

DOG MT FARMS



\$6,700,000

Presented by
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
541/573-7206 (office) 541/573-5011 (fax)
web site: <http://www.jettblackburn.com>

LOCATION: Approximately 25 miles south of Burns, OR off of Weaver Springs Road

ACREAGE: 1,719.45 +/- deeded acres consisting of the following:
- 1,306.5 +/- acres irrigated
- 407 +/- acres of pivot corners, roads & native pasture
- 5.95 +/- acres of improvements

STATE LEASE: 318.69 acres sagebrush

WATER RIGHTS:

<u>Certificate #</u>	<u>Permit</u>	<u>Primary Acres</u>	<u>Priority Dates</u>
81597	G-8979	1,056.5	June 4, 1980
-	G-17943	354.0	May 23, 2007*

*The CBU has been completed in September 2018

<u>CROPS:</u>	<u>ACRES:</u>	<u>YEAR CROP WAS PLANTED:</u>
Alfalfa	1,056	2012-2019
Open rotation	250	

IRRIGATION EQUIPMENT:

Pumps:

1 - 100 hp turbine (VFD)
7 - 75 hp turbine
1 - 40 hp turbine
1 - 150 hp turbine
1 - 40 hp submergible
1 - 60 hp turbine

Sprinklers:

10 - Valley pivots (of which 4 pivots have Precision Mobile Drip Irrigation)
1 - Pierce Pivot

IMPROVEMENTS:

3 - 82' x 180' hay sheds with sides
1 - 44' x 108' hay shed
1 - 92' x 108' equipment/hay shed
1 - 70' x 84' shop with doors at each end , 12' x 20' office, used oil furnace
1 - 24' x 48' double wide with new roof
1 - 20' x 30' pump house
1 - 2016 Fleetwood Doublewide MH, 4 bdrm 2 bath
1 - 1800 plus sq.ft. custom home built in 2000. This 3 bedroom, 2 bath house has cherry cabinets in the kitchen, great room with gas fireplace, hot tub room with cedar siding, wired for stereo speakers. There is a nice screened in porch overlooking the crop land. Large lawn with automatic sprinkler system. There are several Poplar trees surrounding the home on three sides. Last but not least there is an 30' x 30' double car garage.

IRRIGATION COST:

<u>Season</u>	<u>Amount</u>
2019	\$75,282.86

SCHOOLS: This is in the Crane School District but children may attend the Burns School District from the bus stop 11 miles from the farm.

TAXES: \$17,169.43 (2018/2019)

PRICE: \$6,700,000.00

COMMENTS: This is truly one of the nicest alfalfa hay farms in Harney County. Most of the soils are sandy loam and the owner has been proactive in water management which they have installed a Precision Mobile Drip Irrigation (PMDI) on 5 pivots plus have oversized most of the main lines to reduce friction losses. The crops have been regularly rotated for good production. All of the improvements and roads show pride of ownership and are in excellent condition. There is a private cinder pit for the roads. The improvements include 4 hay sheds of which 3 are sided, 2 manufactured homes for farm labor and a custom built main house, large shop with pull through doors and an office. This hay farm is turn-key. A complete package with over 1000 acres of some of the oldest water rights in the valley.

