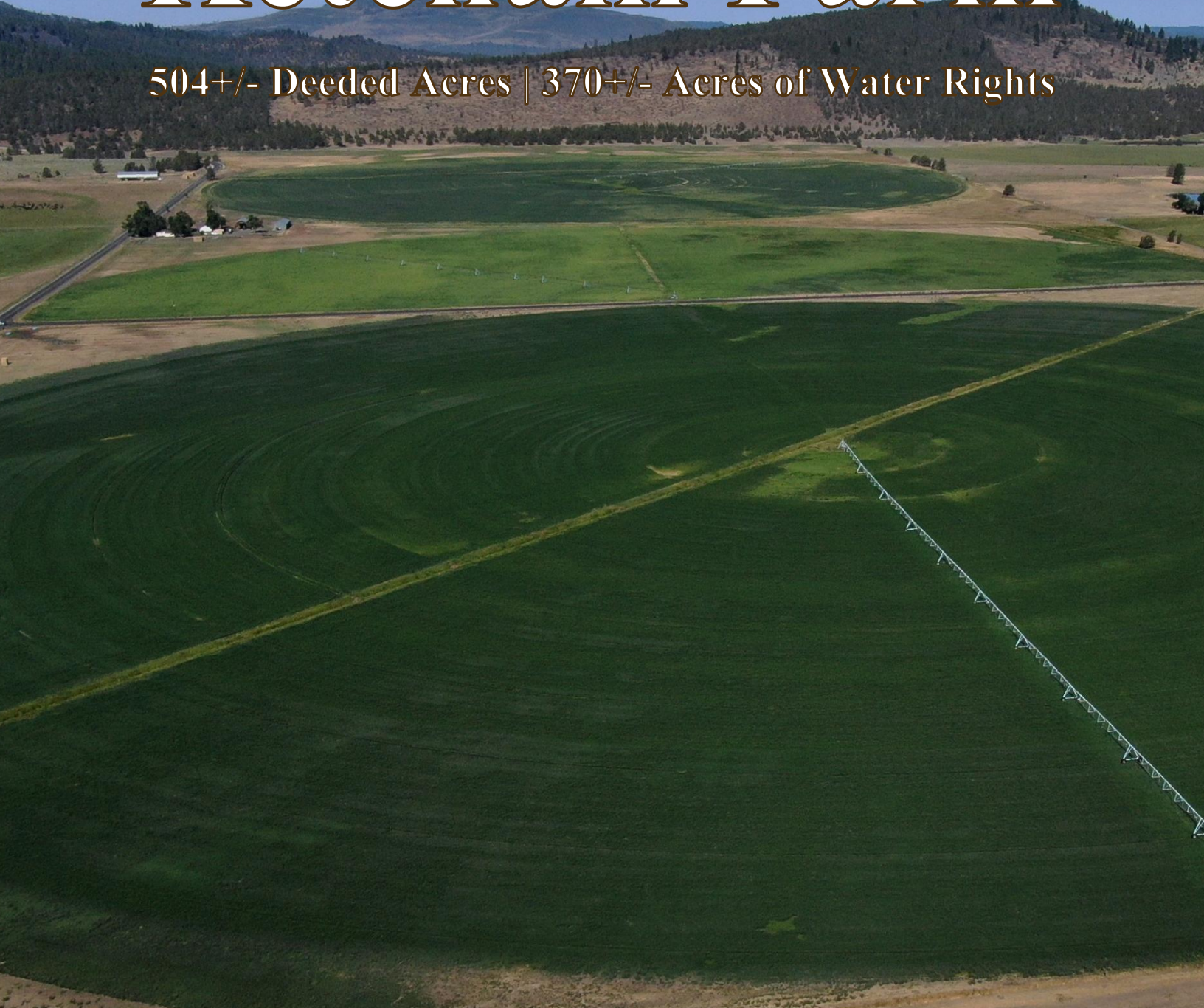


Ketcham Farm

504+/- Deeded Acres | 370+/- Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Welcome to Ketcham Farm, a highly productive 504-acre agricultural operation located just outside Lakeview, Oregon. With approximately 370 (+/-) irrigated acres and well-maintained pivot systems, this carefully cared for farm offers reliable forage production, rotational grazing opportunities, and long-term water security. The farm is currently planted in alfalfa, orchard grass, and native pasture, producing up to four tons per acre annually, all without the use of fertilizer in 2025—a testament to the natural productivity of the soil and water resources.

