

Reduced to \$5,250,000

Leathers Farm

1,340+/- Deeded Acres | 762.8+/- Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



The Leathers Farm is an eastern Oregon outfit nestled in the high desert of Harney County approximately 30 miles south of Burns Oregon. Rolling hills with sandy loam make up the terrain for this good-sized operation as it is located in some of the highest yields for hay production per acre in the region.

The farm consists of over 1,340 deeded acres. Of that acreage, 762.8+/- acres are irrigated under 7 pivots that currently are certified organic. The Seller is willing to consider purchasing back some of the Organic hay annually.

In addition to the large amounts of irrigation infrastructure can be throughout the deeded. 1 nice sized hay shed, frame built home, manufactured home, shop, rock pit, corrals, & a 2,200' concrete feed bunk separated into 6 fields. The owner is willing to consider leasing back the feed bunk for their dry dairy cattle operation. The owner has a 2,000 head CAFO permit for the lot for their replacement dairy heifers.

Within 25 minutes of the farm one can export in any direction off 4 major highways: Hwy 20, Hwy 78, Hwy 205, & Hwy 395. The farm is also located roughly 5 hours from hay press facilities in Boardman, Junction City, & Aurora to export hay overseas.

The land is home to all types of wildlife. With the continuous acreage, the land allows landowner preference tags for hunting. Mule deer, antelope, seen throughout the area grazing pivots as they are highly attracted to the feed. Several other animal species such as bald eagles, hawks, coyotes, & more can be seen throughout the year. The land is perimeter fenced with cross fencing throughout.









IMPROVEMENTS

The acreage has a variety of homesites & outbuilding utilized for the farm. Two homes are featured on the acreage with one being 2,400sqft having a 4 bed, 3 bath setup. A large 10,000+ sq ft hay cover is located near the 2,200' concrete feed lot, a loft barn is paired with a corral system, & finally a 2,880 sq ft shop for equipment storage. All together the improvements pair fantastically together and create great spaces for storage as well as housing.





IRRIGATION

Of the total acreage, 762.8+/- acres are irrigated under 7 pivots that currently are certified organic. Most pivots are Zimmatic with some having LESA systems while all mainlines are buried. The Seller is willing to consider purchasing back some of the Organic hay annually.



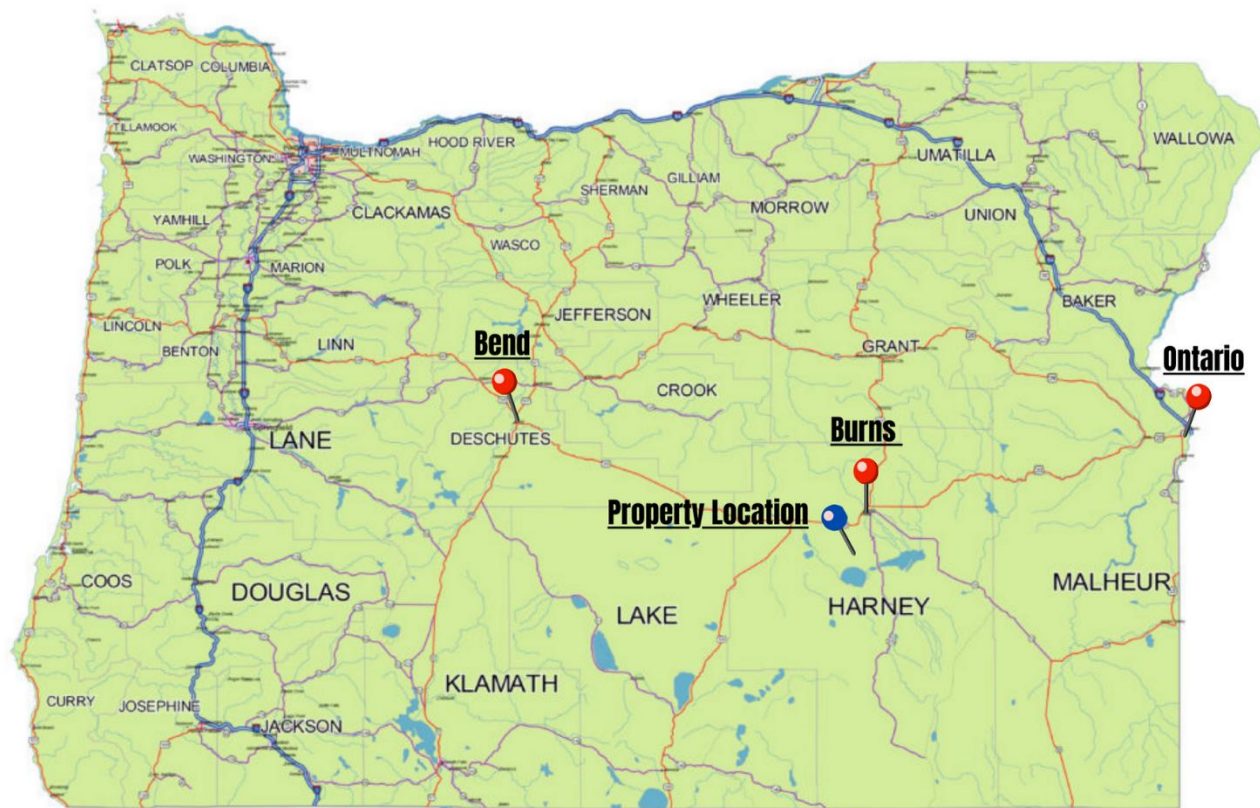


SURROUNDING AREA

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.





