



**Jett Blackburn  
Real Estate Inc.**



## **Roberts Organic Farm Lakeview, Oregon**

**\$2,200,000**

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:** 17425 Andy Hill Road, Lakeview OR

**ACREAGE:** 564.39 +/- acres consisting of:  
 - 281 +/- ac pivot irrigated  
 - 54 +/- ac wheel line irrigated  
 - 64 +/- ac flood irrigated

**WELLS:** 1 – Irrigation  
 2 – Stock/Domestic

**WATER RIGHTS:**

Irrigation:

<u>Priority Date</u>	<u>Certificate #</u>	<u>Primary Ac</u>	<u>Supplemental Ac</u>	<u>Source</u>
Feb 10, 1970	40081	325.1	2.8	Well
Jan 18, 1972	46584	46	-	Well
Jan 15, 1960	31174	<u>28</u>	<u>-</u>	Antelope Creek
TOTAL ACRES:		399.1	2.8	

Storage Reservoir:

Jan 15, 1960	31173	57 acre feet	Antelope Creek
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**SCHOOLS:** Union Elementary K-6 (just down the road)  
 Lakeview School District K-12 (12 miles from farm)



**IRR. EQUIPMENT:**

- 3 – Valley Pivots
- 3 – Wheel lines
- 1 - ¼ +/- gated pipe
- 4 – Buster pumps

**IRR. COST:**

2017 Season - \$26,035.14  
2018 Season - \$28,386.84

**CROPS:**

- 281 +/- acres of alfalfa
- 83 +/- acres grass/alfalfa
- 35 +/- acres grass

**IMPROVEMENTS:**

- 2,501 sq.ft. custom built home, 2 bd, 2½ bth, built in 2014
- 40 x 50 shop with concrete floor, oversized door
- Horse barn with 5 stalls, 1 tack room, wash area, plus hay storage
- 500 ton hay shed
- Misc. outbuildings

**TAXES:**

2018/2019 - \$8,723.78 (farm deferral)

**PRICE:**

\$2,200,000.00

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.

This Lake County Oregon Organic Farm has great water sources from one large producing irrigation well and Antelope Creek. Both water sources fill a private reservoir below the main house which has 3 buster pumps servicing the three valley irrigation pivots. There is also an in-line buster pump running the wheel lines. This organic hay farm produces between 800 to 1200 tons of hay annually which is mostly alfalfa. The farm has been certified organic since 1999 through Oregon Tilth (OTCO). The owners also lease out pasture to a neighbor which uses approximately 355 AUM's.

The improvements are in great shape which include a 500 ton hay shed, very nice metal horse barn that has 5 stalls, tack room with concrete floor & hot water heater, horse washing station and hay storage area. There is an additional area used for storage that could be converted into a couple more stalls. The shop is pole construction with concrete floor and oversized door to get large equipment in.