Water is a cornerstone of Ketcham Farm's success. The property includes a deep irrigation well yielding approximately 2,300 gallons per minute, with an 8-inch casing and modern turbine pump setup. All three center pivots are upgraded with Valley drive systems, GPS location monitoring, and controlled end-guns. Supplemented by water rights from Drews Irrigation District and supported by 8-inch buried PVC mainlines, this farm is engineered for efficient, scalable operation. Additional domestic and livestock wells provide water to the home site, corrals, and outlying pastures.

Located near the ag-friendly town of Lakeview and within reach of both Oregon and Northern California markets, Ketcham Farm offers the infrastructure, water, and acreage for hay producers, cattle operators, or ag investors looking for a dependable and productive property. With extensive storage, a shop, barns, and pipe livestock corrals, the operational footprint is built for functionality. Whether you're expanding an existing operation or establishing a base in the Pacific Northwest, Ketcham Farm is a rare opportunity to own a well-watered, fully functional working farm.

The seller and his agent makes 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 any of our listings.







Main House

The main home on the property offers approximately 2,517 square feet of functional living space with three bedrooms and two-and-a-half bathrooms. Originally constructed of log and expanded overtime, the home has seen various updates but still reflects the characteristics of an older residence and would benefit from continued improvements. The main floor includes a large living room with wood and oil stoves, a modest kitchen with breakfast nook,



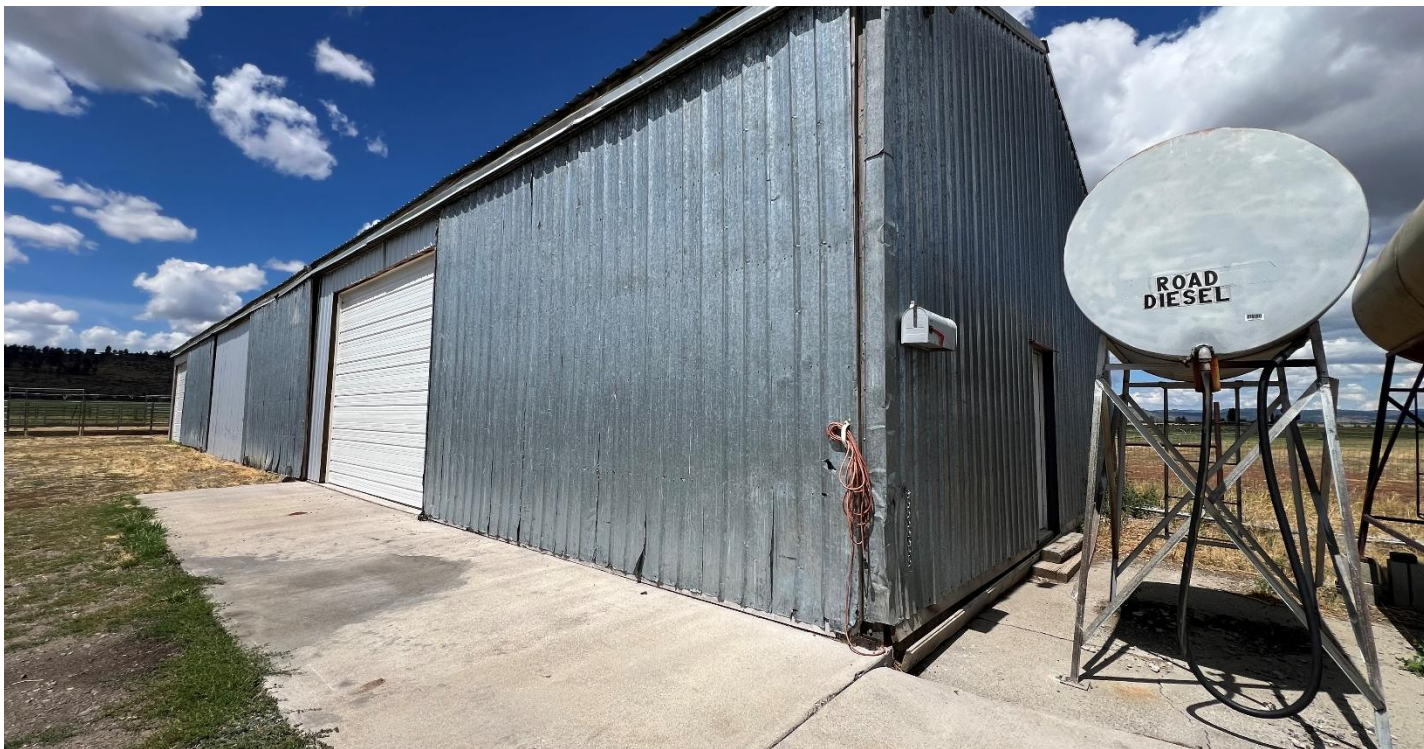
and a primary bedroom with en-suite bath and walk-in closet. The two additional bedrooms share a full hallway bath, and a partially finished basement adds a family area, storage rooms, and an unfinished bathroom. Heating is provided by a combination of wood, oil, and electric wall units; there is no cooling system. While the home is usable as-is, it presents an opportunity for a buyer to renovate and customize to their needs over time. A back deck overlooks the yard and pasture, and the property is shaded by mature trees and established landscaping.





