

Reduced to \$2,950,000

Weaver Springs Farm

1,833.14+/- Deeded Acres | 1,047.66 Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon farm/ranch has a great location about 26 miles south of Burns, Oregon. There is approx. 2,400 tons of hay storage capability, 20 ton truck scales and a 300 head feed lot.

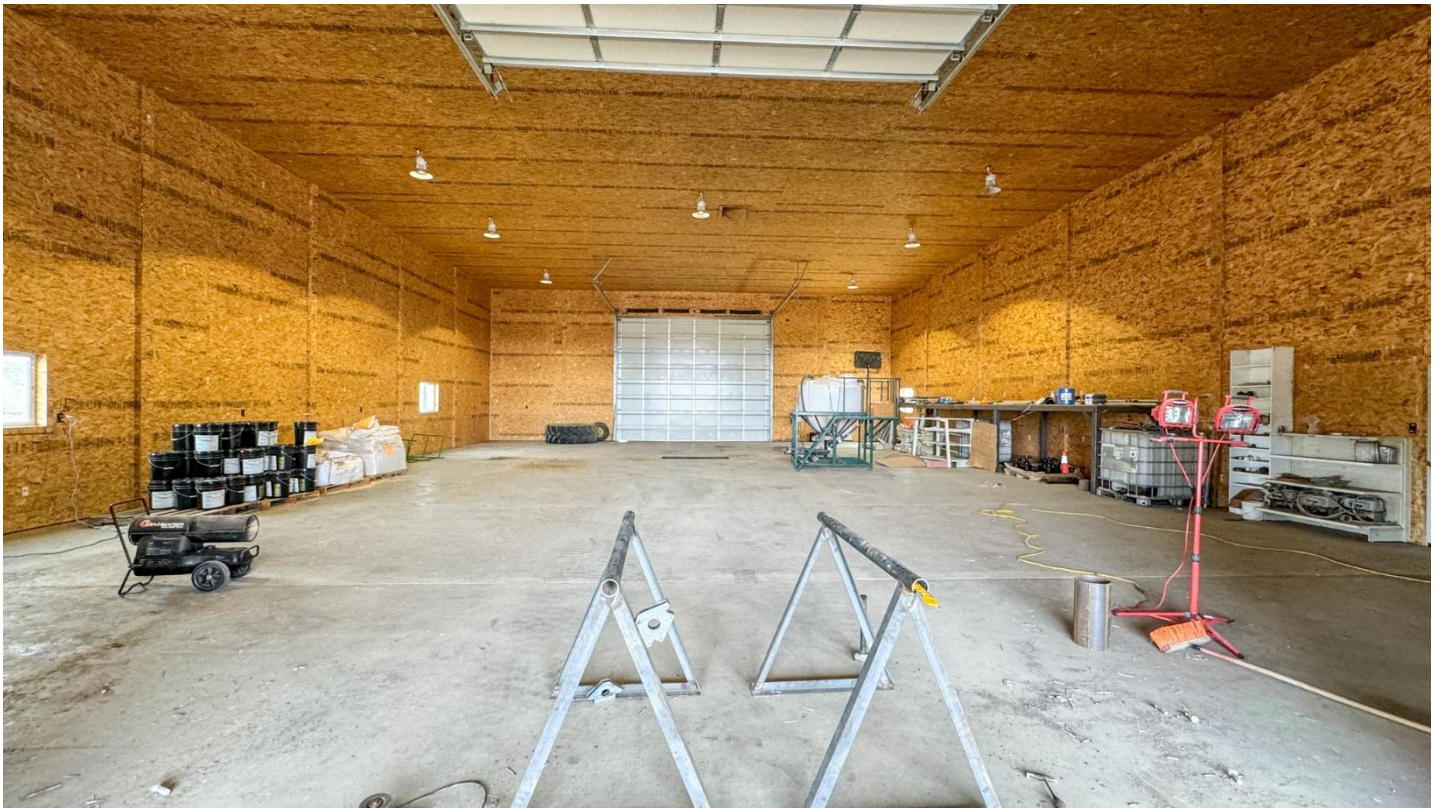
The main house sits next to a private pond which is fed by Weaver Spring. The house is on a private road and has many upgrades. In addition to the farm there is a private cinder pit to help gravel the roads and pivot tracks.

Despite the ample water rights, the farm faces some water related challenges. These issues could stem from factors such as fluctuation in water availability, infrastructure limitations and legal. Addressing these challenges might require investments in irrigation technology, improvements in water management practices, or negotiations with local water authorities to ensure a reliable and sustainable water supply.

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.





