





Jett Blackburn Real Estate Inc.



Old Experiment Road & Hwy 78 Burns Oregon

\$450,000



Contact Card

Presented by
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Eastern Oregon Bare Land

The 416-acres of bare land approximately 7 miles southeast of Burns, Oregon has been sought after for many years and is finally on the market!

Located at the intersection of Old Experiment Road & Ryegrass Lane, this well-located property offers opportunities for livestock production and potentially development.

The property hosts one domestic well, is fully fenced, and has been used for livestock grazing for many years. Power is located on the property and along both paved county roads which borders the west and south sides of the property. There is two-track dirt road access through the property.

Access to the property is very good via State Hwy 78 and/or county Old Experiment Road. The property has no outbuildings but does have power. The vast majority of the property is located outside the FEMA 100-year floodplain with only a very small area in the southwest corner designated part of the floodplain.

There are older legacy flood water rights on the property although they have not been used for many years.

This large track of bare ground is worth considering if you are looking to create dryland pasture or if you are seeking property which has the potential for subdividing and development.

ADDRESS: Old Experiment Road & Ryegrass Lane via State Hwy 78

Burns Oregon

ACRES: 416.28 ac (+/-)

CURRENT TAXES: \$726 taxes (+/-); Exclusive Farm Use - 2

TAX LOTS: T23S R32E W.M. Sec 19 Tax Lot 2900

WELLS: 1 wells - Log #579 - domestic, 190 feet, 60 gal/min when

drilled in 1975

WATER RIGHTS: Certificate# Priority Date # Acres Source

44944 February 26, 1953 404.9 Flood Right

NOTE: There are water rights however property is located in an area known for historically very minimal water delivery.

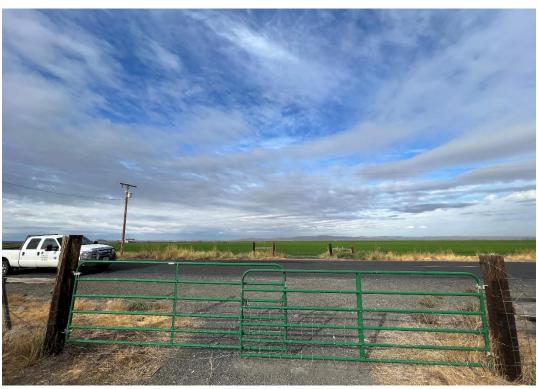
FINANCING: Cash or bank financing option available for the property



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.











The original and first copy of this report are to be filed with the

WATER WELL REPORT

STATE OF OREGON
Please type or print) STATE ENGINEER, SALEM, OREGON 5730 L within 30 days from the date.

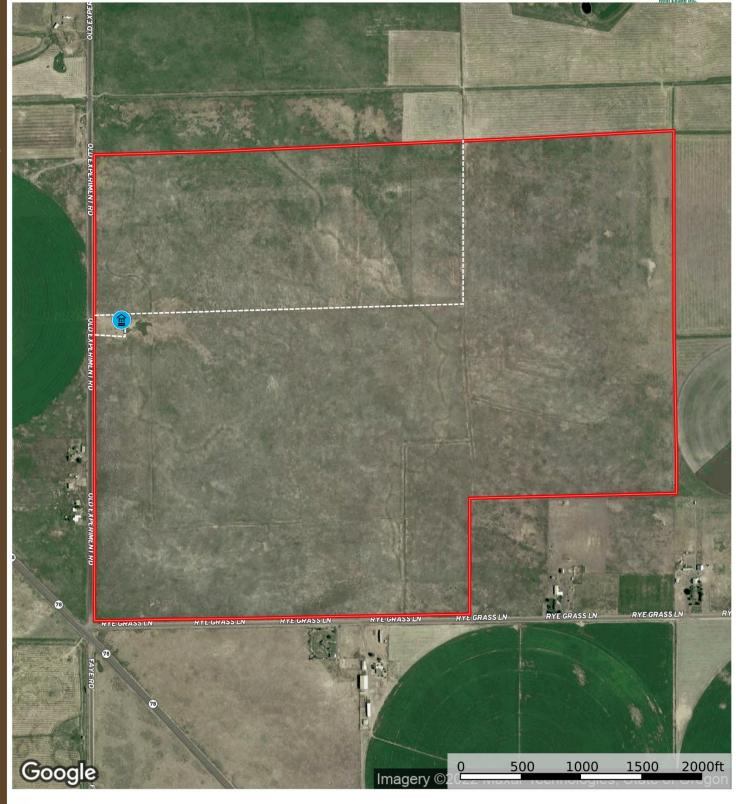
NOV 1 2 1975 (Do not write above this line)