Remaining Improvements

Ketcham Farm offers a strong set of functional, well-designed improvements that support both hay production and livestock operations. The property features two large, covered hay storage structures, including a 6,750± square foot barn with a 500-ton capacity and an additional 1,800± square foot structure near the home with room for approximately 150 tons—providing ample dry storage for harvested forage. A 3,600± square foot equipment building includes both enclosed and open storage areas, with a concrete pad, large roll-up and slider doors, and 110/220 power, making it ideal for parking and maintaining large machinery. Additional structures include a 1,500± square foot Quonset-style shop with concrete floor, air compressor, and workbench, and a 1,500± square foot barn with water, power, multiple enclosed stalls, and a dedicated tack room. The livestock handling facilities are anchored by heavy-duty pipe corrals constructed from 2 7/8" drill stem pipe, offering multiple pens, a functional lead-up alley, an older Powder River manual chute, and a metal loading chute with convenient access from the paved county road. These improvements create a well-equipped operational footprint, ready to support an efficient and productive working farm.





Irrigation

The Ketcham Farm is exceptionally well-watered, with a robust irrigation system that supports consistent hay production across approximately 370 irrigated acres. The primary water source is a high-capacity irrigation well producing approximately 2,300 gallons per minute, outfitted with an 8-inch casing and a 75 hp turbine pump, along with a booster system installed for added efficiency. Water is delivered through a network of buried 8-inch PVC mainlines that feed three center pivots, each upgraded with Valley drive components, GPS location monitoring, and controlled end-guns. The Silver, House, and Blue pivots irrigate a mix of alfalfa, orchard grass, and native

pasture, with pivot corners used for rotational grazing or additional forage. All three pivots can be operated independently or simultaneously, offering flexibility in water management. Supplemental irrigation rights from Drews Irrigation District and additional wells further enhance water security. Hay production typically averages 3 to 4 tons per acre, and in 2025, this was achieved without the use of fertilizer—demonstrating the natural productivity and long-term potential of the land.