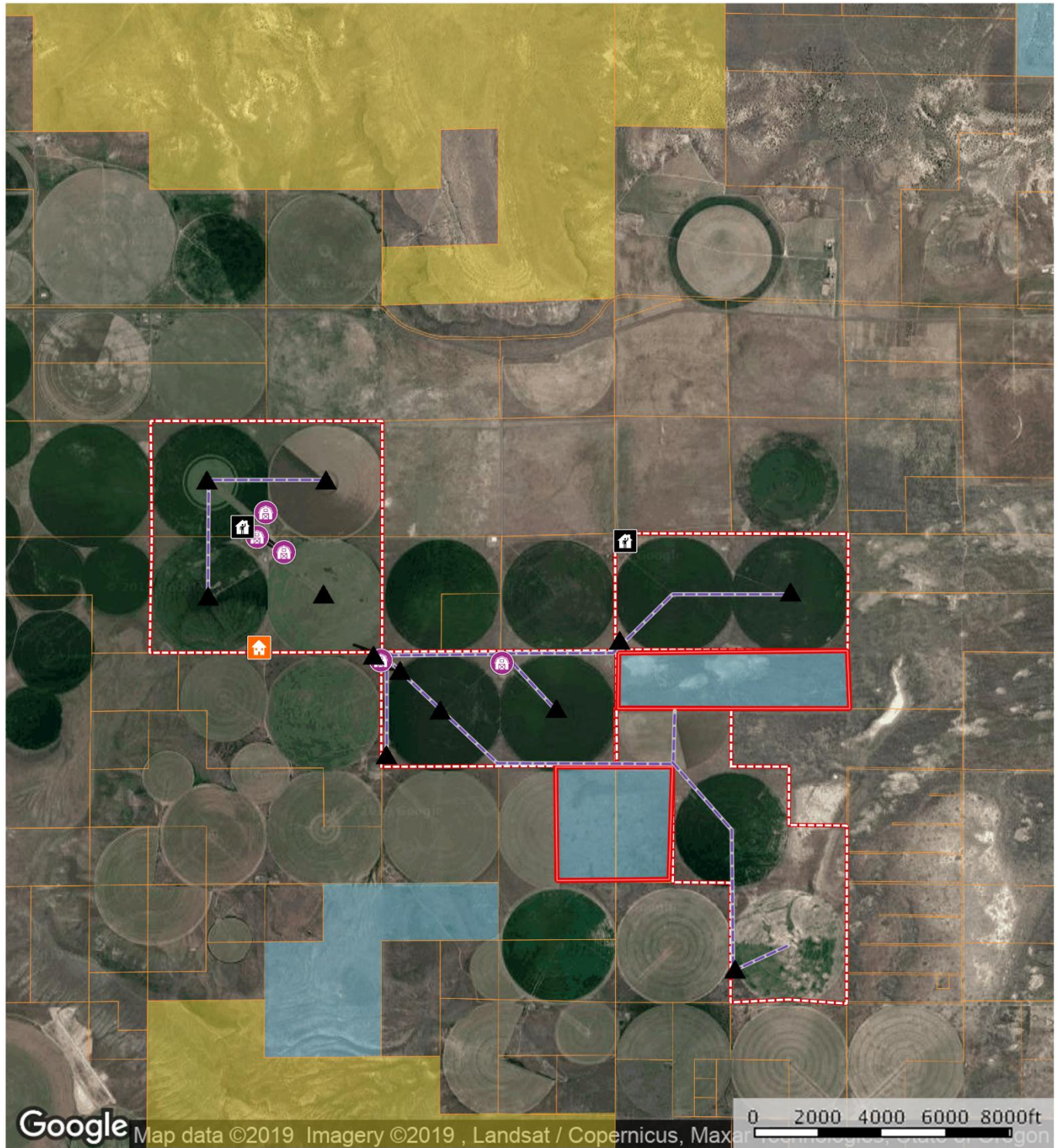






Dog Mt. Farms

Harney County, Oregon, 1719.45 AC +/-



- | | | | | | | | | | |
|-------------------|---------|-------------------|--------------------|--------------------------|------------|------------|------------------|--------------|---------------------|
| ▲ Irrigation Well | 🏠 House | 🏠 Foreman's House | 🏠 Barn | — Pipeline | 🔺 Boundary | 🔺 Boundary | 🌳 Forest Service | 🌊 State Land | 🐟 Fish and Wildlife |
| 🌳 National Park | 🏠 Other | 🏠 BLM | 🏠 Local Government | 🌊 Conservation Easements | | | | | |