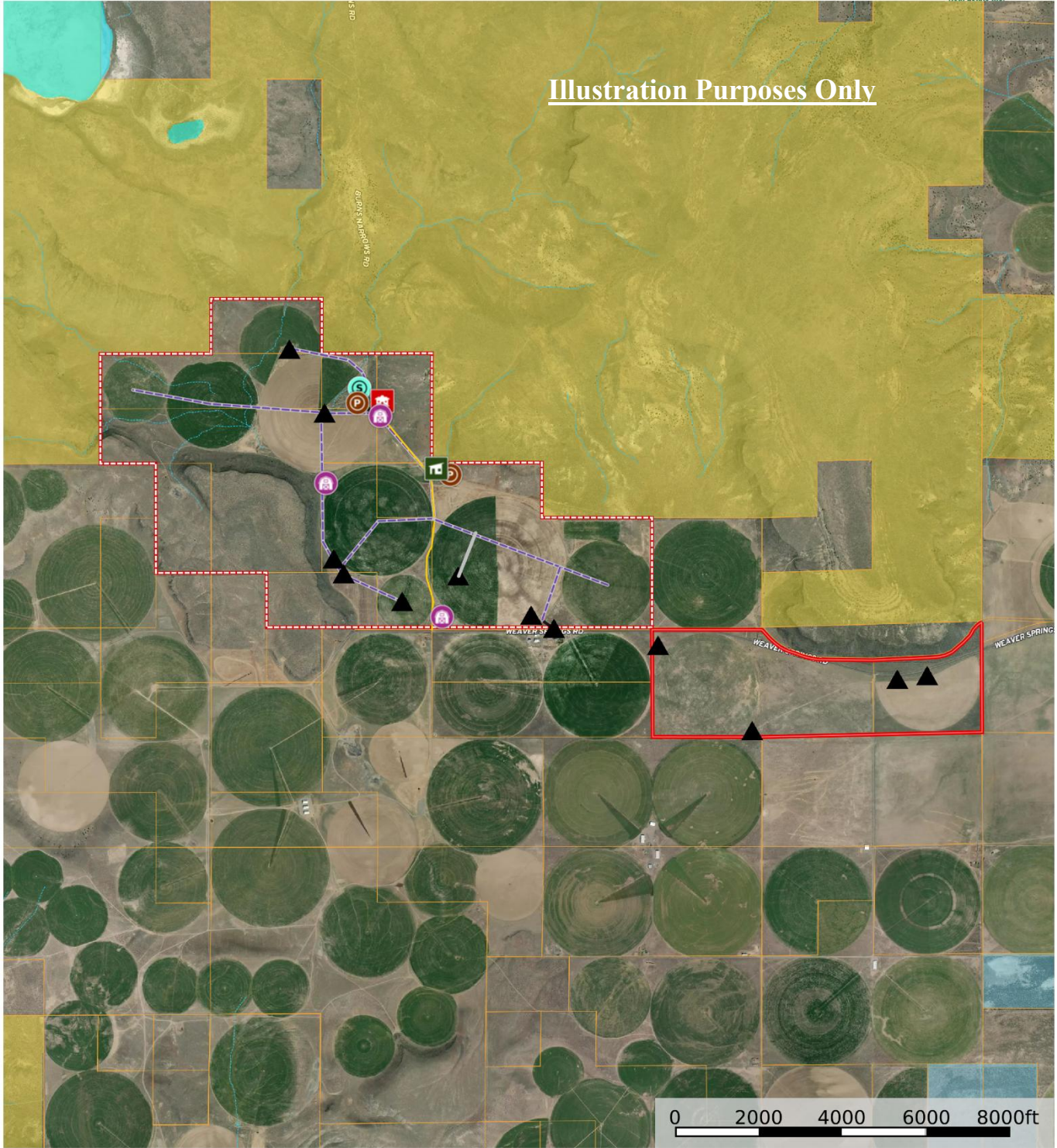






Weaver Springs Farm
 Harney County, Oregon, 1886 AC +/-

Illustration Purposes Only



- | | | | | | | | | | |
|------------|----------------|------------|-------------------|---------------|--------|--------------|------------------|----------------------|-------------|
| Shop | Triangle | Barn | Pens | Main House | Spring | Primary Road | Pipeline | Boundary | Pond / Tank |
| Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Stream, Intermittent | River/Creek |
| Water Body | | | | | | | | | |