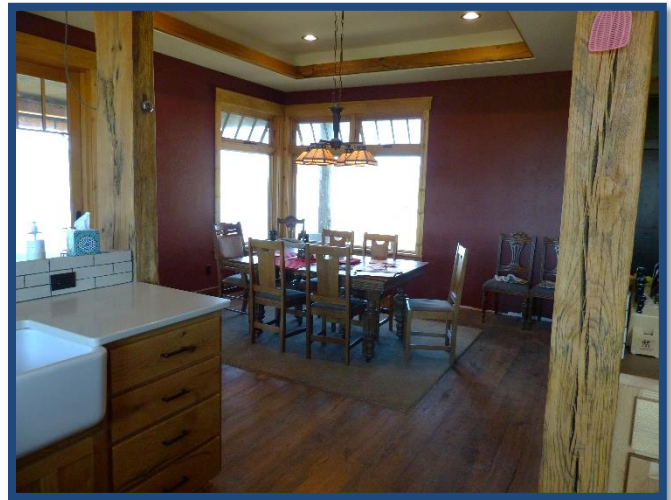
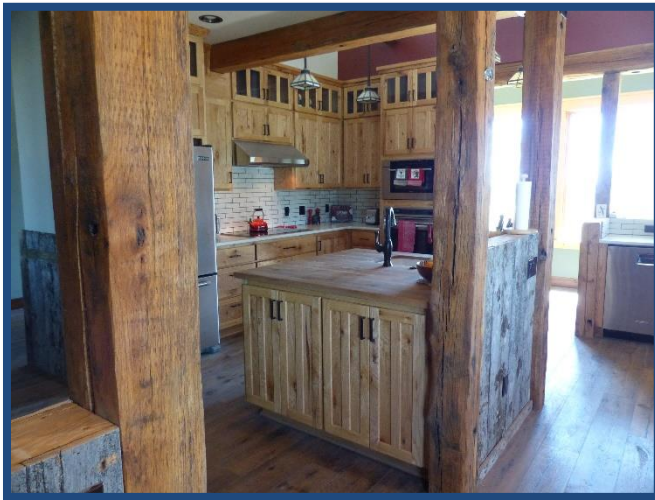
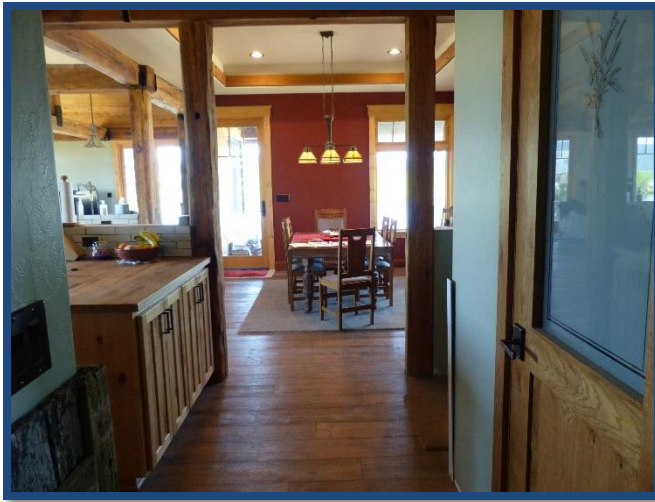
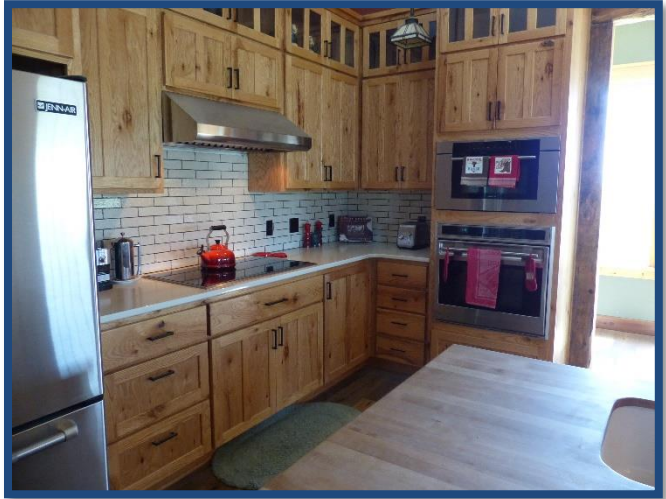
The custom built home sits on the edge of the irrigation reservoir that has large mouth bass & crappie fish. The home is still under construction but the owners have spared no expense with floor heat that comes from the Bosch well water heat exchanger plus a woodstove. The kitchen has custom oak cabinets, granite counter tops, high end Wolf appliances including steamers, induction stove & ovens. There is a large pantry with wine coolers and an island for extra counter space to prep food. The family room & dining area is part of the great room concept with large open wood beams, great rock work around wood stove & lots of windows for a panoramic view of the farm & reservoir.

The master suite has a walk-in shower & closet. Double sinks, heated towel racks & marble floor. This custom built home has many extras which a person will need to view in person to truly appreciate.

