

Carpenter Pivots

316.36 +/- Deeded Acres | 262.40 Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon Farm brings you to a true frontier lifestyle. Located 25 miles south of Burns on paved county road in the quiet Weaver Springs area, the property is surrounded by farms, ranches, & wide-open spaces filled with wildlife. Carpenter Farms features two ¼ mile pivots currently irrigating approximately 235 acres of productive grass/alfalfa mix, supported by sandy loam soils. A comfortable 2002 manufactured home with an oversized double-car garage/shop, complemented by multiple outbuildings including three hay sheds, a gravel-floored shop, and a feeder barn. The entire property is perimeter fenced, with improvements fenced separately making it perfect for managing livestock or hay operations.

The home on the property features a comp roof, T1-11 siding, full foundation, vinyl windows, & a comfortable floor plan. The space is a 4-bedroom, 2-bathroom setup that welcomes you into a pair of family rooms with the kitchen overlooking them. The bedrooms are good sized with comfortable bathroom space. In the back is a mud room style setup with washer & dryer hookups before leading you out to the backyard. The backyard has a pair of covered patios with a garden shed & mature trees surrounding the perimeter. The garage is detached with matching T1-11 siding, metal roof, 2 garage doors, & concrete floors, perfect for parking, storage, or working on a car.

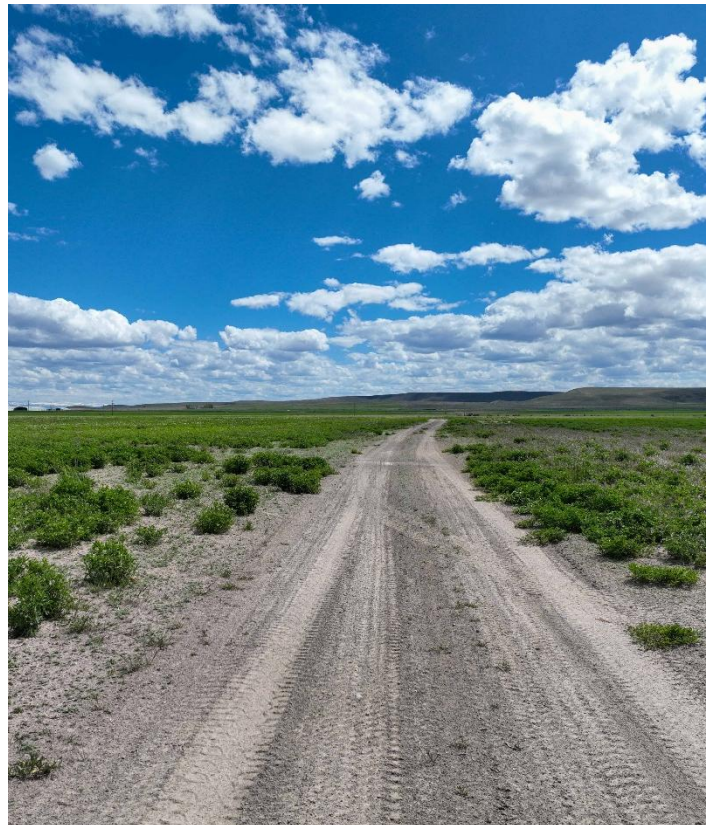
The remaining outbuildings are a series of agricultural improvements that consist of 3 hay covers, a metal shop with gravel floor, small stable & working corrals setup. Overall, the hay covers all work with covered storage but needs some repairs while the shop & corals are in good shape.

Due to current water limitations in the Weaver Springs Basin, the owners are working to enroll around 207.2 acres in the CREP conservation program, which would generate \$48,733 annually for 15 years. This would reduce irrigated acres to 55.2, supported by a 1959 water right, making it an ideal setup for raising livestock and growing premium hay while generating long-term income.

Beyond the farm, Harney County is an ideal location for outdoor enthusiasts with hundreds of thousands of miles of public land perfect for hunting mule deer, antelope, or upland birds. The property has great views of the Harney Basin, Steens Mountain, and local wildlife. Located roughly 30 minutes away from the Crystal Crane Hot Springs to enjoy a lot night under the stars or a little over an hour drive to see the Steens Mountains and all it has to offer.