Surrounding Area

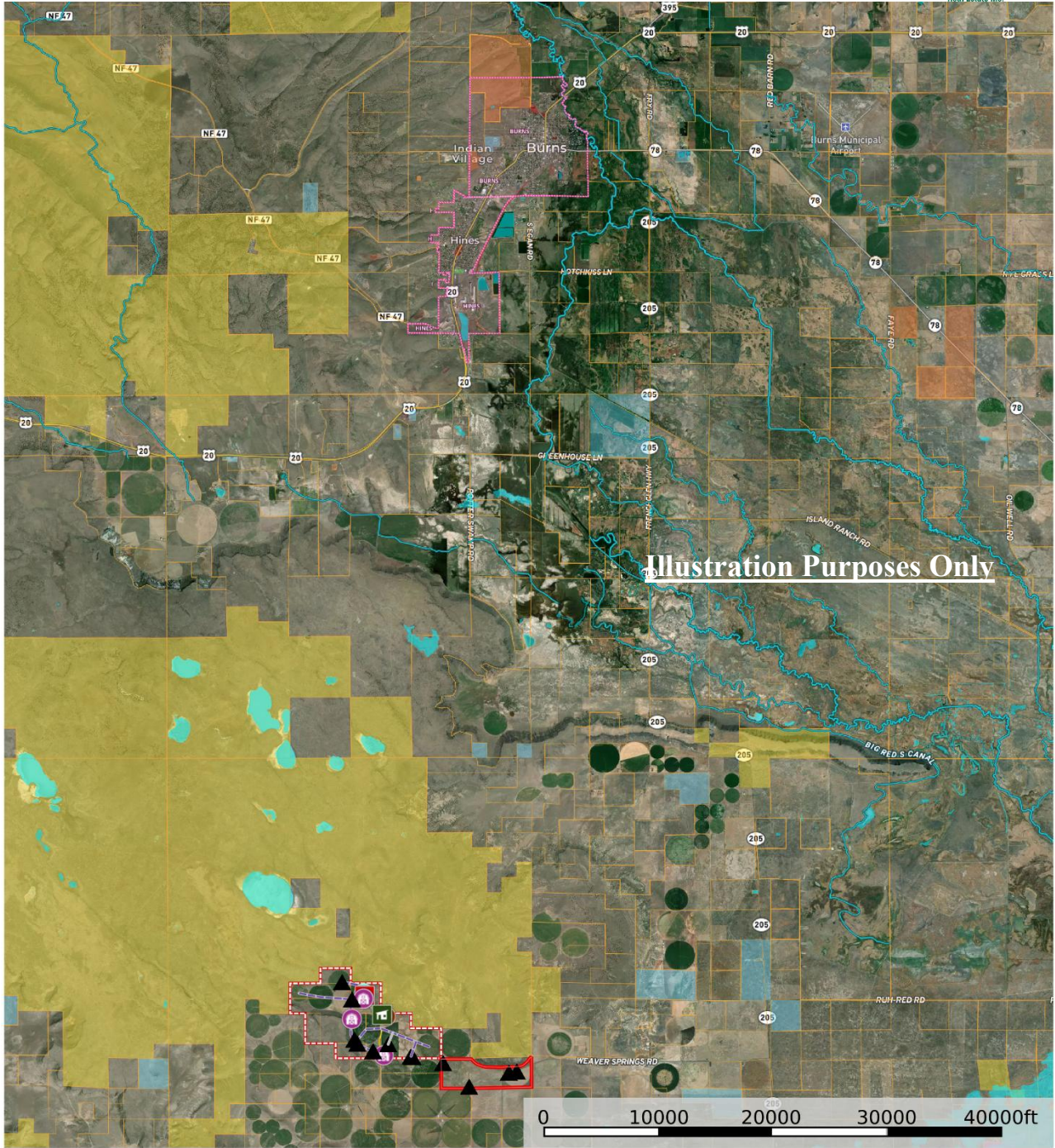
Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning 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.





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Summary

LOCATION: 26 miles South of Burns off Hwy 205 on Weaver Springs Rd

ACREAGE: 1,473.24 +/- deeded acres consisting of the following:

- 850 +/- ac irrigated by 10 pivots
- 30 +/- ac irrigated by wheel lines & flood
- 583.1 +/- ac pivot corners / native pasture
- 10.14 +/- ac improvements

IRR. EQUIP.: 6 – Valley Pivots
 2 – Zimmatic Pivots
 2 – Wheel Lines
 Misc. hand lines

WATER RIGHTS:

<u>Cert #</u>	<u>Priority</u>	<u>Transfer</u>	<u>Acres</u>
95404	1/23/1991	11671	94.5 ac
65753	3/15/1968	6473	69.3 ac
76794	10/09/1956		22.0 ac
93925	1/23/1991	12536	95.8 ac
65751	9/10/1951		88.7 ac
91974	10/09/1956	8205	39.5 ac
72171	3/15/1968	6473	6.3 ac
72171	9/10/1951	6473	30.1 ac
72171	11/27/1959	6473	7.5 ac
72405	5/16/1991		44.0 ac
93846	5/01/2006		152.2 ac
G-14055	5/04/1999		200.1 ac
94904	1/05/2007		135.0ac
86618	5/26/1983		<u>62.26ac</u>
TOTAL =			1,047.66



RESERVOIR STORAGE:

<u>Cert#</u>	<u>Priority Date</u>	<u>Transfer</u>	<u>Acres</u>
94135	7/29/1999		15.6 ac/ft

CROPS: 125+/- acres Triticale
922+/- acres idle

TAXES: \$13,149.77 (2023/2024) farm deferral

IRRIGATION COSTS:

<u>Season</u>	<u>Amount *</u>
2019	\$32,763.51
2020	\$34,893.75

*This includes a 15% discount when payment is made by the 15th of each month

IMPROVEMENTS:

- 5,009 sq ft house with 4 bd, 3 ½ bath plus attached oversized garage
- 2,340 sq ft barn used for horse/calving
- 304 sq ft pump house / tack room
- 10,200 sq ft hay shed (800 tons hay storage)
- 16,020 sq ft hay shed (1600 tons hay storage)
- 20 ton truck scales (digital)
- 3,382 shop with full sided lean-to
- 1,728 older shop used for mint still
- corrals with feed lot



United Country 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 Properties.

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.

Presented By



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774