

Jett Blackburn Real Estate Inc.



720 Hay Farm

\$1,800,000

Presented by
United Country Jett Blackburn Real Estate Inc.
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Burns, OR 97720
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LOCATION: Approx. 25 miles east of Burns OR off Hwy 78

ACREAGE: 720 deeded acres consisting of the following:

508.9 +/- acres pivot irrigated

62.5 +/- acres new pivot to installed Summer of 2019

146 +/- acres pivot corners and roads

2.6 +/- acres improvements & haystack yard

WATER RIGHTS: 720 acres of permitted water rights (G-16483) with a

priority date of May 29, 2008

WELLS: 4 - irrigation wells

1 – stock wells

IRRIG. EQUIP: 2 – Turbon pumps

1 − Turbon pump with variable speed & soft start 4 − approx. ¼ mile Reinke Pivots installed in 2009

1 – approx. ¼ mile Reinke Pivot to be installed 2019

IMPROVEMENTS: 1 - metal shop with concrete floor

1 – storage container

TAXES: \$3,970.68 (2018/2019) farm deferral

PRICE: \$1,800,000.00

COMMENTS: This is a very neat and clean farm only a couple of miles

from Crane Oregon. There are currently 3 wells running 4 full pivots plus the owner is going to install another pivot to irrigate an additional 62.5 +/- acres this summer. The main roads are cindered and there is a large cindered pad by the shop to stack hay. All pivots are equipped with an "On Trac" radio system which will notify you by cell phone if there is a shut down. This place works as a farm or a good irrigated pasture for cattle. The owner has also filed the Claim of Beneficial Use on the water rights

for 715.2 acres.



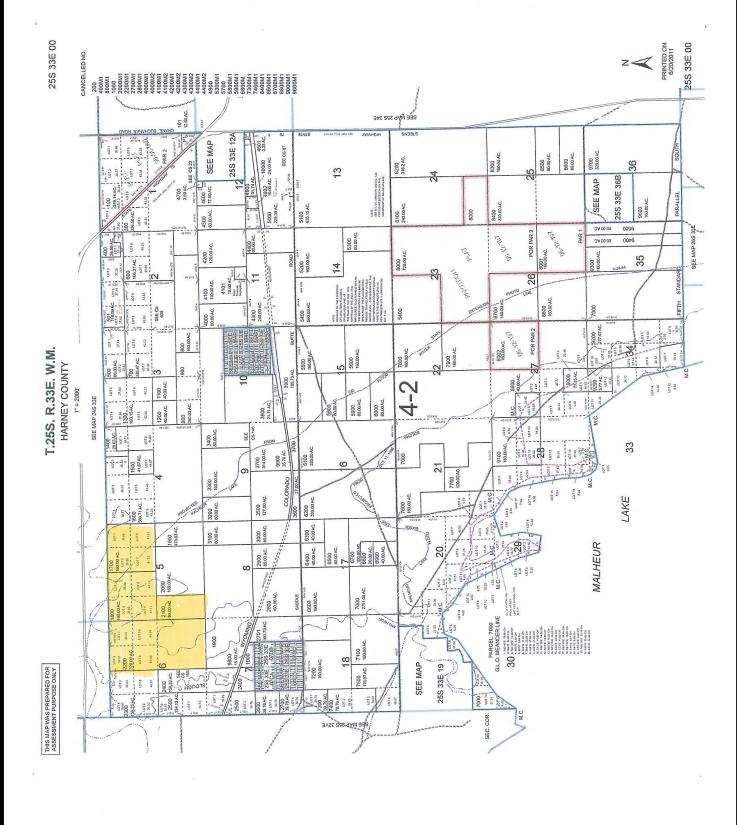


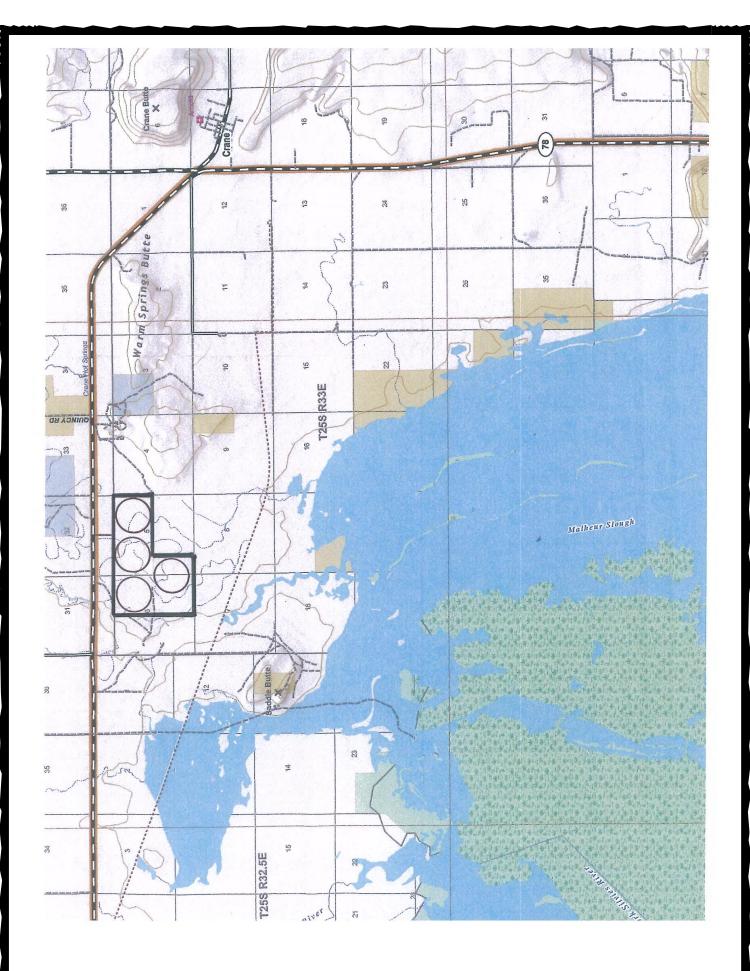


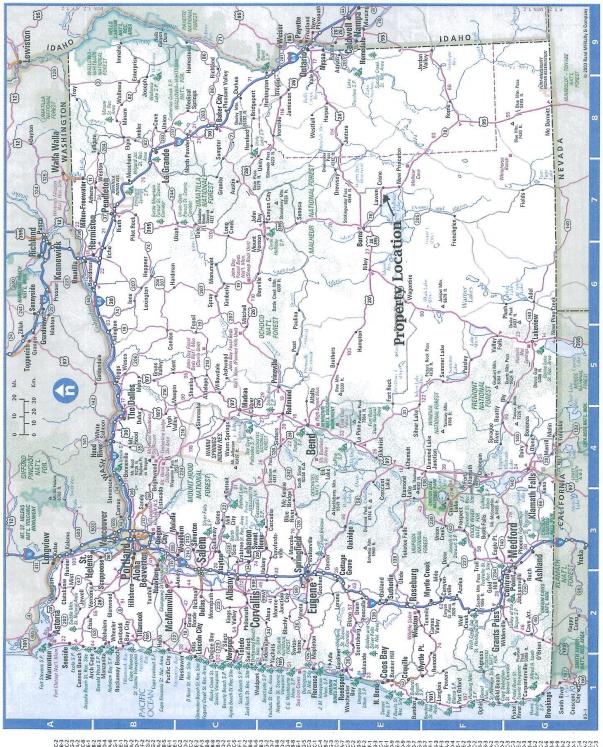












Oregon

Jacks 100 (Trion testimate)

Land Areas 5002 sts mi.
Capital Salem
Capital Sal