



**Jett Blackburn
Real Estate Inc.**

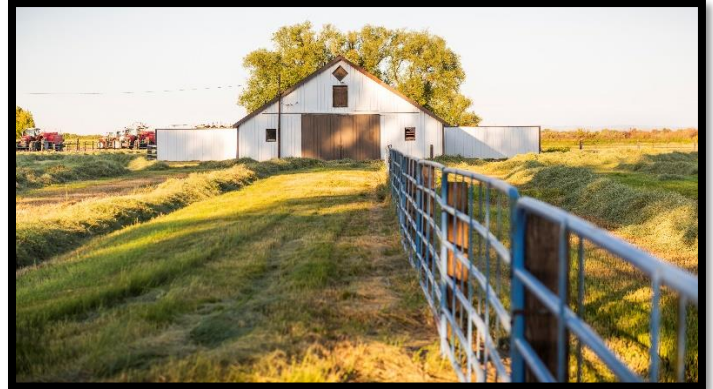


Pete Clemens Ranch

Burns Oregon

\$3,030,000

Presented by
United Country Jett Blackburn Real Estate Inc.
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LOCATION: 1000 Date Ave, Burns Oregon

LEGAL DESC.: T23S R31E WM Tax Lot 2100
Sec. 18: Tax Lots 700 & 900

ACREAGE: 373.86 acres consisting of:
 - 370 +/- ac of irrigated hay meadow
 - 3.86 ac of improvements

WELLS: 1 – irrigation
2 – stock

WATER RIGHTS:

<u>Certificate #</u>	<u>Priority</u>	<u>Primary Ac +/-</u>	<u>Supp. Ac +/-</u>
Decree: Vol.9 Page:79 (Silvies)	1877	13.4	-
Decree: Vol.9 Page:79 (Silvies)	1882	72.2	-
Decree: Vol.9 Page:79 (Silvies)	1888	288.15	-
12068	1936	-	40
29123	1955	-	58
Totals:		373.75	98



IMPROVEMENTS:

- Main house 4 bd, 2 bth, 2026 sq.ft. Built in 1924
- Bunk house (man cave) 616 sq.ft., 1 bd, ¾ bth, kitchen & living area
- Steel hay shed 54 x 118 Built in 2003
- Shop with concrete floor 24 x 30
- Shop/Machine shed (2 bay) 30 x 59
- Horse barn, 10 stalls, tack room, upper hay storage, 2440 sq.ft.
- Livestock & couple of loafing sheds
- Set of working corrals
- Older barn 1941 sq.ft. & bunk house

TAXES: \$6,706.86 (2018/2019)

PRICE: \$3,030,000.00

This Century old ranch has been in the same family since 1915. The cattle & hay ranch has a great location on a dead end road. The property is partly in the city limits of Burns Oregon. The meadows are some of the best producing wild hay meadows in the whole basin. The ranch borders approximately ½ mile of the Silvies River which supplies free irrigation water. On a normal year these meadows have an average 750 - 850 tons of hay plus the owner has 550 Aum's of cattle grazing.

The improvements are very adequate for this size of a cattle operation and with the location it works great if you work in town.

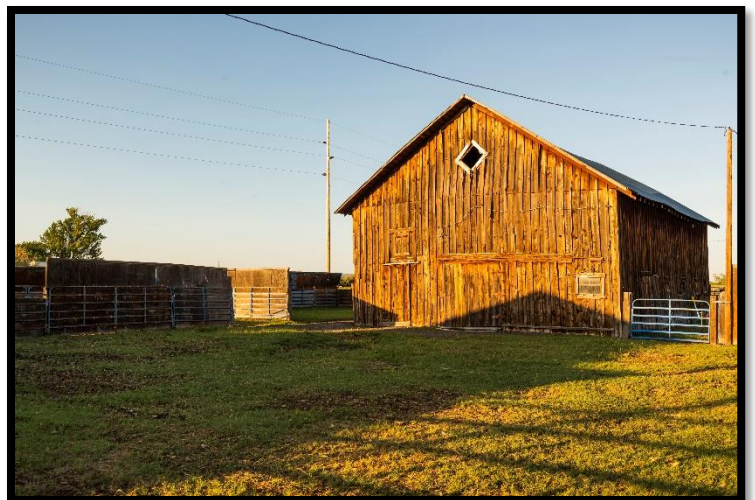
The improvements include a metal hay shed that stores approx. 650 tons of hay, 2 shops with concrete floors, machine shed for your equipment storage, older barn, very nice horse barn, loafing sheds, and good set of working corrals.

The main Craftsman ranch house was built in 1924 which the owners have done many upgrades over the years which included flooring, windows, kitchen and bathrooms on the inside, and siding, roof and extensive landscaping on the outside.

The bunk house/man cave shares a large block patio with the main house that has an outdoor fire pit. The bunk house has 1 bedroom, 1 bathroom and an open floor concept with kitchen and living room. This is a great place to entertain.

This Harney County Ranch shows pride of ownership and the owners have worked hard to make it a showplace. It is so nice that they host large weddings because of it's great setting and location.

The Eastern Oregon Ranch has been used for cattle, horse breeding & equestrian use.





Harney County, Oregon, 360.66 AC +/-



707 Ponderosa Village, Burns, OR 97720

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