570	State	Well N	ĭo	235/37	2 E	-19
ARN	State	Permi	t No.			

NOVI 2 1575					
(1) OWNER: Tommy WATER RESOURCES DEPT.	(10) LOCATION OF WELL:				
Name MEAdowLAN'S RAMEN OREGON	County Hazalecy Driller's well number				
Address BOX SO BUCKANON Rt. BIRNS	N W 14 Sal 14 Section 19 T. 235 R. 29 W.M.				
77720	Bearing and distance from section or subdivision corner				
(2) TYPE OF WORK (check):	Section and distance from section of Subdivision Corner				
New Well 🖫 Deepening 🗆 Reconditioning 🗀 Abandon 🗔					
If abandonment, describe material and procedure in Item 12.	(11) WATER LEVEL: Completed well.				
(3) TYPE OF WELL: (4) PROPOSED USE (check):	Depth at which water was first found 75 ft.				
Rotary □ Driven □ Domestic ☑ Industrial □ Municipal □	Static level 9 ft. below land surface. Date 9-25-75				
Dug	Artesian pressure lbs. per square inch. Date				
CASING INSTALLED: Threaded □ Welded Ŋ	(12) WELL LOG: Diameter of well below casing				
CASING INSTALLED: Threaded Welded No. 10 Diam. from 1. 1t. to 1. 2 ft. Gage 1.250					
ft. Gage ft. Gage	Depth drilled 196 ft. Depth of completed well 2 ft. Formation: Describe color, texture, grain size and structure of materials;				
	and show thickness and nature of each stratum and aquifer penetrated,				
PERFORATIONS: Perforated? XYes No.	with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.				
Type of perforator used HCCY Y LENG TORCH	MATERIAL From To SWL				
Size of perforations 1/4 in. by 3 in.	SANDY TOPSOIL 6 3				
18 perforations from 78 1t. to 82 1t.	Yellow CLAY 3 26				
perforations from ft, to ft.	BLUE CLAY 26-75				
perforations fromft. toft.	BLUC CLAU BLACK SANG				
	FINEGRALL WATER 75 82				
(7) SCREENS: Well screen installed? Yes No	30-5+ BLUE CLAY 8-2 190				
Manufacturer's Name					
Type Model No.	k it - 1445				
Diam Slot size Set from ft, to ft.					
Diam. Slot size Set from ft. to ft.					
(8) WELL TESTS: Drawdown is amount water level is lowered below static level	14.00				
Was a pump test made? ☐ Yes ☒ No If yes, by whom?					
Yield: gal./min. with ft. drawdown after hrs.					
" "					
" " " " " " " " " " " " " " " " " " " "					
Bailer test 60 gal./min. with 6 ft. drawdown after 2 hrs.					
Artesian flow g.p.m.					
nperature of water 54 Depth artesian flow encountered ft.	Work started 6 - 21 1975 Completed 9 - 24 1975				
(9) CONSTRUCTION:	Date well drilling machine moved off of well 9-24 19 Z5				
Well seal-Material used CC/BCAT GROUT	Drilling Machine Operator's Certification:				
Well sealed from land surface to 26 ft.	This well was constructed under my direct supervision.				
Diameter of well bore to bottom of seal	Materials used and information reported above are true to my best knowledge and belief.				
Diameter of well bore below seal	[Signed] Deinen al white Date 10-7 , 1975				
Number of sacks of cement used in well sealsacks	(Drilling Machine Operator)				
Number of sacks of bentonite used in well seal sacks	Drilling Machine Operator's License No5.5.7				
Brand name of bentonite	Water Wall Contractor's Contifications				
Number of pounds of bentonite per 100 gallons	Water Well Contractor's Certification:				
of water lbs./100 gals.	This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.				
Was a drive shoe used? ☐ Yes 🙀 No Plugs Size: location ft.	Name J. M. 1/ex Spr. Th				
Did any strata contain unusable water? Yes No	(Person, firm or corporation) (Type or print)				
Type of water? depth of strata	Address Box 55 Buchanan & Burns Or				
Method of sealing strata off	[Signed] J. Mille Smith 9712				
Was well gravel packed? ☐ Yes K No Size of gravel:	(Water Well Contractor)				
Gravel placed from ft. to ft.	Contractor's License No. 6.6.7. Date, 19.75				

Old Experiment Road & Ryegrass Lane - Burns Oregon Harney County, Oregon, 416 AC +/-







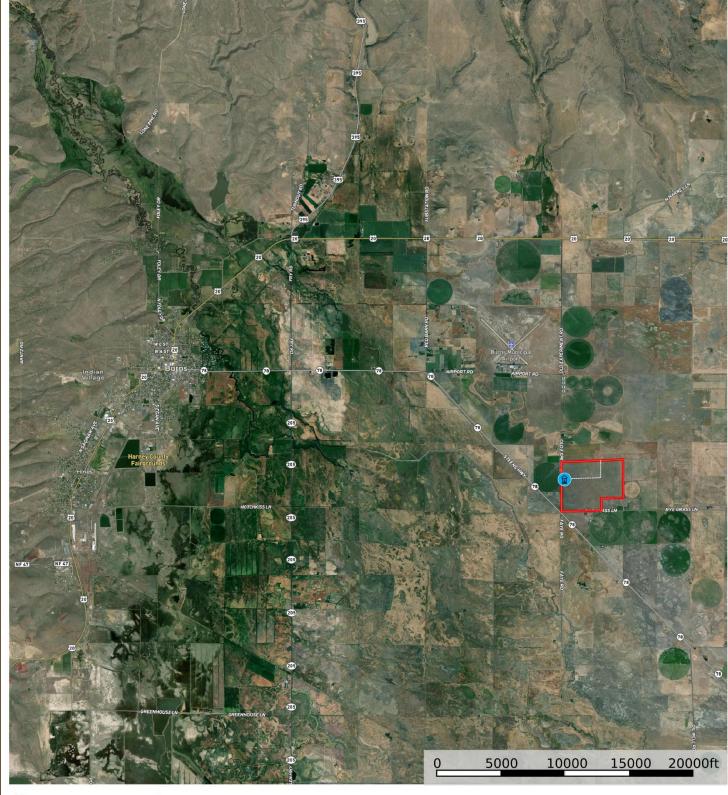
Fence



Boundary

Old Experiment Road & Ryegrass Lane - Burns Oregon Harney County, Oregon, 416 AC +/-







Fence



Boundary