



**Jett Blackburn
Real Estate Inc.**



Otley Farm

\$1.2 million



Contact Card

Presented by
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ADDRESS: 67976 Oil Well Road, 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 (New House Parcel)
24S 32E Sec. 05: Tax Lot 200 - 117.61 Acres
24S 32E Sec. 05: Tax Lot 500 - 140.20 Acres

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

* 119 acres in the CREP Program until 9/30/2032; The annual payment is \$899

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 - New construction home, 952 sq.ft., 2 bdrm, 1 bath, sitting porch
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:

2022 - \$4,413
2021 - \$4,675

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

UTILITIES: Harney Electric

PERSONAL PROPERTY ITEMS EXCLUDED:

- Silencer Hydraulic Squeeze Chute (Negotiable)
- Decorations and Bedding in the second Home (Negotiable)
- Bulk Fuel Tank
- Historical Yard Art (Buckboard Wagon & Plows)



This well-put-together turn-key farm and cattle operation is close to town! The current owners have taken pride to improve the ground and facilities so that new owner has what they need to put up a solid crop of alfalfa and grain hay while running 30-40 head of cattle year-round.

In 2006, 8000 Series Valley Pivot was installed which covers approximately 125 acres. From 2017 to 2021, a rotational crop of half pivot was planted to alfalfa and the other half is farmed for grain hay. Production in 2021 was 550 (+/-) tons of hay. This last year, the owners planted the entire pivot in alfalfa which will increase the total alfalfa production. The water supply for the pivot is from two separate irrigation wells that together produce approximately 550-600 gpm. One is a 15 HP turbine pump and the other is a 30 HP submersible pump.

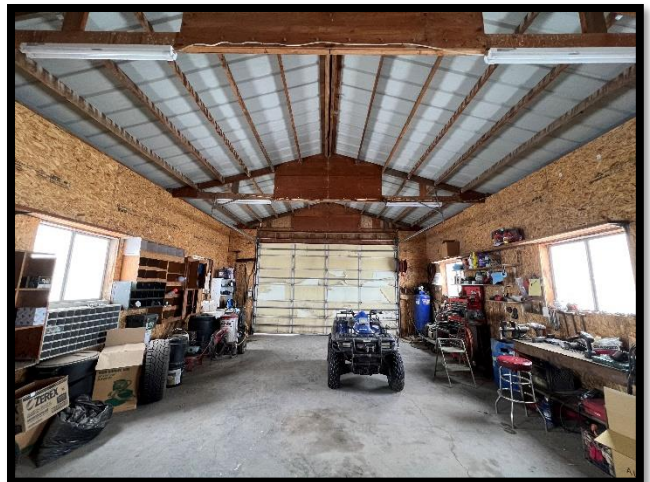
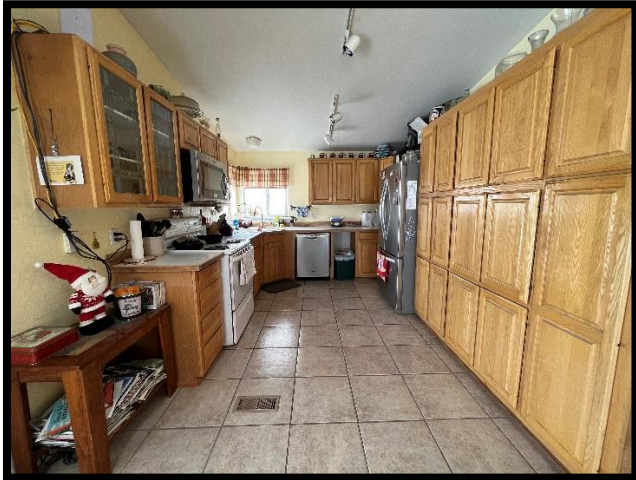
To complement the pivot and over 250 acres of native grazing ground, there is a very good set of improvements which include a shop that has a cement floor and is partially insulated and sided, a great set of working corrals with power & a tack room, two domestic wells and two complete septic systems.