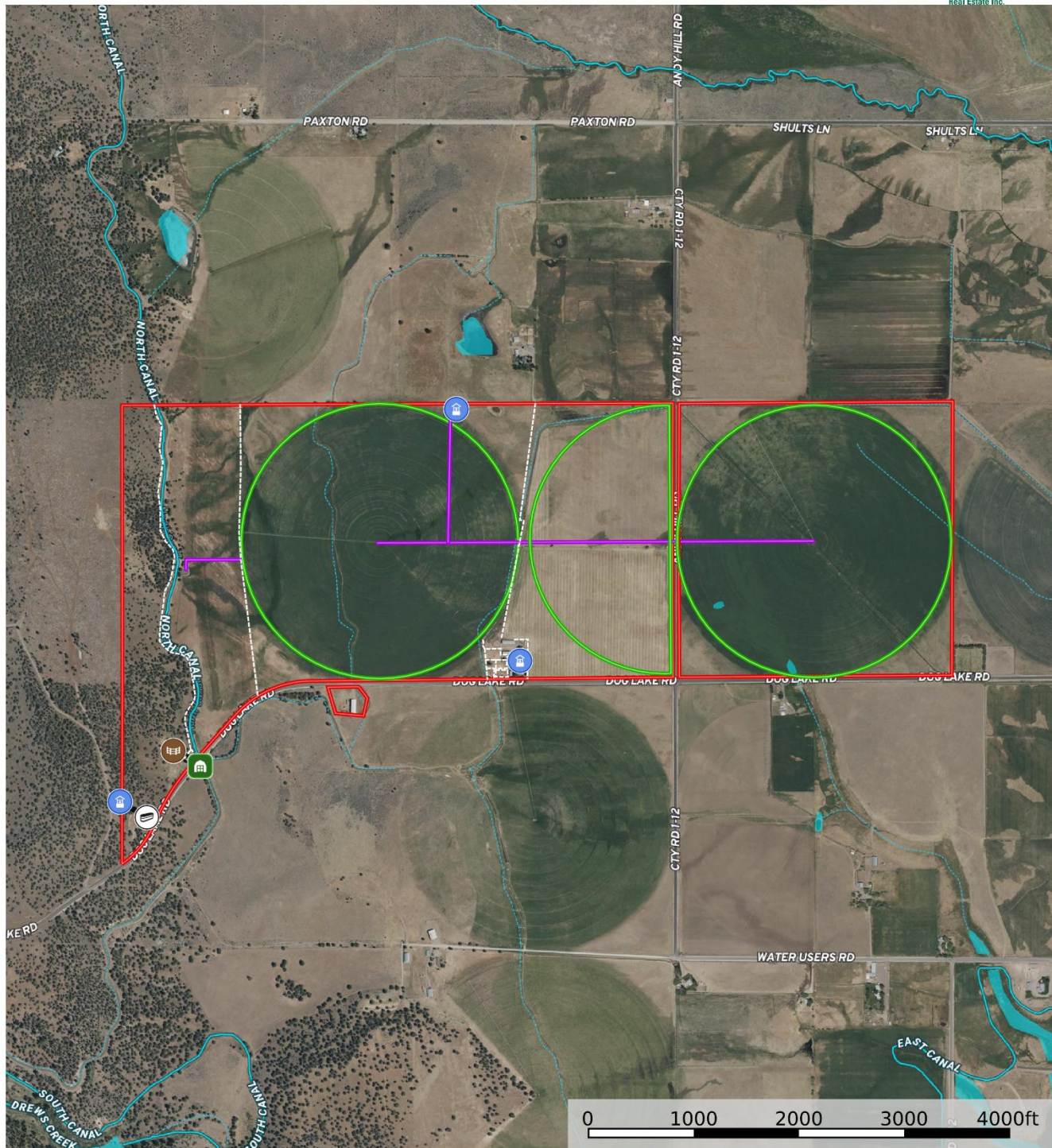
Surrounding Area

Located in the high-desert ranching country of south-central Oregon, Ketcham Farm sits just outside Lakeview—a tight-knit, agriculturally driven community known as the “Tallest Town in Oregon” due to its elevation at over 4,800 feet. Lakeview serves as the economic and cultural hub of Lake County, offering essential services, agricultural supply outlets, schools, medical facilities, and a strong sense of rural heritage rooted in farming and ranching. The region is ideal for hay production, cattle operations, and diversified ag ventures, with a climate that supports multiple cutting seasons and clean, dependable water. Beyond agriculture, the area offers abundant year-round recreational opportunities, including hunting, fishing, hiking, horseback riding, and wildlife viewing. Nearby destinations like the Warner Mountains, Goose Lake, and the Fremont-Winema National Forest provide access to public lands and outdoor adventure just minutes from the property. Whether you’re looking to expand an agricultural operation or embrace a lifestyle connected to land and open space, Ketcham Farm is ideally situated in one of Oregon’s most authentic ranching communities.