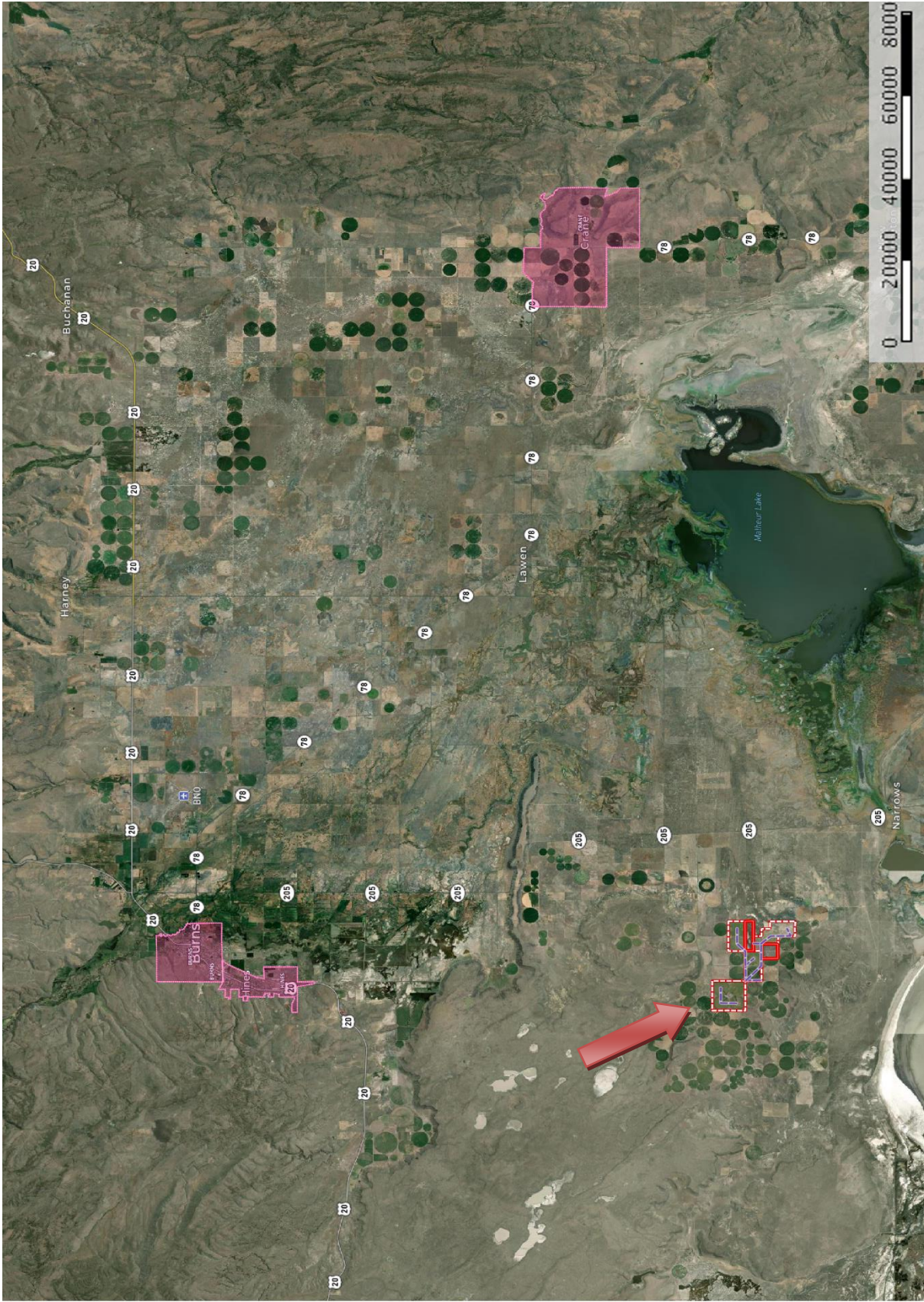
Curt Blackburn

P: 541-573-7206

707 Ponderosa Village, Burns, OR 97720



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



STATE OF OREGON

COUNTY OF HARNEY

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

GLENN CHOWNING AND ASSOC.
PO BOX 862
HERMISTON, OREGON 97838

confirms the right to use the waters of WELLS 1 THROUGH 9 in the
MALHEUR LAKE BASIN for IRRIGATION OF 1056.5 ACRES.

