

# *Rock Creek Irrigated Farm* **HARNEY COUNTY, OREGON**

**ASKING PRICE \$12,000,000**



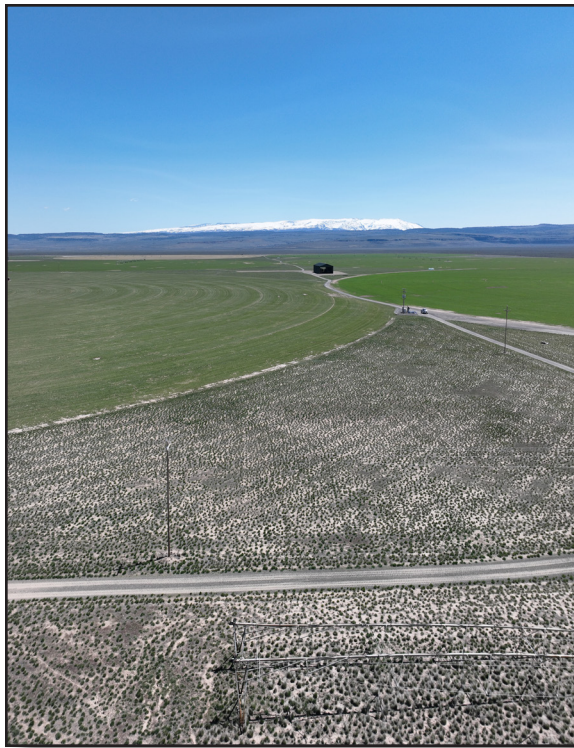
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**AgriBusiness Trading Group** is seeking buyers for an irrigated row crop farm in southeastern Oregon near the town of Burns, Oregon. The farm consists of 2,282.84 +/- deeded acres across two tax parcels in Harney County. There are 14 center pivots located on the property and included in the sale of this asset with a total of 1,760 acres under pivot. The historical crop rotation has primarily included forage crops, consisting of alfalfa and timothy hay, with a three-year production average of 5.89 +/- tons per acre for alfalfa and 5.54 +/- tons per acre for timothy.

The seller will sell the farm outright but would also consider leasing the farm back via a multi-year lease that would provide an investor with a 4% capitalization rate. The proposed lease would include a stipulation that the tenant would be responsible for all operations costs including water and electricity and the landlord would be responsible for property taxes and any significant future capital expenditures. The tenant would propose farming all pivots and inclusion of the on-farm buildings in the lease. For more information on the proposed tenant and the lease offer term sheet, please contact the Listing Agents.



## OVERVIEW DETAILS

- 2,282.84 +/- deeded acres
  - » 1,760.00 +/- measured, tillable acres.
  - » 522.84 +/- acres comprised of buildings, building pads, out acres, etc.
- The property taxes for 2024-2025 are \$18,416.24.

*This information deemed reliable but not guaranteed – Buyer is responsible for verifying all information and acreage prior to closing.*

## WATER RIGHTS

Irrigation water for the farm is provided by six groundwater rights sourced from nine irrigation wells located on the property. These rights allow for the irrigation of 1,712.90 +/- acres. The water rights have priority dates ranging from 1980 to 2009.



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## IRRIGATION INFRASTRUCTURE