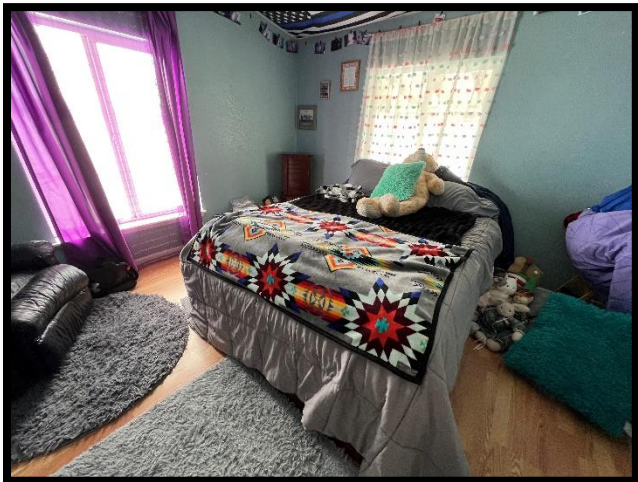
Living spaces include a triple-wide manufactured home with a new metal roof and a second newly constructed two-bedroom one-bathroom home. The new home is very well constructed with nine-foot ceilings, mini-split heating and air conditioning systems, Hardi plank siding, Trex decking, and a metal roof. The home is on its own power, septic, and well system. The second home has been used as an AirB&B and has been a good income stream (number released with written offer)

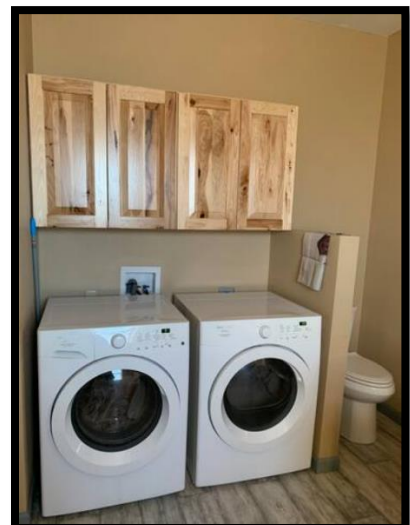
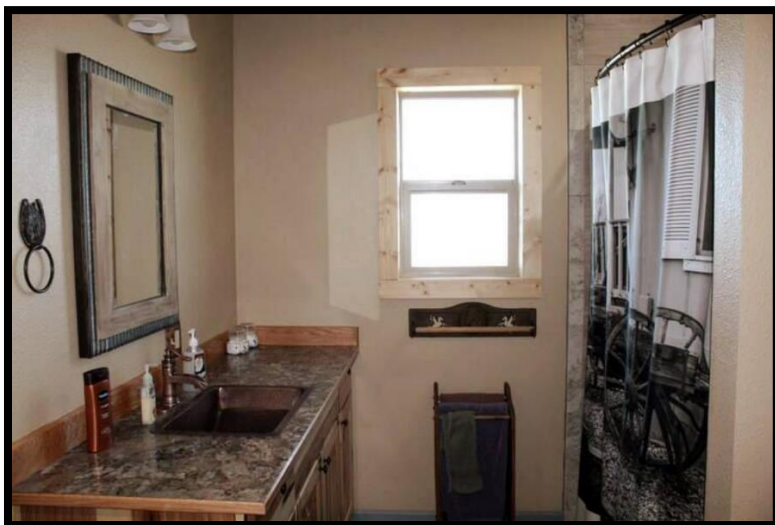
This is a great place to produce hay and run a small herd of livestock!

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.