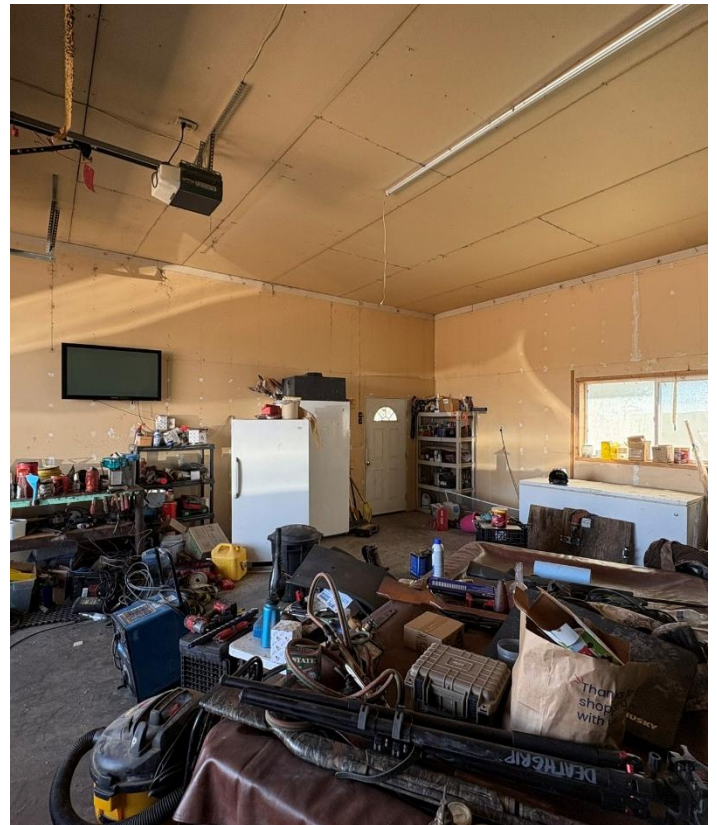
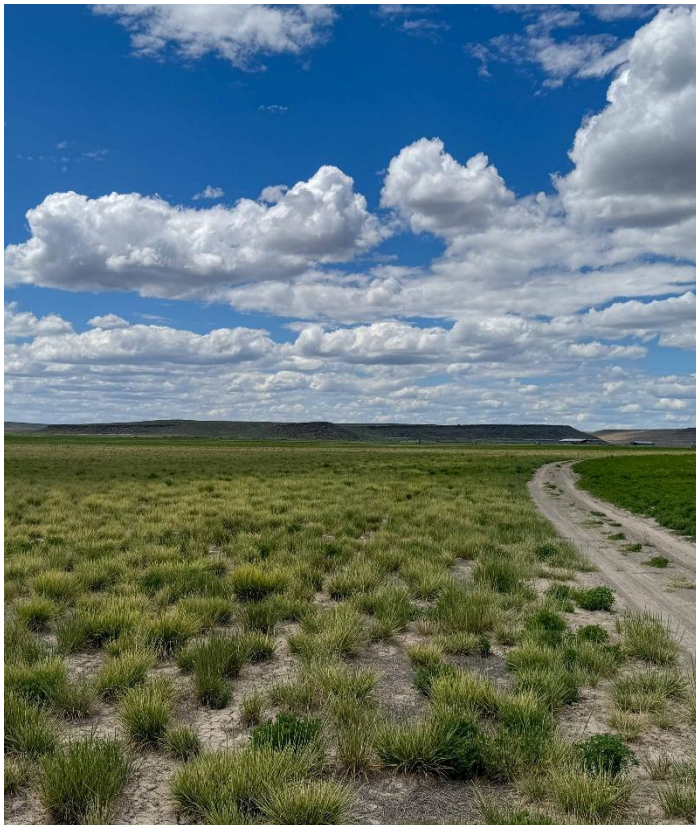
Overall, Carpenter Farms offers a great farming setup with potential to be transitioned to a cattle outfit as the pivot corners are superb stands of crested wheat and chance to plant more.