This right was perfected under Permit G-8979. The date of priority is
JUNE 4, 1980. This right is limited to 13.21 CUBIC FEET PER SECOND,
or its equivalent in case of rotation, measured at the wells.

The wells are located as follows:

WELL NO. 1 - SW 1/4 SW 1/4, SECTION 35, TOWNSHIP 25 SOUTH, RANGE 30
EAST, W.M.; 1300 FEET NORTH AND 1350 FEET WEST FROM THE SOUTH 1/4
CORNER OF SECTION 35;

WELL NO. 2 - NW 1/4 SE 1/4, SECTION 35, TOWNSHIP 25 SOUTH, RANGE 30
EAST, W.M.; 1330 FEET NORTH AND 1280 FEET EAST FROM THE SOUTH 1/4
CORNER OF SECTION 35;

WELL NO. 3 - SW 1/4 NW 1/4, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 30
EAST, W.M.; 1340 FEET SOUTH AND 1350 FEET WEST FROM THE NORTH 1/4
CORNER OF SECTION 2;

WELL NO. 4 - NW 1/4 NE 1/4, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 30
EAST, W.M.; 1310 FEET SOUTH AND 1280 FEET EAST FROM THE NORTH 1/4
CORNER OF SECTION 2;

This is a final order in other than a contested case. This order is subject
to judicial review under ORS 183.484. Any petition for judicial review must
be filed within the 60 day time period specified by ORS 183.484(2).
Pursuant to ORS 536.075 and OAR 137-001-0080 you may either petition for
judicial review or petition the Director for reconsideration of this order.
A petition for reconsideration may be granted or denied by the Director,
and if no action is taken within 60 days following the date the petition
was filed, the petition shall be deemed denied.

In addition, under ORS 537.260 any person with an application, permit or
water right certificate subsequent in priority may jointly or severally
contest the issuance of the certificate at any time before it has issued,
and after the time has expired for the completion of the appropriation
under the permit, or within three months after issuance of the certificate.

G-9764.COR.JWG

Certificate Number 83368

WELL NO. 5 - SW 1/4 NE 1/4, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 30 EAST, W.M.; 1350 FEET SOUTH AND 1280 FEET EAST FROM THE NORTH 1/4 CORNER OF SECTION 2;

WELL NO. 6 - NW 1/4 SW 1/4, SECTION 1, TOWNSHIP 26 SOUTH, RANGE 30 EAST, W.M.; 260 FEET SOUTH AND 40 FEET EAST FROM THE WEST 1/4 CORNER OF SECTION 1;

WELL NO. 7 - NW 1/4 SW 1/4, SECTION 1, TOWNSHIP 26 SOUTH, RANGE 30 EAST, W.M.; 1310 FEET SOUTH AND 1310 FEET EAST FROM THE WEST 1/4 CORNER OF SECTION 1;

WELL NO. 8 - SE 1/4 SE 1/4, SECTION 1, TOWNSHIP 26 SOUTH, RANGE 30 EAST, W.M.; 1330 FEET SOUTH AND 1310 FEET WEST FROM THE EAST 1/4 CORNER OF SECTION 1; AND

WELL NO. 9 - SE 1/4 NE 1/4, SECTION 6, TOWNSHIP 26 SOUTH, RANGE 31 EAST, W.M.; 1330 FEET SOUTH AND 1310 FEET WEST FROM THE NE CORNER OF SECTION 6.

The amount of water used for irrigation together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

NE 1/4 SW 1/4	32.6 ACRES
NW 1/4 SW 1/4	32.6 ACRES
SW 1/4 SW 1/4	32.6 ACRES
SE 1/4 SW 1/4	32.6 ACRES
NE 1/4 SE 1/4	32.6 ACRES
NW 1/4 SE 1/4	32.6 ACRES
SW 1/4 SE 1/4	32.6 ACRES
SE 1/4 SE 1/4	32.6 ACRES

SECTION 35

TOWNSHIP 25 SOUTH, RANGE 30 EAST, W.M.