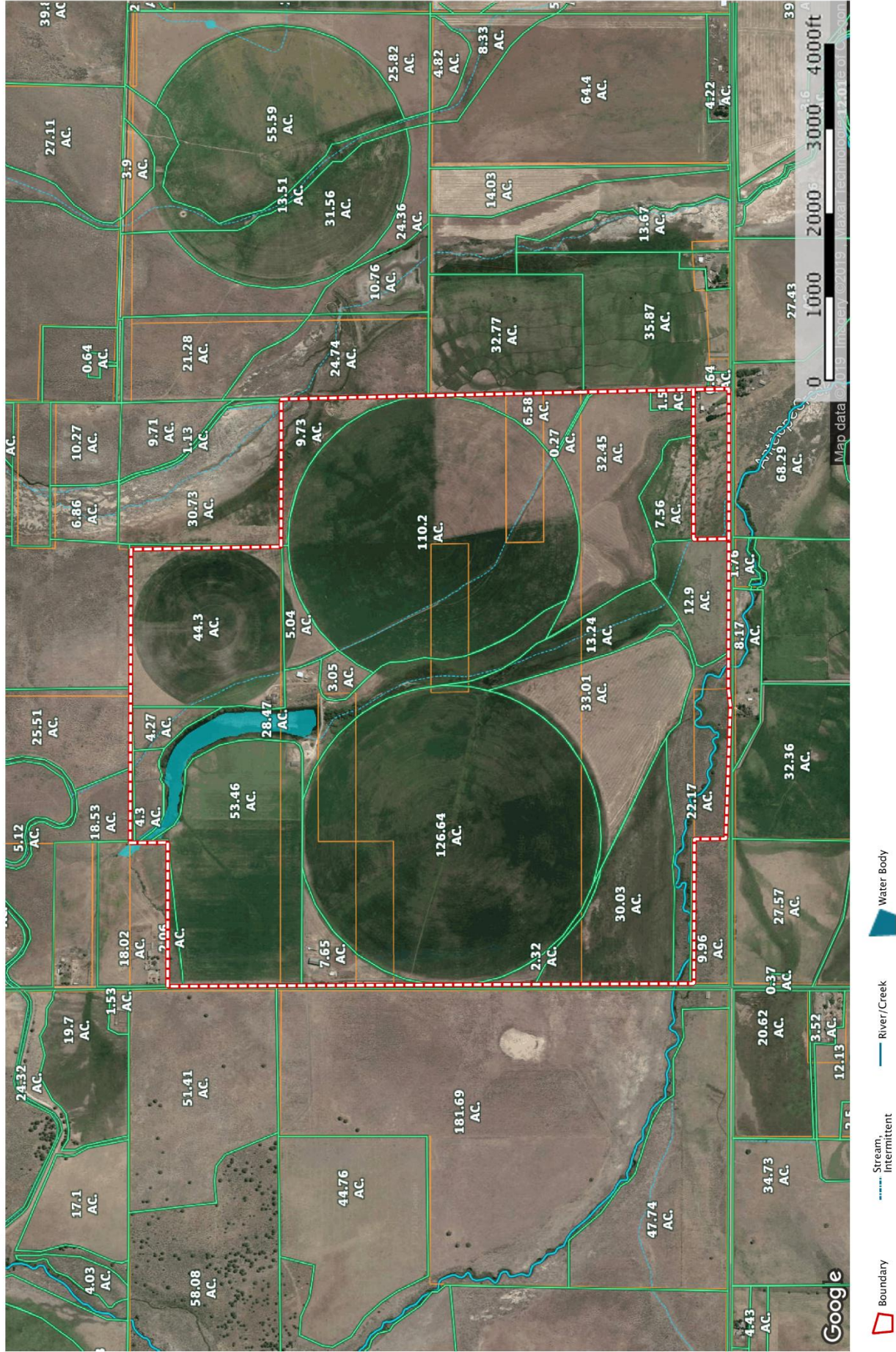
The property is only 12 miles from Lakeview Oregon on a paved county road.

This is a property with good wildlife viewing, good hay production and nice improvements.