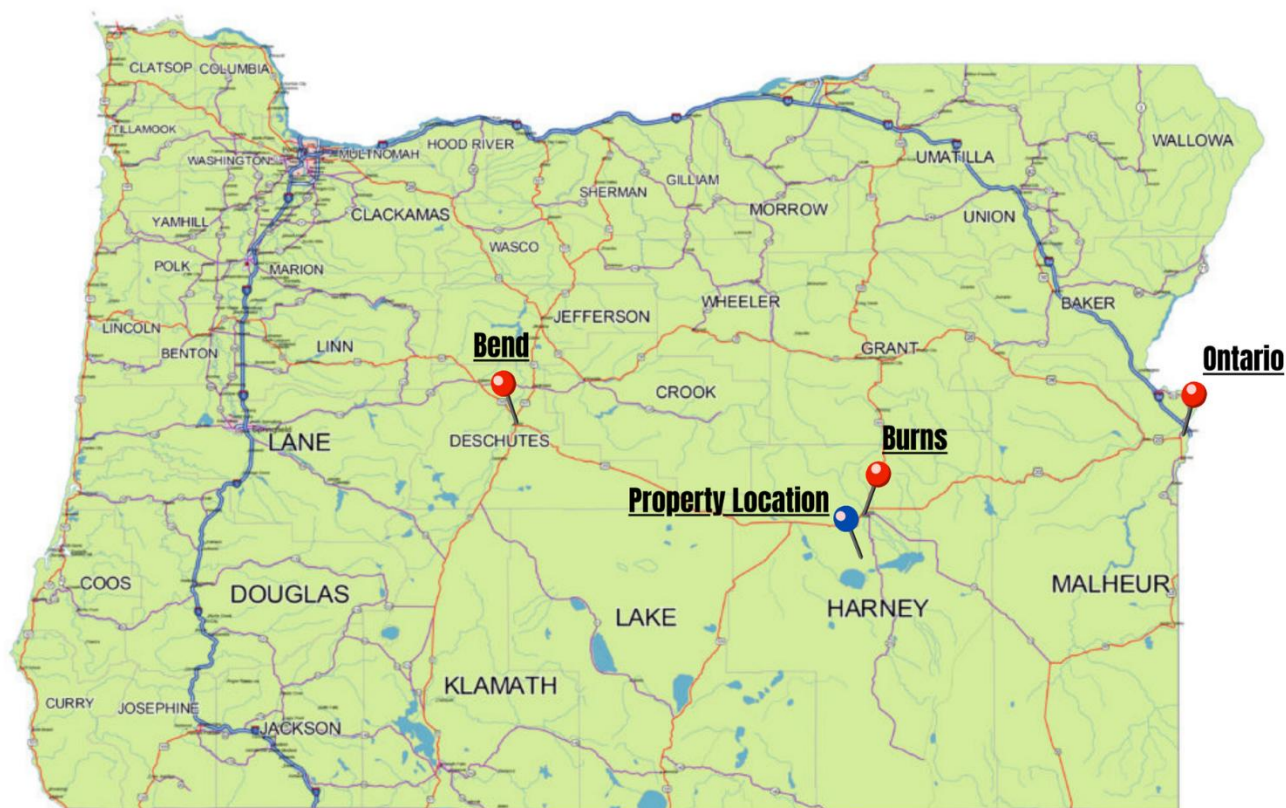


Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.

Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two-hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