NE 1/4 SW 1/4	32.0 ACRES
NW 1/4 SW 1/4	32.0 ACRES
SW 1/4 SW 1/4	32.0 ACRES
SE 1/4 SW 1/4	32.0 ACRES

NE 1/4 SE 1/4	33.0 ACRES
NW 1/4 SE 1/4	33.0 ACRES
SW 1/4 SE 1/4	33.0 ACRES
SE 1/4 SE 1/4	33.0 ACRES

SECTION 1

NE 1/4 NE 1/4	32.7 ACRES
NW 1/4 NE 1/4	32.7 ACRES
SW 1/4 NE 1/4	32.7 ACRES
SE 1/4 NE 1/4	32.7 ACRES
NE 1/4 NW 1/4	32.7 ACRES
NW 1/4 NW 1/4	32.7 ACRES
SW 1/4 NW 1/4	32.7 ACRES
SE 1/4 NW 1/4	32.7 ACRES

SECTION 2

TOWNSHIP 26 SOUTH, RANGE 30 EAST, W.M.

NE 1/4 NE 1/4	33.7 ACRES
NW 1/4 NE 1/4	33.8 ACRES
SW 1/4 NE 1/4	33.8 ACRES
SE 1/4 NE 1/4	33.8 ACRES
NE 1/4 NW 1/4	34.8 ACRES
NW 1/4 NW 1/4	34.7 ACRES
SW 1/4 NW 1/4	34.7 ACRES
SE 1/4 NW 1/4	34.8 ACRES

SECTION 6

TOWNSHIP 26 SOUTH, RANGE 31 EAST, W.M.


THIS CERTIFICATE IS ISSUED TO CORRECTLY DESCRIBE THE PLACE OF USE AND SUPERSEDES CERTIFICATE 81597.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

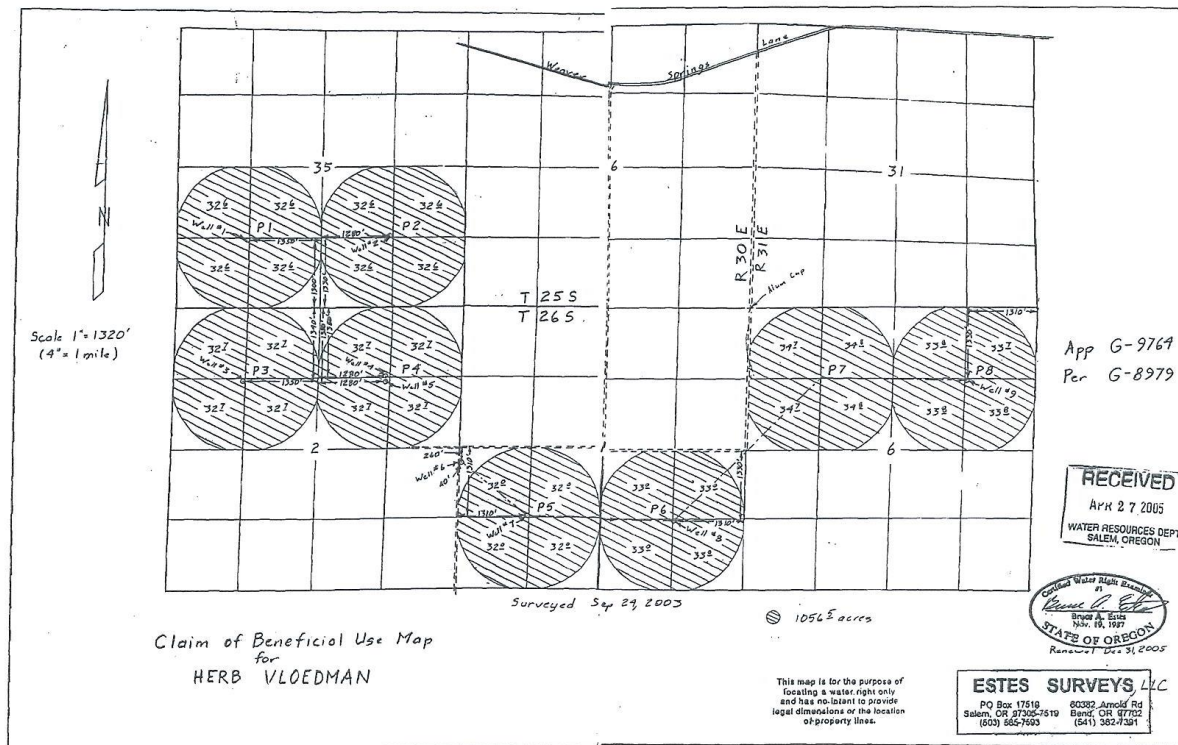
The right to use water for the above purpose is restricted to beneficial use on the lands or place of use described.