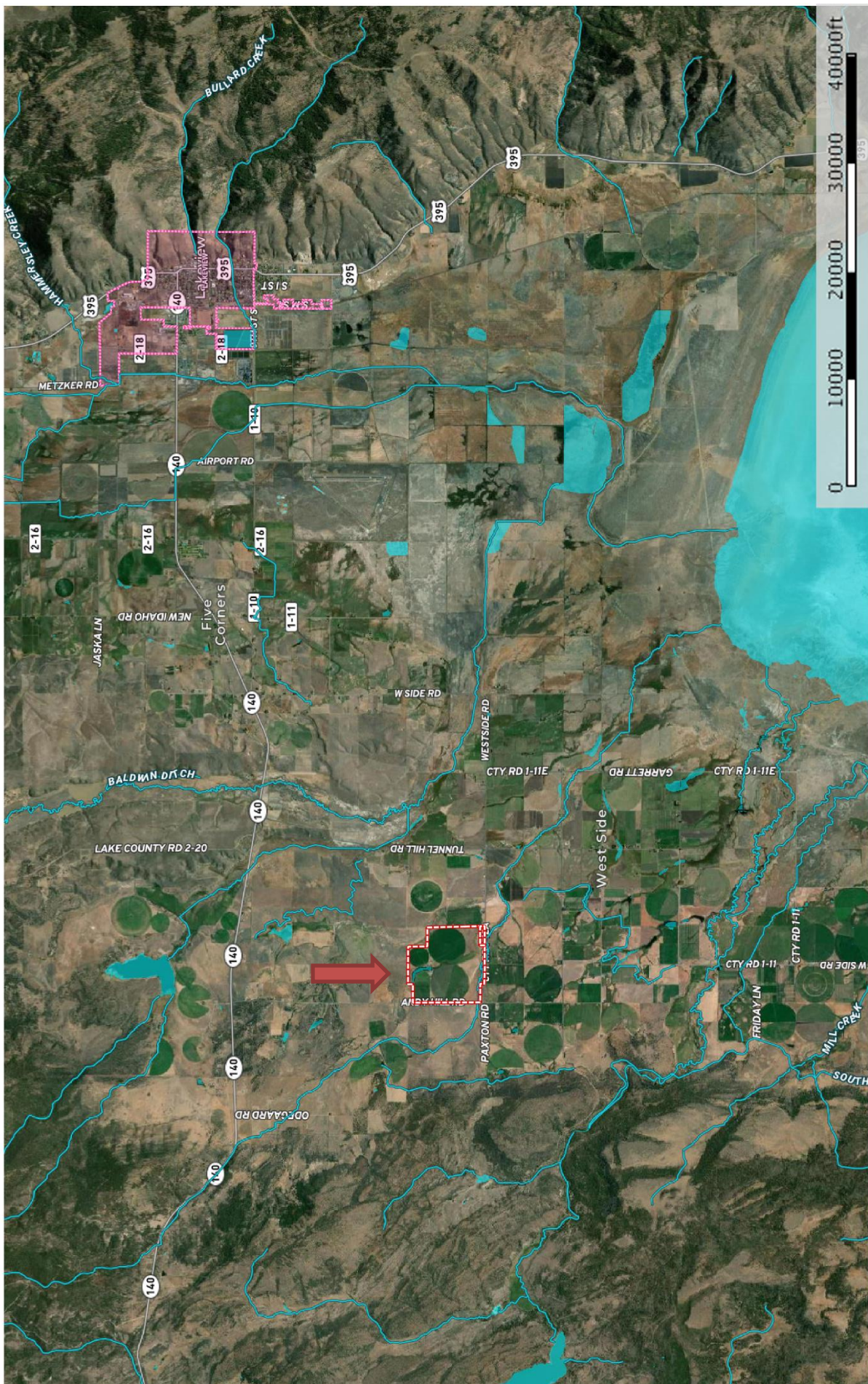




Lake County, Oregon, 564 AC +/-



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- Boundary
- Stream, Intermittent
- River/Creek
- Water Body