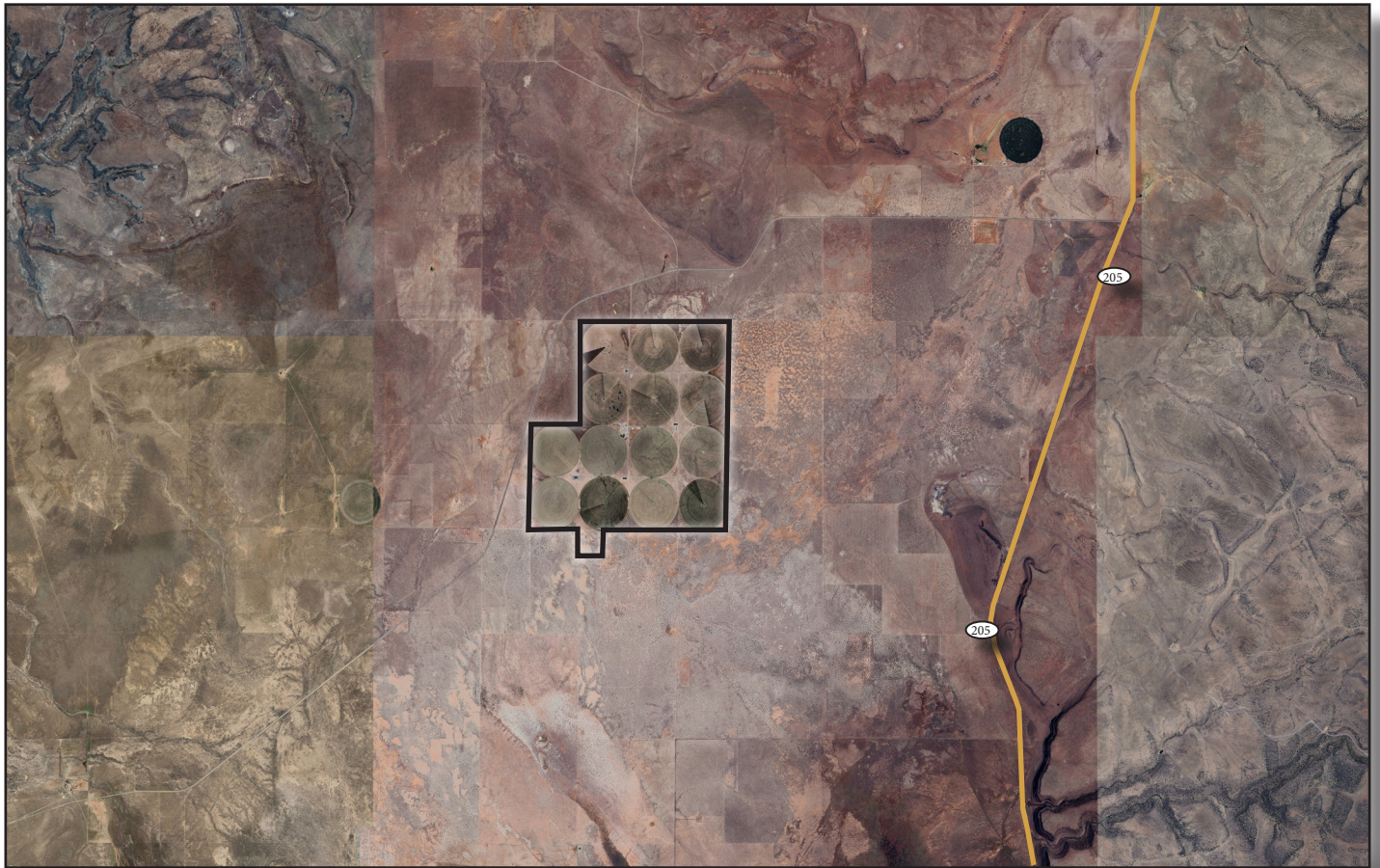
- 9 irrigation wells with 5 VFD's currently installed.
- 8" and 10" PVC main line connecting the pumps to the pivots and risers.
- 14 pivots, 11 Zimmatic and 3 Valley, which range in age from 1999-2020.

## OVERVIEW DETAILS

- Buildings:
  - » 1,190 +/- square-foot machine shed.
  - » 1,152 +/- square-foot general purpose building/shop.
  - » 480 +/- square-foot livestock shed.
  - » 120 +/- square-foot livestock shed.
- Residences:
  - » 2,979 +/- square-foot manufactured home, built in 2008.
  - » 2,732 +/- square-foot manufactured home, built in 2010.
  - » 1,296 +/- square-foot manufactured home, built in 1993.
- Hay Covers:
  - » 13,376 +/- square-foot hay cover.
  - » 13,056 +/- square-foot hay cover.
  - » 10,240 +/- square-foot hay cover.
  - » 7,200 +/- square-foot hay cover.
  - » 7,200 +/- square-foot hay cover.
- Other:
  - » 50-ton truck scale.







