



**Jett Blackburn
Real Estate Inc.**



Organic Farm

\$850,000

Presented by
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LEGAL DESC: T23S R32E WM Sec. 14: NE ¼, Sec. 13: NW ¼

ACREAGE: 320 total acres consisting of:
- 250 +/- acres under irrigation pivots
- 70 +/- acres pivot corners

STATE LEASE: 400 +/- total acres consisting of:
- 125 +/- ac under pivot irrigation
- 275 +/- ac dryland pasture

CROPS: 125 +/- acres 1-year-old alfalfa
125 +/- acres 2-year-old alfalfa
125 +/- acres rye

WATER RIGHTS:

<u>Acres</u>	<u>Priority Date</u>	<u>Certificate #</u>	<u>Primary Ac</u>	<u>Source</u>
130.4 deeded	Aug 7, 1978	89564	-	Well
133.2 deeded	March 1, 1971	44296	-	Well
347.8 State Lease	July 19, 2013	-	G-17317	Well

IRR. EQUIP: 1 - Newer Zimmatic Pivot (2 years old)
1 - Older Zimmatic Pivot
1 - Lockwood Pivot
3 - Turbine pumps

WELLS: 2 - Irrigation wells on deeded land
5 - Wells on state lands

LEASES: There are 400 acres under state lease with 125 acres under irrigation. The seller owns all the irrigation equipment & pumps.

State Lease rents for \$7,332.00 (2018)

TAXES: \$1829.08 (2017-2018) farm deferral

PRICE: \$850,000.00

COMMENTS: This organic farm is only ½ mile off of a paved county road. The pivot on the State Lease land has a good stand with newer Zimmatic Pivot and pump and a variable frequency drive panel. There is a lot of water for this pivot. Between the three pivots the owner produces around 125 tons of rye seed and approx. 1000 tons of alfalfa. This property is priced right and has good production.

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.



State Lease



State Lease



Harney County, Oregon, 320 AC +/-

 Boundary

Forest Service

 State Land

**Fish and
Wildlife**

 National Park

 Other

Map data ©2018 Google Imagery ©2018 DigitalGlobe Lands

0 1000 2000 3000 4000 ft

A - 11004D
VFD

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