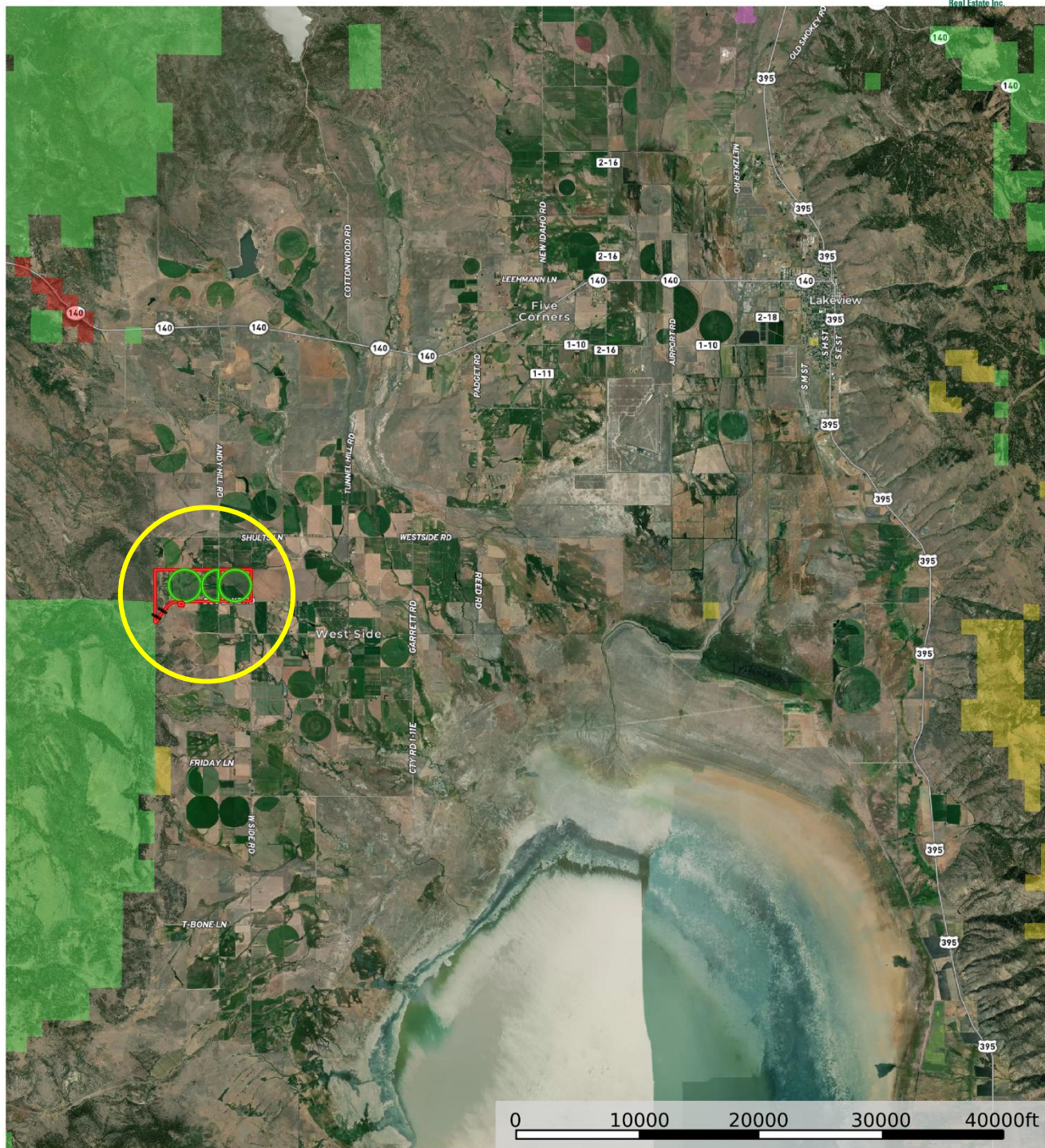


Ketcham Farm Property - Lake County
Oregon, AC +/-





Ketcham Farm Property - Lake County
Oregon, AC +/-



Boundary Pivot Forest Service State Land Fish and Wildlife National Park Other BLM Local Government

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

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

Colby Marshall | colby@jettblackburn.com | (541) 589-2247



ADDRESS: 91119 Dog Lake Lane, Lakeview, OR 97630

LEGAL: T40S, R18W, W.M. Tax Lots 400, 401, & 2100

ACREAGE:

- Deeded: 504.25 acres (+/-)
- Irrigated: 370.61 acres (+/-)
- Pasture: 133.64 acres (+/-)
- Improvements: 8 acres (+/-)

TAXES:

<u>Assessor Acct#</u>	<u>Tax Lot #</u>	<u>Acres (+/-)</u>	<u>Taxes</u>
15365	400	237.73	\$3,526.18
19366	400 (F1)	52.35	\$46.04
19367	400 (F2)	52.95	\$289.74
15367	401	1.89	\$565.32
15505	2100	159.33	\$1,008.20
	Total:	504.25	\$5,435.48

Main Home

YEAR BUILT: Unknown; original home is log construction

SQ. FT.: 2,517 sqft (+/-); main floor with improved basement
 • 1,618 sqft (main) / 899 sqft (basement)

HEAT/COOL: Wood stove insert, oil stove, electric wall heaters; no cooling

LIVINGROOM: Located off the dining and kitchen areas; vinyl flooring, large bay window overlooking main entry, pine tongue and grove accent wall, built in cabinets, light/fan combo; area hosts wood stove insert with rock accents and wood mantel, oil stove

