



**Jett Blackburn  
Real Estate Inc.**



## **Hwy 20 East Farm**

**\$799,500**

***Reduced to \$784,500***

Presented by  
United Country Jett Blackburn Real Estate Inc.  
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**Location:** 36128 Hwy 20 East, Burns Oregon

**Acreage:** 82.09 acres consisting of:  
 - 70 +/- acres under pivot irrigation  
 - 9 +/- acres pivot corners  
 - 3.09 acres improvements

**Irrigation Equipment:**  
 1 – 40 hp turbine (VFD) irrigation pump  
 1 – Newer Zimmatic Pivot with FieldNET Vision Control Panel  
 1 – Greenfield Mini Pivot

**Wells:**  
 1 – Domestic  
 1 – Irrigation

<b>Water Rights:</b>	<u>Priority</u>	<u>Cert #</u>	<u>Permit</u>	<u>Source</u>	<u>Acreage</u>
	Sept 28, 1994	-	G-12532	Well	69.5

**Crops:**  
 North Pivot – 5 year old alfalfa  
 South Pivot – 3 year old alfalfa

**Irrigation Power Cost:**  
 2018 - \$3784.67  
 2017 - \$3234.21

**Improvements:**  
 1 – 2583 sq.ft. 2-Story Home built-in 2005 with 4 bedrooms, 2 full baths, 1 half bath, office plus oversized 3 car garage  
 1 – 720 sq.ft. 2 car garage with concrete floors plus ATV storage under an enclosed lean-to  
 1 – 384 sq.ft. single car garage / pumphouse with concrete floors  
 1 – Horse / Hobby stable

**Taxes:** \$3,557.06 (2019/2020)

**Price:** \$799,500.00 ***Reduced to \$784,500.00***

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 farm shows pride of ownership from the two smaller pivots that produce 6 ton to the acres to the custom built house. The north pivot is newer with Zimmatic FieldNET Vision Control Panel so you can control it with your cell phone. The irrigation pump is variable frequency drive and installed in 2017 as with the pivot.

The improvements have a great setting with landscaped yard that has automatic sprinklers, has graveled driveway and area around the house for parking plus a basketball court for the kids.

The outbuildings include a heated double car garage with automatic door openers and concrete floors. There is a single car/ATV storage shed which houses the domestic pump house that is constant pressure. There is even an area for your horse or 4-H animals.

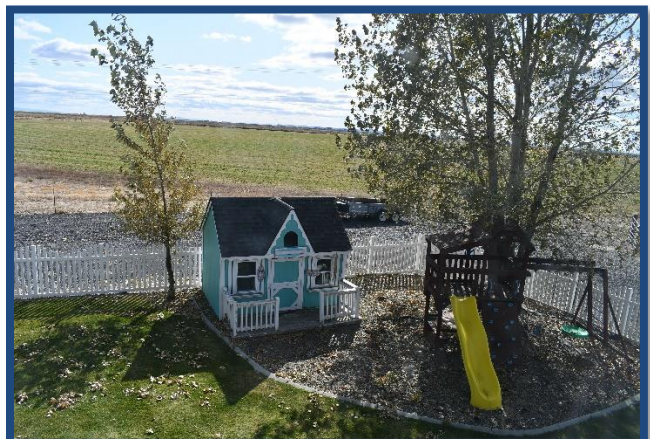
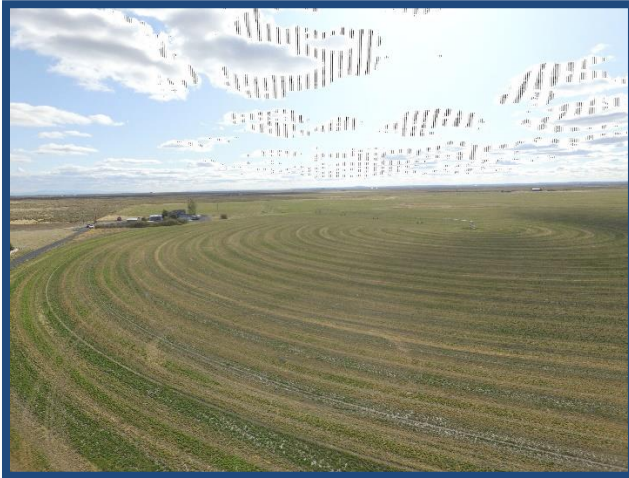
The custom built house has an oversized 3 car garage which is heated with a monitor stove & custom cabinets. The house is also wired for a 50 amp backup generator.

Inside the house on the main floor is the open concept kitchen & living room. Master bedroom with good size walk-in closet & master bathroom with double sinks. The kitchen has granite countertops, pergo floors and large pantry. The living room has extra high ceilings with lots of windows with a gas fireplace.

The upstairs has three good sized bedrooms, full bathroom and bonus room that is great for the kids.

This place is very nice and only 10 miles from Burns.











Harney County, Oregon, 82.09 AC +/-