Issued **JUN 29 2007**


Phillip C. Ward, Director
Water Resources Department

Recorded in State Record of Water Right Certificates Number 83368.

G-9764.COR.JWG



STATE OF OREGON

COUNTY OF HARNEY

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

CHILDERS HAY RANCH
30040 WEAVER SPRINGS LANE
BURNS, OR 97720

*good thru
Oct. 1. 2017*

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16868

SOURCE OF WATER: WELL 1, WELL 2, AND WELL 3 IN MALHEUR LAKE BASIN

PURPOSE OR USE: IRRIGATION USE ON 354.0 ACRES

MAXIMUM RATE: 4.4 CUBIC FEET PER SECOND (CFS), BEING NO MORE THAN 1.5 CFS FROM EACH WELL

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: MAY 23, 2007

WELL LOCATIONS:

WELL 1: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 6, T26S, R31E, W.M.; 100 FEET NORTH AND 2620 FEET EAST FROM SW CORNER, SECTION 6

WELL 2: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 7, T26S, R31E, W.M.; 2560 FEET SOUTH AND 2640 FEET EAST FROM NW CORNER, SECTION 7

WELL 3: NW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 7, T26S, R31E, W.M.; 1380 FEET NORTH AND 2650 FEET EAST FROM SW CORNER, SECTION 7

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

SW $\frac{1}{4}$ SW $\frac{1}{4}$ 31.4 ACRES
SE $\frac{1}{4}$ SW $\frac{1}{4}$ 31.4 ACRES
SECTION 6

NW $\frac{1}{4}$ NE $\frac{1}{4}$ 31.4 ACRES
SW $\frac{1}{4}$ NE $\frac{1}{4}$ 31.4 ACRES

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SE ¼ NE ¼ 31.4 ACRES
 NE ¼ NW ¼ 31.4 ACRES
 SE ¼ NW ¼ 40.0 ACRES
 NE ¼ SE ¼ 31.4 ACRES
 NW ¼ SE ¼ 31.4 ACRES
 SW ¼ SE ¼ 31.4 ACRES
 SE ¼ SE ¼ 31.4 ACRES

SECTION 7

TOWNSHIP 26 SOUTH, RANGE 31 EAST, W.M.

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the permit. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The permittee shall report an initial March static water-level measurement once well construction is complete and annual measurements thereafter. Annual measurements are required whether or not the well is used. The first annual measurement will establish a reference level against which future measurements will be compared. However, the Director may establish the reference level based on an analysis of other water-level data. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with

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equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner's well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may not be valid, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the

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schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR Chapter 635, Division 415, Section 030 adopted November 13, 1991 shall be followed.

