

UC
RANCH
PROPERTIES
A Division of United Country Real Estate



United Country
Real Estate

Jett Blackburn
Real Estate Inc.



3S Farms

\$3,100,000



Curt's Contact Card

Presented by
Curt Blackburn & Jake Blackburn
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
541/573-7206 (office) 541/573-5011 (fax)
web site: <http://www.jettblackburn.com>



Jake's Contact Card



LOCATION: Approx. 14 miles south of Burns Oregon off Hwy 205

ACREAGE: 1,378.48 total deeded acres consisting of:
 - 687.2 +/- irrigated acres
 - 60 +/- irrigated acres under development
 - 600 +/- acres pivot corners & dryland pasture
 - 5.68 +/- acres homesite

STATE LEASE: 200 acres Oregon State Lease (Native Pasture)

WATER RIGHTS:

<u>Certificate #</u>	<u>Transfer #</u>	<u>Permit #</u>	<u># of Acres</u>	<u>Priority</u>
	T13110	G-17486	309.8	Jan 13, 2014
82391	T12819	G-9879	343.0	April 19, 1982
55574	T12819	G-6961	<u>120.0</u>	Aug 12, 1976
Total =			842.8	

IRRIGATION EQUIPMENT:

- 1 - Pierce pivot 1/8 mile in length
- 2 - Reinke pivots 1/4 mile in length
- 4 - Valley pivots 1/8 mile in length
- 2 - Zimmatic pivots 1/4 mile in length
- 1 - Valley pivot 6 Tower
- 1 - Older Pierce pivot 1/4 mile wiper
- 1 - Zimmatic pivot 6 Tower



CROPS: 285 +/- acres newly seeded alfalfa
124 +/- acres 4 year alfalfa
74 +/- acres 6 year alfalfa
30 +/- acres planted in alfalfa/grass mix
174 +/- acres planted in triticales
60 +/- acres open for development

IMPROVEMENTS: 1 - 1836 sq.ft. 3 bdrm, 2 bath MH built in 2001
- Misc storage shed
- Holding pen

TAXES: \$3,593.22 (farm deferral) 2022/2023

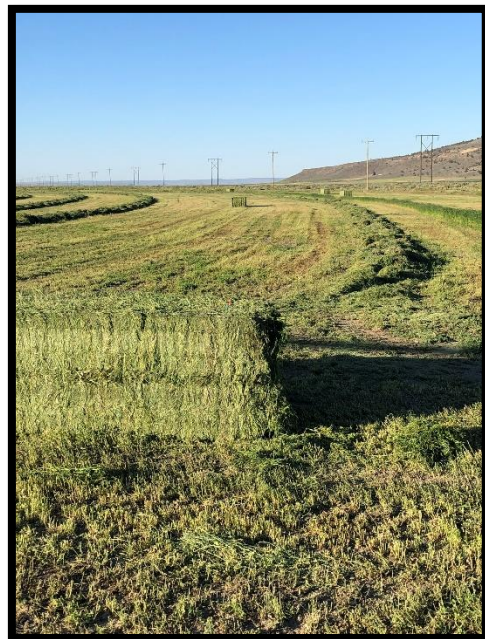
PRICE: \$3,100,000.00

COMMENTS: This Eastern Oregon Farm/Ranch has a lot of potential as a hay farm with record high hay prices and a potential cattle ranch. The current owner runs between 30 to 40 bred heifers and has approximately 500 AUM's of fall pasture from aftermath from the crops. This could be easily increased by converting some of the hay fields into irrigated pasture. The owner has just finished developing most of last few pivots and planted them into triticales this fall. There are eight newer wells with six new 25hp submersible pump set at 160' each.

This Eastern Oregon Ranch/Farm is conveniently located only 14 miles from Burns Oregon on Hwy 205. The house is currently rented month to month. This property has lots of potential with a great location in an area known for producing some of the best hay quality in Oregon.