DINING AREA: Located off the living room, kitchen; vinyl flooring, built in cabinet/storage

KITCHEN: Open to breakfast nook with access to living room/dining area; vinyl flooring, wood cabinets with Formica countertops, farm sink, window overlooking the main entry to the farm, breakfast bar, good lighting

APPLIANCES: Refrigerator, dishwasher, electric range/stovetop, microwave; all in good condition

BEDROOMS: 3 bedrooms
 • 3 bedrooms on the main floor



- Main bedroom – located on the main floor; large room with walk-in closet and traditional closet spaces, vinyl flooring, windows overlooking pasture and back porch area of home, en-suite bathroom which hosts linoleum flooring, single sink vanity, linen cabinet, light/fan, tub/shower combo
- Back Bedrooms 2 & 3 – each room has vinyl flooring, nice-sized closet spaces, windows overlooking side yard, and pine tongue & groove paneling

BATHROOMS:

2.5 bathrooms

- Main bedroom en-suite bathroom (described above); bathroom can also be accessed via short hallway from laundry room to kitchen area
- Hallway bathroom – located between the two back bedrooms and accessible from living room; linoleum floor, single sink vanity, tub/shower combo
- Basement bathroom – unfinished construction; linoleum floor, single sink vanity with tile countertop, tub/shower combo

LAUNDRY:

Separate room located off the back entry of the home; vinyl flooring, electric washer and dryer hookups, storage cabinets and countertop, wash sink

BASEMENT:

