



**Jett Blackburn
Real Estate Inc.**



OLC Farm

\$895,000

Presented by
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
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ADDRESS: 67976 Oil Well Rd, Burns OR 97720

LEGAL DESC.: 24S 32E Sec. 05: Tax Lot 300 – 118.99 Acres
24S 22E Sec. 05: Tax Lot 100 – 37.53 Acres
24S 32E Sec. 05: Tax Lot 200 – 117.61 Acres
24S 32E Sec. 05: Tax Lot 500 – 140.20 Acres

ACREAGE: 414.33 total deeded acres:
- 125 ac irrigated by a 8000 Series Valley Pivot
- 255 ac native pasture
- 26 ac of dryland farm
- 5.33 ac improvements

IRRIGATION EQUIPMENT: 1 – 2006 Valley Pivot (8000 Series)
1 – 15 HP Turbine Irrigation Pump
1 – 30 HP Submersible Pump

IMPROVEMENTS: 1 – 1993 Fuqua MH, 1757 sq.ft., 3 bdrm, 1 ¾ bath, plus a sunroom and a buried sprinkler system for the yard
1 – 24 x 60 shop/barn partially insulated & sided
1 – Set of working corrals with power

WATER RIGHTS:

<u>Acres</u>	<u>Priority Date</u>	<u>Certificate #</u>	<u>Permit #</u>	<u>Source</u>
26.1	Nov. 8, 1956	32082	G-388	Well
99.7	Nov. 20, 2006	94169	G-16255	Well

IRRIGATION COST:

2019 - \$5,588
2018 - \$5,624
2017 - \$5,054

*Figures are with the 20% discount if paid by the 15th of the month

UTILITIES: Harney Electric

PRICE: \$895,000.00



This great place is close to town! In 2006 a 8000 Series Valley Pivot was installed which covers approximately 125 acres. In 2017 half of the pivot was planted to alfalfa and the other half is farmed for grain hay. The water supply for the pivot is from 2 wells that together produce approximately 550-600 gpm. One is a 15 HP turbine pump and the other is a 30 HP submersible pump. Production in 2019 was 538 tons of hay.

To compliment the pivot, there is a very good set of improvements, including a triple wide manufactured home with a new metal roof, a shop that has a cement floor and is partially insulated and sided, a great set of working corrals with power & a tack room. This is a great place to produce hay and run a few head of cattle.

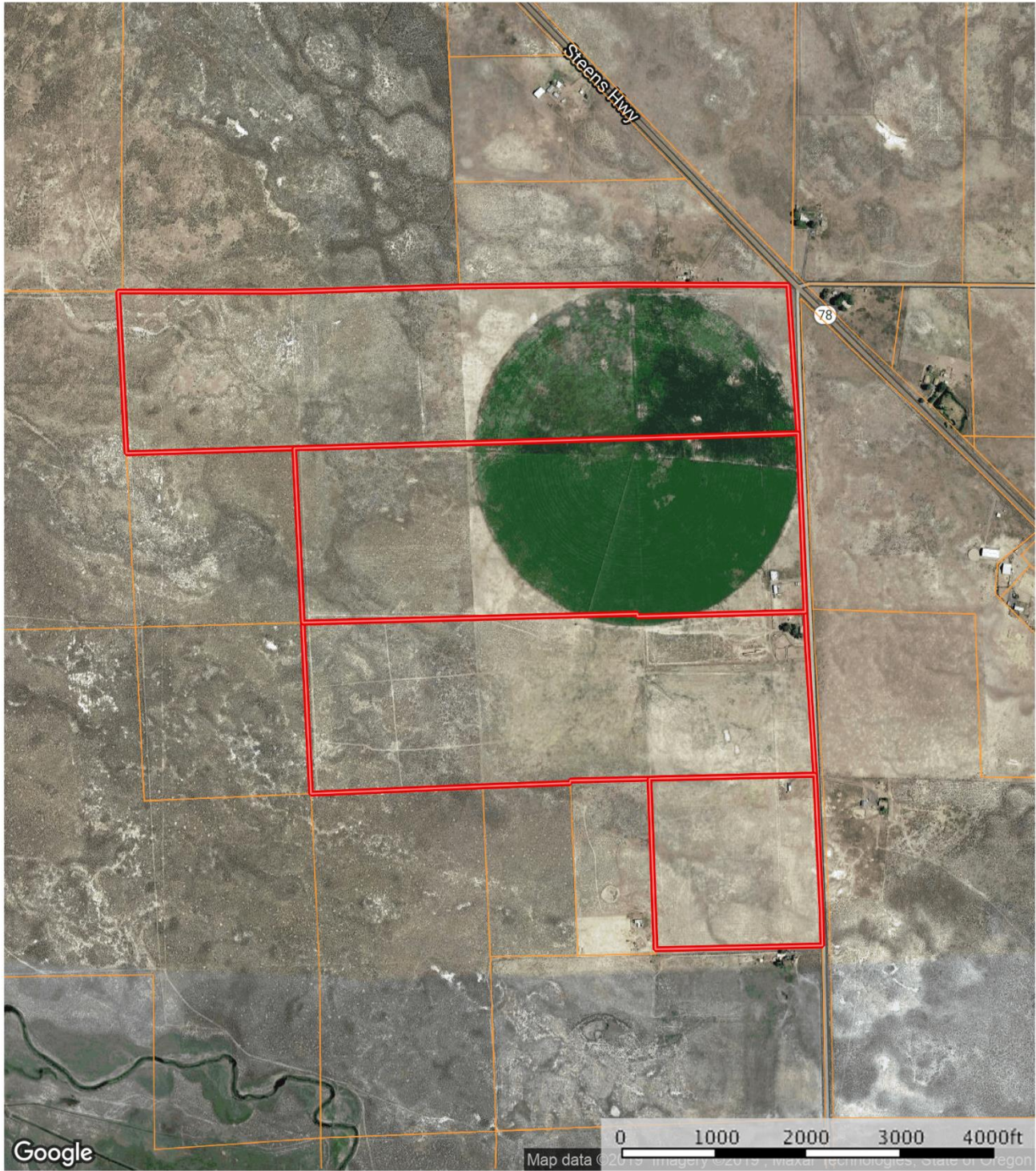
A second building site is on the property that includes power & a domestic well.

119 acres in the CREP Program until 9/30/2032
Annual payment is \$899

The seller and his agent make 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 all of our listings.



Otley OLC Farm
Harney County, Oregon, 414.33 AC +/-



Boundary

Curt Blackburn
P: 541-573-7206 707 Ponderosa Village, Burns, OR 97720

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