The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Completion of construction and complete application of the water to the use shall be made on or before October 1, 2012. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application

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for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued September 11, 2008

E. Timothy Ward
for Phillip C. Ward, Director
Water Resources Department

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Basin 12 Volume 2 MALHEUR L & MISC

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SECTION PLAT

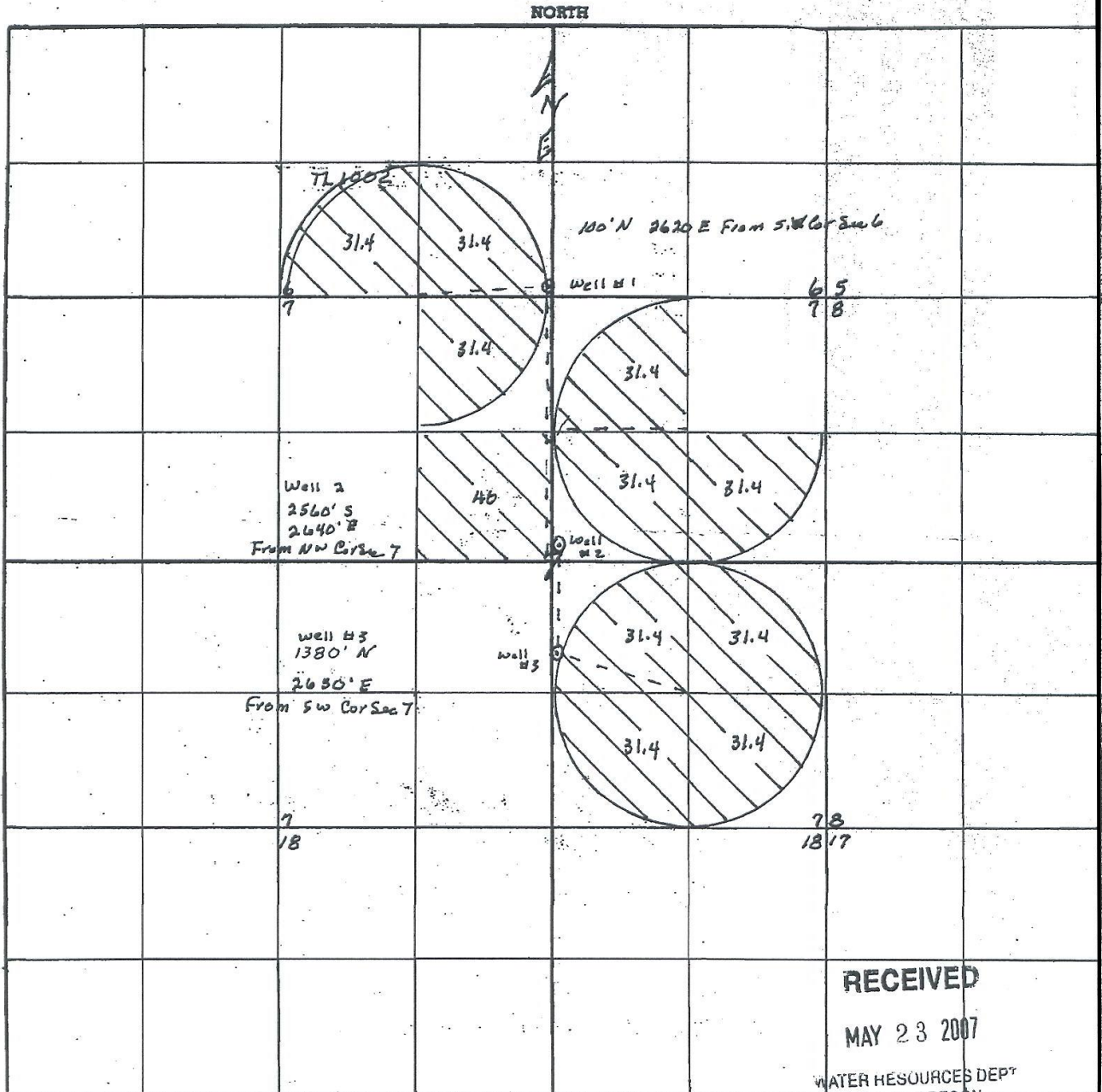
Section 6 & 7

Township 26-S

Range 31-E

County of Harney

State of OR



Remarks scale $\frac{1}{4}$ inch = 1 mile (800). 4" = 1 mile

G-16868