0 100 200 Miles

OREGON

Location

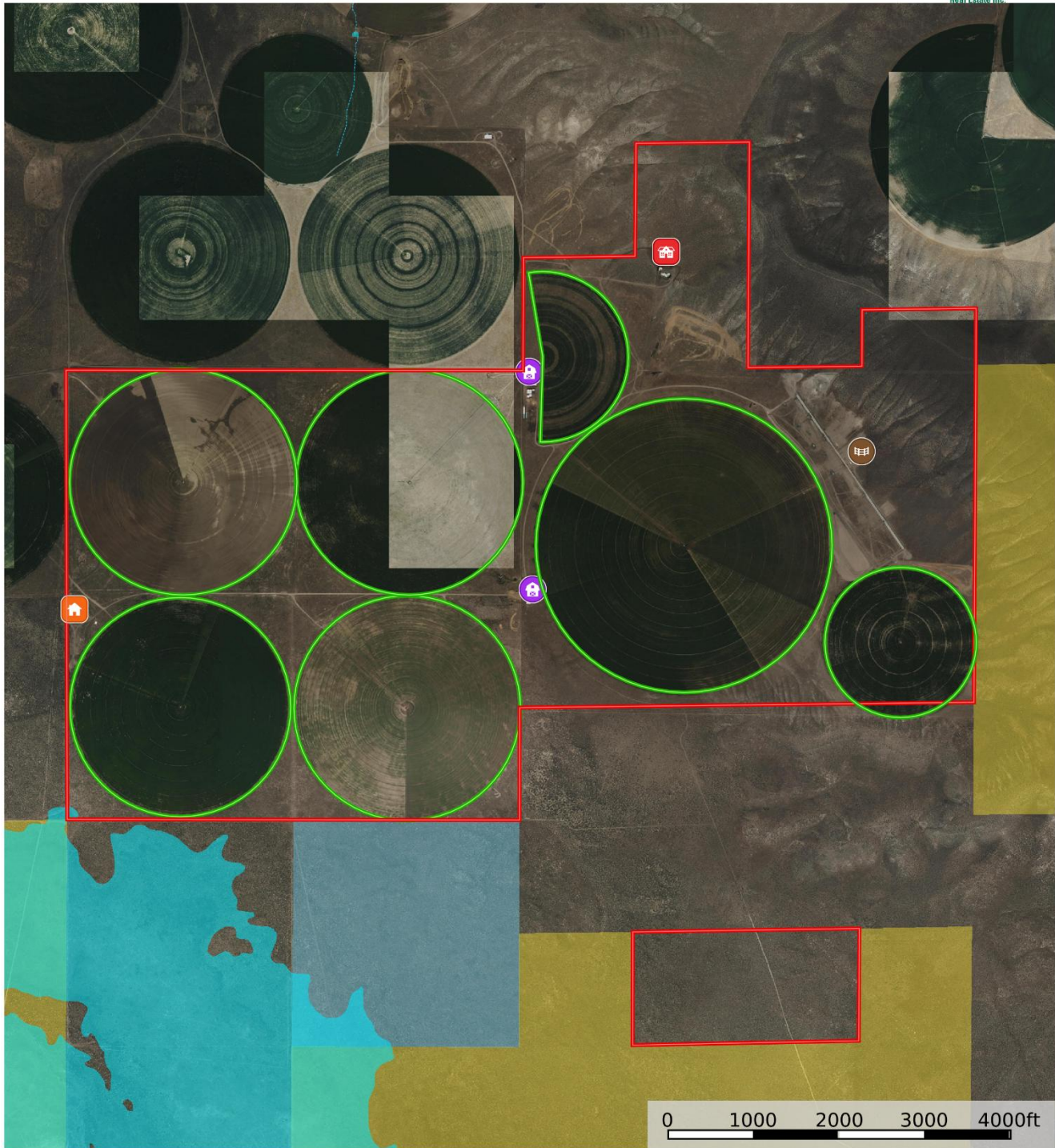
Burns Oregon: <https://www.cityofburnsor.gov/>
27 min (24.8 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 37 min (152 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hour 35 min (155 mi)
102,059 (2021)