OREGON

Location

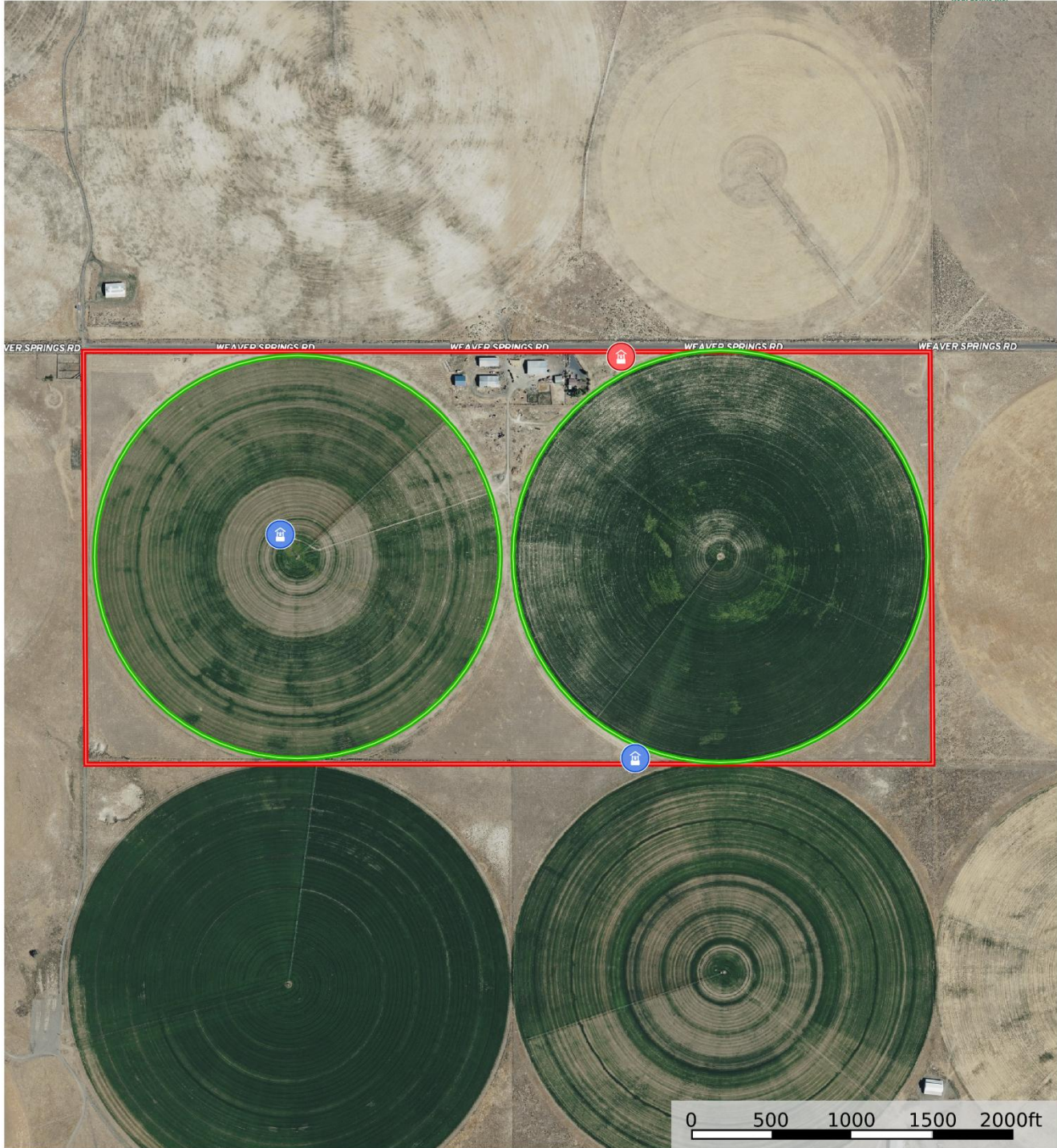
Burns Oregon: <https://www.cityofburnsor.gov/>
25 min (23.9 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 29 min (151 mi)
Population: 11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 35 min (154.4 mi)
Population: 102,059 (2021)



