lakeview	E-1
Lebanon	C-3
Lebanon City	C-4
Madras	B-2
Medford	B-2
Mill City	C-3
Monmouth	C-7
Morris	C-2
Myrtle Creek	F-1
Myrtle Point	F-1
Neport	C-1
Nyssa	D-9
Oakridge	D-9
Oregon City	B-3
Orion	B-3
Pilot Rock	B-7
Portland	B-3
Prosser	F-3
Redmond	D-4
Roseburg	E-1
Sandy	A-3
Seaside	A-3
Shoreline	A-3
Shoreline	A-3
Silverton	C-3
Siskiyou	C-3
Sullivan	C-3
Sweet Home	B-2
Tillamook	D-3
Toledo	C-2
Union	B-8
Vernonia	D-9
Warrenton	A-2
Warm Springs	C-4
Warrenton	A-2
Woodburn	C-3