Large partially finished space; the area hosts a large open family area with vinyl flooring, two storage/craft rooms with closet spaces and vinyl flooring, a half bathroom with toilet and sink (unfinished)

There is a large utility room with concrete floor, built-in storage spaces which hosts the home electrical panel, water heater, pressure tank, and extra refrigerator

BACK PATIO:

Located on the north side of the home with access to the laundry room access; the wood deck patio hosts a small, covered area. This is an enjoyable space overlooking the back yard and pasture areas

ROOF:

Composite shingles

SIDING:

Hardi plank

WINDOWS:

Double pane storm windows

FOUNDATION:

Concrete



SEPTIC:

No information available through Lake County regarding the system; according to owners, the tank is concrete and is located in the side yard of the home with drain field in east side pasture area

YARD:

Grass front, side and back areas (no inground sprinkler system), large legacy trees and established shrubs

Garage/ Equipment Storage /Hay Storage/Outbuildings/Corrals

OUTBUILDINGS:

Garage (30ftX36ft / 1080 sqft +/-) – metal building with concrete floor, three (3) closable garage doors; no power or water at the building

Equipment Storage (30ftX120ft / 3600 sqft +/-; concrete area inside the building 30ftX40ft / 1200 sqft +/-) – two large primary areas with the one area having a concrete floor and closable doors and remaining space enclosed with dirt floor; wood frame building with metal roof and siding, two large 12 ft X 12 ft roller doors and one large slider door, walk door, 110 and 220 power, standpipe water outside the building. This is a workable space that allows for parking large vehicles/equipment inside.

Home Area Covered Hay Storage (25ftX72ft / 1800 sqft +/-) – post and pole contraction, metal roof, dirt floor; 150 tons (+/-) of hay storage capacity

Large Covered Hay Storage (50ftX135ft / 6750 sqft +/-) – post and pole contraction, metal roof, dirt floor; 500 tons (+/-) of hay storage capacity

Barn (30ftX50ft / 1500 sqft +/-) – wood frame building with metal roof, water and power; the barn is equipped with four (4) separated H&W roller door stalls (2 – 12ftX12ft; 2 – 12ftX16ft), a separate tack room with concrete floor (12ftX12ft); rubber floor mats cover a dirt floor in the barn. In addition, there is a automatic chicken door providing access and security for your feathered friends!

Shop (30ftX50ft / 1500 sqft +/-) – metal Quonset building with concrete floor, large roll up door (10ftX12ft), walk door, one wood frame work bench, 110 and 220 power, air compressor (stays with farm), standpipe water outside the building.

Firewood Storage – a separate enclosed area is constructed on the north side of the main home used for small yard equipment and firewood storage

CORRALS:

Well-constructed pipe corrals. The pipe is heavy wall 2 7/8 drill stem pipe, well designed separate livestock pens, and adjustable cattle working lead up to an older manual Powder River chute. A metal loading/unloading chute is access from the paved county road



Fields/Irrigation/Wells/Power/Fencing /Roads

FIELDS:

The property includes five (5) primary field/pasture areas separately fenced and watered:

Native Pasture (45 ac +/-) – pasture is located at the west side of the farm. The ground is covered with native grass, juniper, and sage. There is a livestock well hooked to power that provided livestock water into a large rubber water tank set on a concrete pad. Two small, dilapidated livestock sheds and separate pens are installed in the pasture accessed from the county road.

Livestock Pasture (45 ac +/-) – this irrigated pasture is watered from a irrigation district diversion into a small holding pond. The pasture hosts two (2) older wheel lines with newer self-levelers. The pump for the pasture is newer and has a new power box installed this year. The current owners utilize the ground for livestock pasture.

Silver Pivot Field (150 ac +/- field; 124 ac +/- pivot) – the field hosts the pivot and additional pasture corners. The pivot is originally a 10-tower Pringle pivot, and the current owner has converted the drive components to Valley systems, good condition. The pivot is turned on manually, utilizes standard irrigation nozzles, a GPS location monitoring system, and controlled end-gun. The ground under pivot is planted in a alfalfa-grass mix and the corners are native. Field also hosts irrigation well and pump.