29328 Weaver Springs Ln, Burns - Carpenter
Oregon, AC +/-

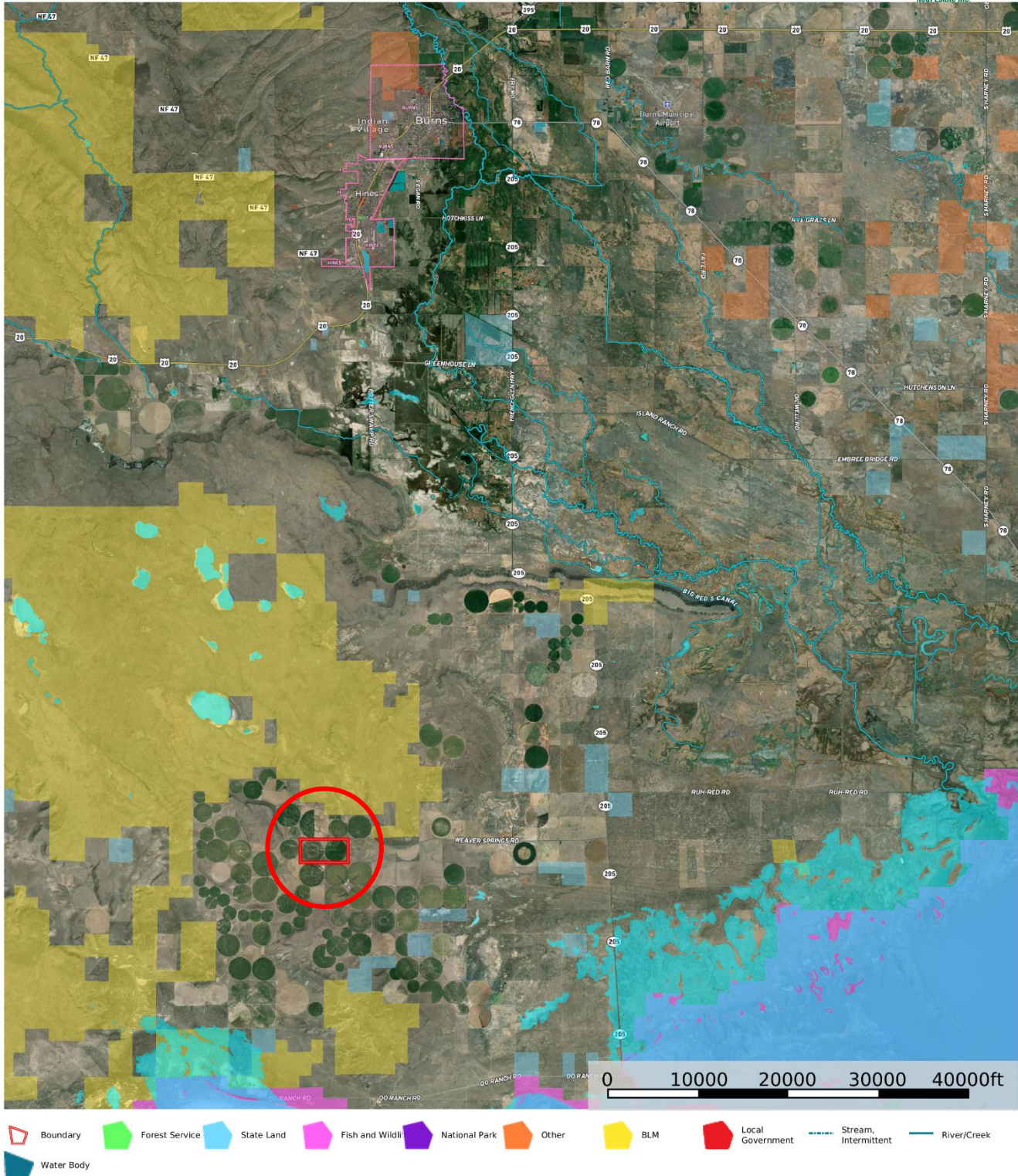


United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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ADDRESS: 29328 Weaver Springs Ln, Burns, OR 97720

LEGAL DESC.: 25S30E00-00-03900 & 25S30E00-00-02001

ACREAGE: 316.36 +/- Deeded Acres
- 235+/- Acres Irrigated – Pivot
- 75+/- Acres – Pivot Corners & Range
- 6.36+/- Acres – Site

IMPROVEMENTS: 2002 MH Double Wide, 4 Bedroom, 2 Bathroom – 1,456 Sq.Ft.
2005 Garage/Shop – 1,152 Sq.Ft.
2003 Hay Cover – 10,200 Sq.Ft.
1975 Hay Cover – 8,400 Sq.Ft.
1970 Hay Cover – 6,000 Sq.Ft.
Shop (Gravel Flor) – 3,600 Sq.Ft.
2006 Feeder Barn – 644 Sq.Ft.

WATER RIGHTS:

<u>Cert#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
95515	55.2	--	11/27/1959	Well
95513	207.2	--	1/23/1991	Well

UTILITIES: Power – Harney Electric
Private Well
Private Septic

TAXES: \$5,624.55 – Per County Site

PRICE: \$1,750,000.00



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch

Presented By



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