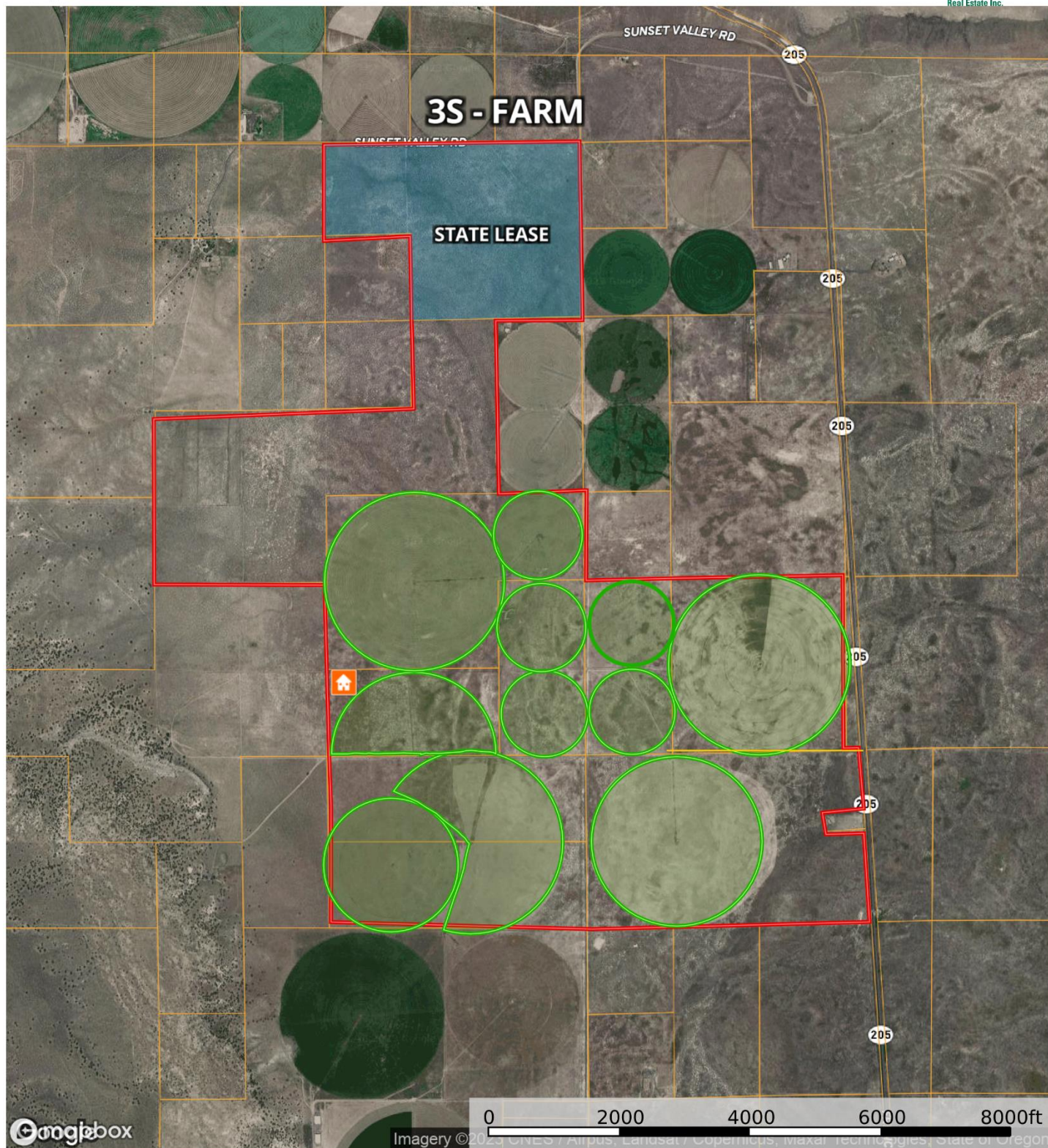
Owner will consider terms with substantial down payment.

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.



singhose 3S Farm

Oregon, AC +/-



- House
- Primary Road
- Pond / Tank
- Boundary
- Pivot

Curt Blackburn
P: 541-573-7206

office@jettblackburn.com

707 Ponderosa Village, Burns, OR 97720

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.