Leathers - Eggerts
Oregon, AC +/-



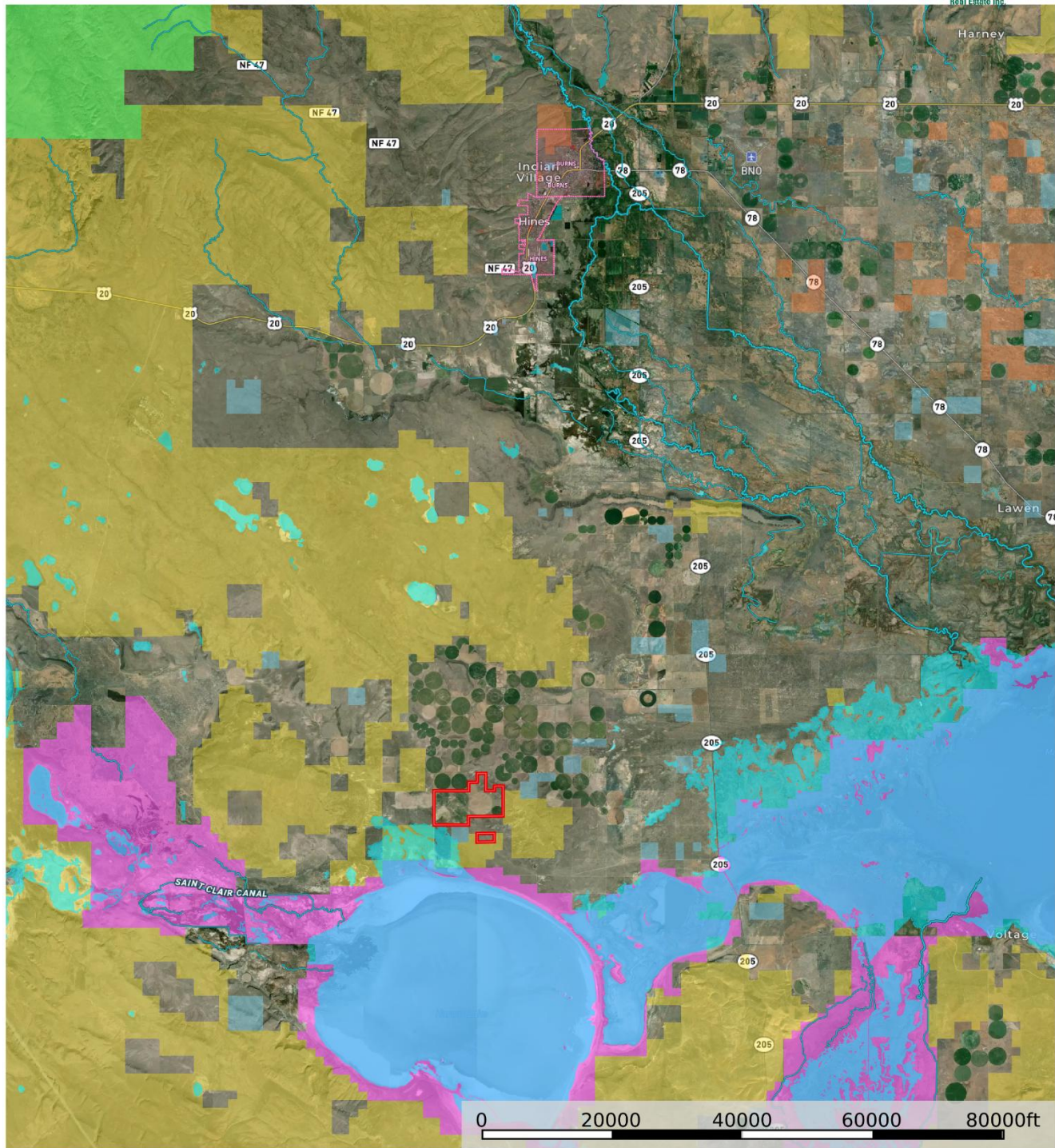
- Feedlot
- House
- Barn
- Main House
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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.



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ADDRESS: Approx. 25 miles south of Burns off Weaver Springs Rd

ACREAGE: 1,340+/- Total Deeded Acres consisting of:

- 762.8+/- Irrigated under pivots
- 567+/- Native pasture, pivot corners, dryland
- 10.2+/- Acres with improvements

IRR. EQUIPMENT: 7 Pivots

WATER RIGHTS:

<u>Acres</u>	<u>Permit #</u>	<u>Certificate</u>	<u>Priority Date</u>
486.4	G-12760	93885	July 20, 1995
276.6	G-16259	93885	July 20, 1995

IMPROVEMENTS:

- 2022 – Vet Supply Building
- 2009 Loft Barn – 1,200 sq ft
- 2009 Hay Shed – 10,320 sq ft
- 1977 Singlewide MH – 3 bed/2bath – 980 sq ft
- Shop/Garage – 2,880 sq ft
- 2003 Frame Built Home – 4bed/3bath – 2,419 sq ft
- Hay Storage – 864 sq ft
- Concrete Feed Lot – 2,200 sq ft
- (2) Small Livestock Sheds

UTILITIES: Power - Harney Electric Coop
Water/Sewer – Wells & private septic
Internet – Starlink

TAXES: \$14,769.42

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.



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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