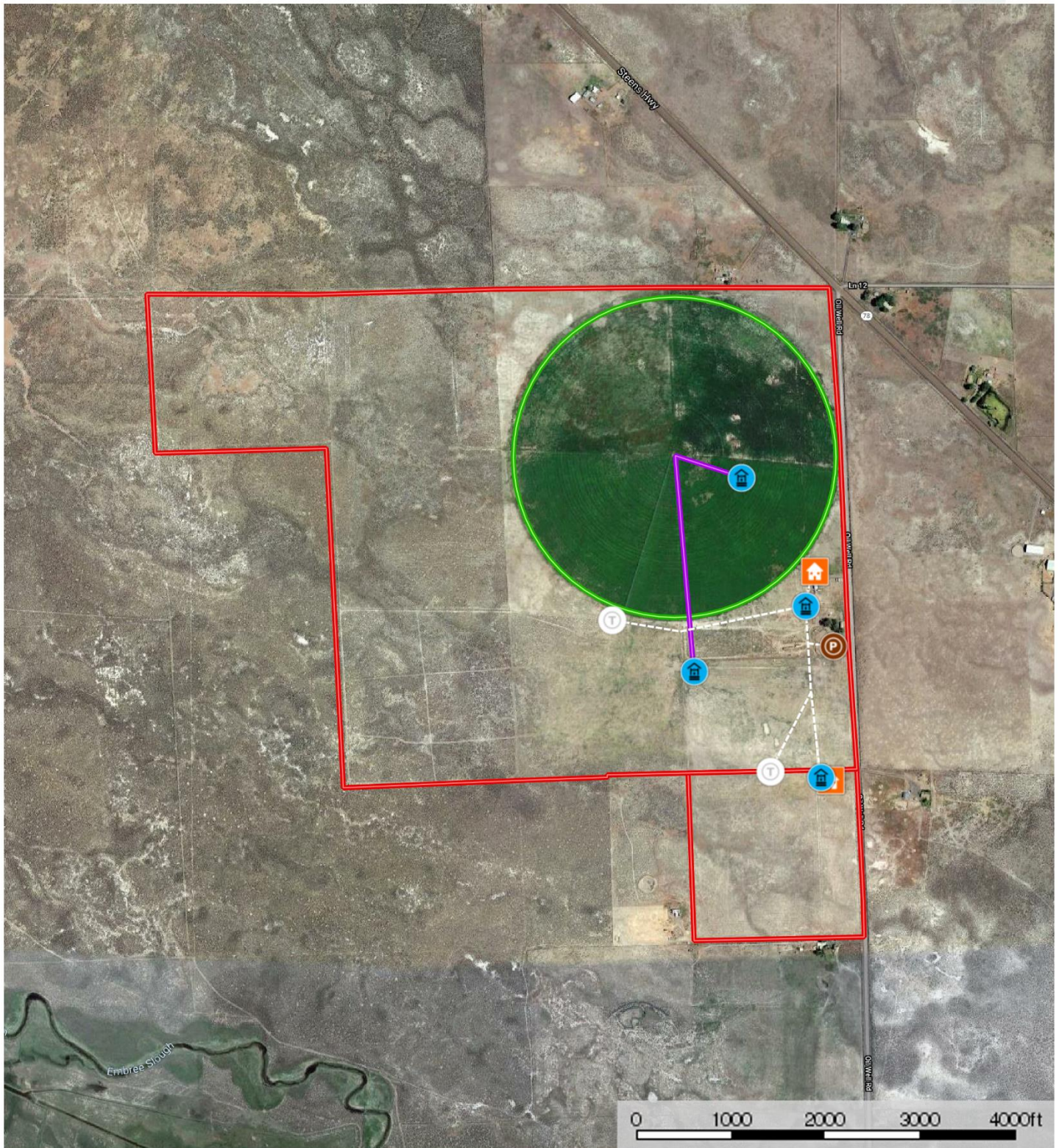






Otley OLC Farm

Harney County, Oregon, 414.33 AC +/-



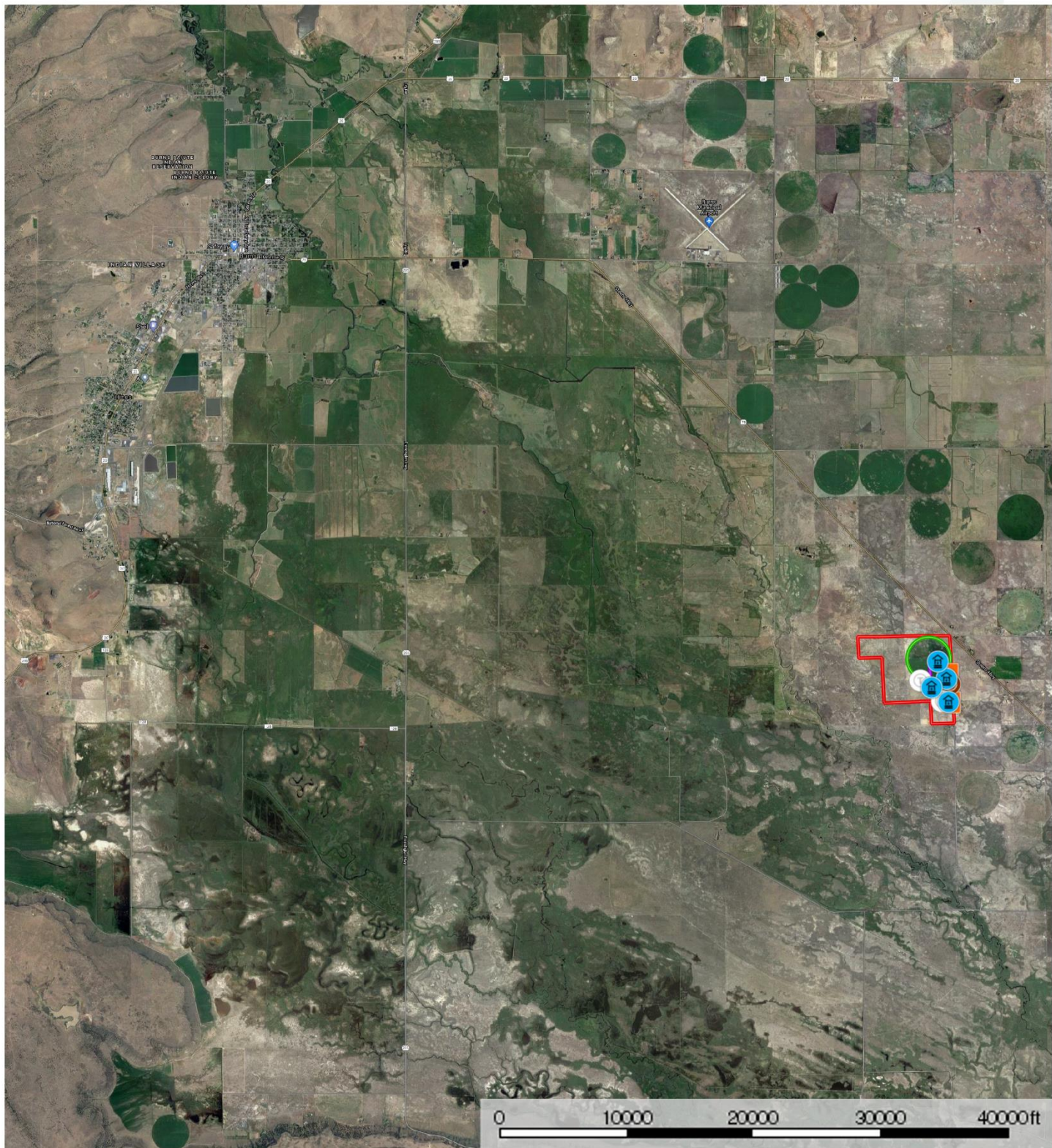
- Well
- Trough
- Pens
- House
- Fence
- Pipeline
- Pivot
- Boundary

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