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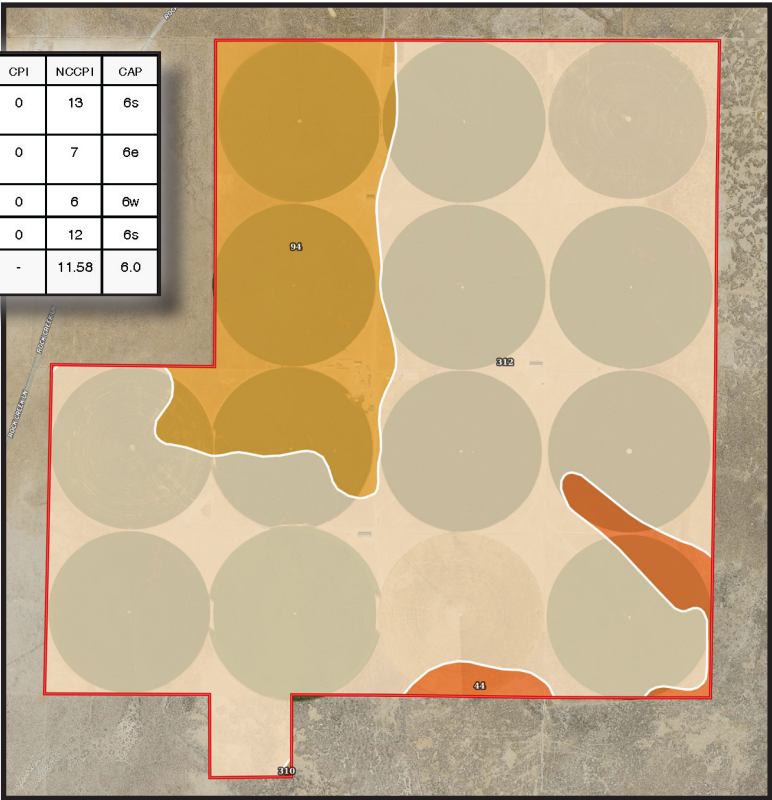
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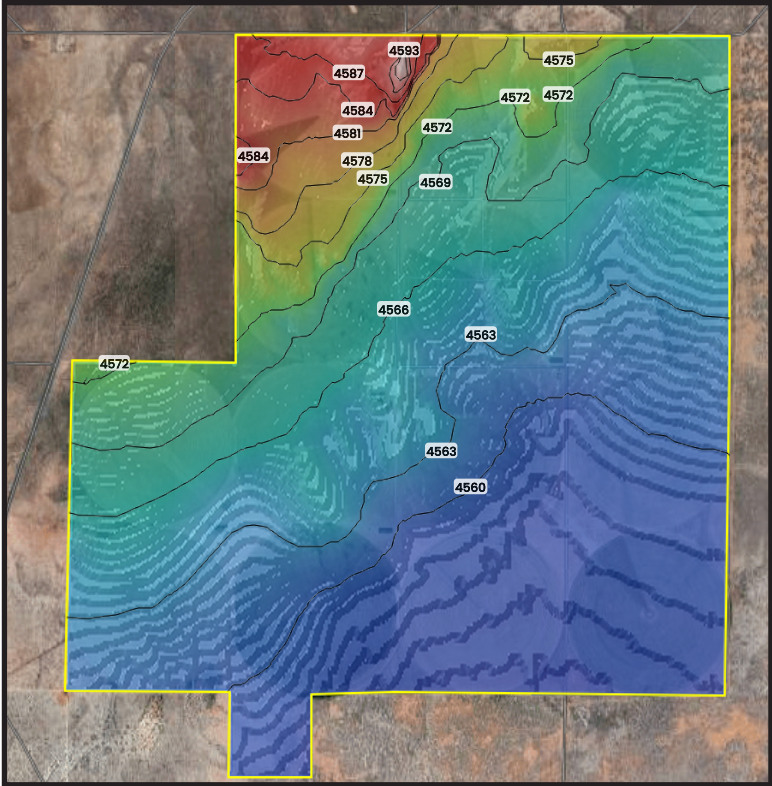


# SOILS MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
312	Spangenburg silty clay loam, thick surface, 0 to 2 percent slopes	1783.81	76.92	0	13	6s
94	Enko-Catlow complex, 1 to 7 percent slopes	459.57	19.82	0	7	6e
44	Boulder Lake-Spangenburg complex, 0 to 2 percent slopes	74.93	3.23	0	6	6w
310	Spangenburg silty clay loam, 0 to 1 percent slopes	0.78	0.03	0	12	6s
TOTALS		2319.09(*)	100%	-	11.58	6.0



# TOPOGRAPHY MAP



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