House Pivot Field (84 ac +/-; 62 ac +/- pivot) – the field hosts a half-pivot and additional pasture corners. The pivot was originally a 10-tower Pringle pivot, which has also been converted into Valley systems, good condition. The pivot utilizes standard irrigation nozzles, a GPS location monitoring system, and controlled end-gun. The north half of the ground under pivot is native grass and the south part is a 2-year-old orchard grass planting.

Blue Pivot Field (156 ac +/- field; 124 ac +/- pivot) – the field hosts the pivot and additional pasture corners. The pivot is originally a 11-tower Pringle pivot, which has also been converted into Valley systems, good condition. The pivot is turned on manually, utilizes standard irrigation nozzles, a GPS location monitoring and control system, and controlled end-gun. The ground under pivot is planted in a alfalfa and the corners are native. An irrigation ditch runs through the pivot and pivot crossing are mostly covered culverts. Large equipment crossings are constructed on either end of the irrigation ditch.

Hay production averages 3 to 4 tons per acre (+/-); for production season 2025, no fertilizer was used



IRRIGATION:

<u>Certificate #</u>	<u>Permit #</u>	<u>Type</u>	<u>Acres</u>	<u>Priority Date</u>
		Primary - Lakeview	36.67	
79085	G8101	Primary - Well	35.6	April 17, 1978
79084	G6956	Primary - Well	287.14	August 9, 1976
		Supp - Well	11.2	
30974	G27312	Primary - Drows	11.2	October 10, 1960
76813	G11110	Supp - Well	71.4	April 11, 1988
		Total Primary:	370.61	
		Total Supp:	82.6	

WELLS:

1 irrigation

- Drilled in 1976, 420 ft deep, newer 8-inch casing installed in 2020, yield 2,300 (+/-) gal/min, pump set at 280 ft.
- 75 hr turbine pump with 75 hr booster pump; separate on/off for the pump and booster
- All three pivots can be ran at the same time or individually

2 domestic/livestock wells

- House Well – 130 ft deep, 15 gal/min (+/-); new pump installed in 2025
- Livestock Well – 350 ft deep, pump set at 340 ft, 15 gal/min (+/-)

MAIN LINES:

All main lines are buried 8-inch PVC. Primary line runs from well and T-s at primary line connecting all three pivots

FENCING:

Barbed wire fencing around perimeter and between fields.

ROADS:

Primary roads to the farm are paved county maintained road. Tracks through the farm are primary two-track dirt routes

POWER:

Surprise Valley Electric Cooperative

- 7 meters on the farm
- Non-irrigation season: \$120 average / month (+/-)
- Irrigation season: \$7,100 average / month (+/-)



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned and operated brokerage, proudly affiliated with United Country Real Estate. Originally established in 1960, Jett Blackburn Real Estate remains the longest-standing real estate firm in the region, with a strong reputation for specializing in the sale of farms, ranches, hunting properties, recreational land, and rural homes. As of 2025, Curt Blackburn continues to lead the company as owner and principal broker, carrying on a legacy of trusted service and deep market knowledge in Eastern Oregon.

United Country Real Estate is a national franchise-based real estate marketing company that has been a leader in the rural and lifestyle property market for over 95 years. Primarily focused on recreational, agricultural, and ranch properties. Their success is driven by a robust and targeted marketing platform that includes national advertising, specialty websites, and strategic partnerships. Key exposure channels include Land & Farm, Lands of America, Capital Press, Western Livestock Journal, Farm & Ranch, Lands.com, and more. United Country is also partnered with Realtree United Country Hunting Properties and UC Ranch Properties, providing an unmatched network for buyers and sellers of high-value land and lifestyle assets.

Presented By



Colby Marshall

Principle Broker

Accredited Land Consultant

colby@jettblackburn.com

(541)589-2247