



NAI Cascade
LAND | RANCH



WILBURN
Ranch Brokerage

HARNEY COUNTY CERTIFIED ORGANIC FARM

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Property Summary



TAYLOR LANE & OIL WELL ROAD | BURNS, OREGON

2000+ acres of productive organic cropland and pastureland in Harney County

These two parcels just outside Burns, Oregon comprise a proven certified organic farm which generates several cuttings annually. Its quality soil with sufficient sand to provide excellent drainage to foster quality roots and reliable crops which are shipped throughout the United States and overseas.

The ranch has been fortified in the last five years with extensive irrigation equipment to make use of the ample water rights. Additional equipment in place for hemp production.

Currently planted for an estimated \$700,000-\$800,000 harvest in 2020.

Offering Price: \$4,500,000



960 Acres

Water

Irrigation

- 6 Reinke pivots
- 40 HP turbine
- 50 HP turbine
- 2 200 HP turbines
- 1 Submersible

Wells

- 6 irrigation
- 2 domestic
- 3,462 GPM

Water Rights

- 742.7 acres

Contact broker for supplemental water information

Crops

- 375 acres in alfalfa
- 260 acres in winter wheat
- 129 acres in cbd hemp
- 194 acres of corners in wheat

Improvements

1,400 SF Home

- 2 bed/1 bath + office
- Built in 1991

Additional homesite with older manufactured home and domestic well

2,160 SF shop

- 3 open bays for machine storage
- Enclosed shop area with concrete floor and roll-up door

80x125 hay shed

- Built in 2019
- Holds up to 945 tons
- Concrete floor
- Innovative drying systems that will dry up to 100 tons of biomass hemp



Oil Well Road



1099 acres

Water

Irrigation

- 3 Reinke pivots
- 2 100 HP turbines
- 1 Submersible

Water use permit in place

Contact broker for supplemental water information

Crops

- 973 acres in wheat
- 125 acres in alfalfa

Improvements

Perimeter is fenced with interior cross fencing





Harney County



In 1889, legislation was passed splitting Grant County and created Harney County. Burns claimed the right to be the county seat by a narrow margin and it became official on July 7, 1890. Harney County is the ninth largest county in the United States and ranks larger than many states. Today, Burns is home to nearly 3,000 residents and sits at an elevation of 4,147 feet.

Burns is commonly referred to, as the gateway to the Steens Mountains, became a town in 1891. The mountain, a thirty-mile fault block consists of five separate vegetation zones of glaciated gorges, lakes and meadows. There are many viewpoints for visitors to look into canyons with more than a mile of vertical drop to the valley floor.

Visitors to Harney County will also find the Malheur Nations Wildlife Refuge just 30 miles south of Burns on US 205. The 185,000 acres provides a Mecca for bird watchers as it is the habitat for over 250 species of migratory birds.

Three industries have traditionally provided the county's economic base: ranching, sheep raising, and timber. Harney County sees an average of 300 sunny days per year



Walt Ramage, NAI Cascade Land | Ranch

Recreational ranch brokerage isn't just the way Walt makes his living, it's the way he lives. With his personal background and involvement in the hunting industry, he knows what constitutes a truly exceptional recreational property. Walt takes pride in being boots on the ground from day one: touring properties, assessing their true potential, and working on ranch projects to enhance the recreational experience. He hunts and fishes throughout the West which gives him a unique perspective and knowledge of the land he works.

In 2005, Walt was the Rocky Mountain Elk Foundation's World Elk Calling Champion (professional division). He has worked in conjunction with Realtree, Hoyt, and Primos. And in 2009, Walt was a founding partner of Full Draw Film Tour, a film festival for hunting filmmakers that grew to 27 locations as far East as Nashville, Tennessee. Proceeds sponsored hunts for children who had been diagnosed with life threatening diseases.

After six years of dedication to this endeavor, one of the most fulfilling projects Walt has ever been a part of, he left due to continued growth in the brokerage business, and welcoming twins into the family.

Walt excels in performing portfolio analysis and assessing investment opportunities. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.



Andy Wilburn, Wilburn Ranch Brokerage

Wilburn Ranch Brokerage specializes in properties ranging from 160 acre parcels to untamed 51,000 deeded buckaroo ranches. Rich and Andy Wilburn also have been in the cattle business since 1964 and still run around 400 pairs on ranches in Grant County and Harney County.

This gives them a unique look at ranches and can give a potential buyer insights as to the cattle business pertaining to the ranch they are looking for.

Rich and Andy help clients after their purchase signing up for the Land Owner Preference program, planting crops, cow rotations, water improvements and the general running of the property that they own.

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