



**Jett Blackburn  
Real Estate Inc.**



## 3S Farms

**\$3,100,000**



**Curt's Contact Card**

Presented by  
Curt Blackburn & Jake Blackburn  
United Country Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
541/573-7206 (office) 541/573-5011 (fax)  
web site: <http://www.jettblackburn.com>



**Jake's Contact Card**



**LOCATION:** Approx. 14 miles south of Burns Oregon off Hwy 205

**ACREAGE:** 1,378.48 total deeded acres consisting of:  
 - 465 +/- irrigated acres  
 - 282.2 +/- irrigated acres under development  
 - 600 +/- acres pivot corners & dryland pasture  
 - 5.68 +/- acres homesite

**STATE LEASE:** 200 acres Oregon State Lease (Native Pasture)

**WATER RIGHTS:**

<u>Certificate #</u>	<u>Transfer #</u>	<u>Permit #</u>	<u># of Acres</u>	<u>Priority</u>
	T13110	G-17486	309.8	Jan 13, 2014
82391	T12819	G-9879	343.0	April 19, 1982
55574	T12819	G-6961	<u>120.0</u>	Aug 12, 1976
<b>Total =</b>			<b>842.8</b>	

**IRRIGATION  
EQUIPMENT:**

- 1 - Pierce pivot 1/8 mile in length
- 2 - Reinke pivots 1/4 mile in length
- 4 - Valley pivots 1/8 mile in length
- 2 - Zimmatic pivots 1/4 mile in length
- 1 - Valley pivot 6 Tower
- 1 - Older Pierce pivot 1/4 mile wiper
- 1 - Zimmatic pivot 6 Tower



**CROPS:** 230 +/- acres planted in alfalfa  
 109 +/- acres planted in triticale  
 125 +/- acres to be planted in triticale  
 283 +/- acres open for development

**IMPROVEMENTS:** 1 - 1836 sq.ft. 3 bdrm, 2 bath MH built in 2001  
 - Misc storage shed  
 - Holding pen

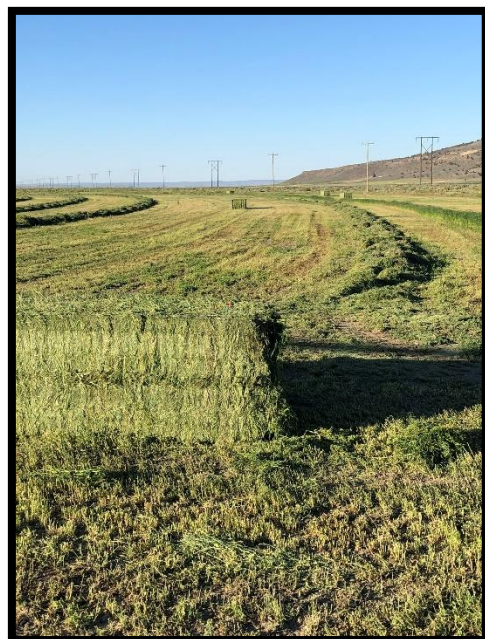
**TAXES:** \$3,443.98 (farm deferral) 2020/2021

**PRICE:** \$3,100,000.00

**COMMENTS:** This Eastern Oregon Farm/Ranch has a lot of potential as a hay farm with record high hay prices and a potential cattle ranch. The current owner runs between 30 to 40 bred heifers and has approximately 500 AUM's of fall pasture from aftermath from the crops. This could be easily increased by converting some of the hay fields into irrigated pasture. This farm is still in the developmental stage where the owner is almost finished developing the last seven pivots with power and water. There are eight newer wells with six new 25hp submersible pump set at 160' each.

This Eastern Oregon Ranch/Farm is conveniently located only 14 miles from Burns Oregon on Hwy 205. The house is currently rented month to month. This property has lots of potential with a great location in an area known for producing some of the best hay quality in Oregon.



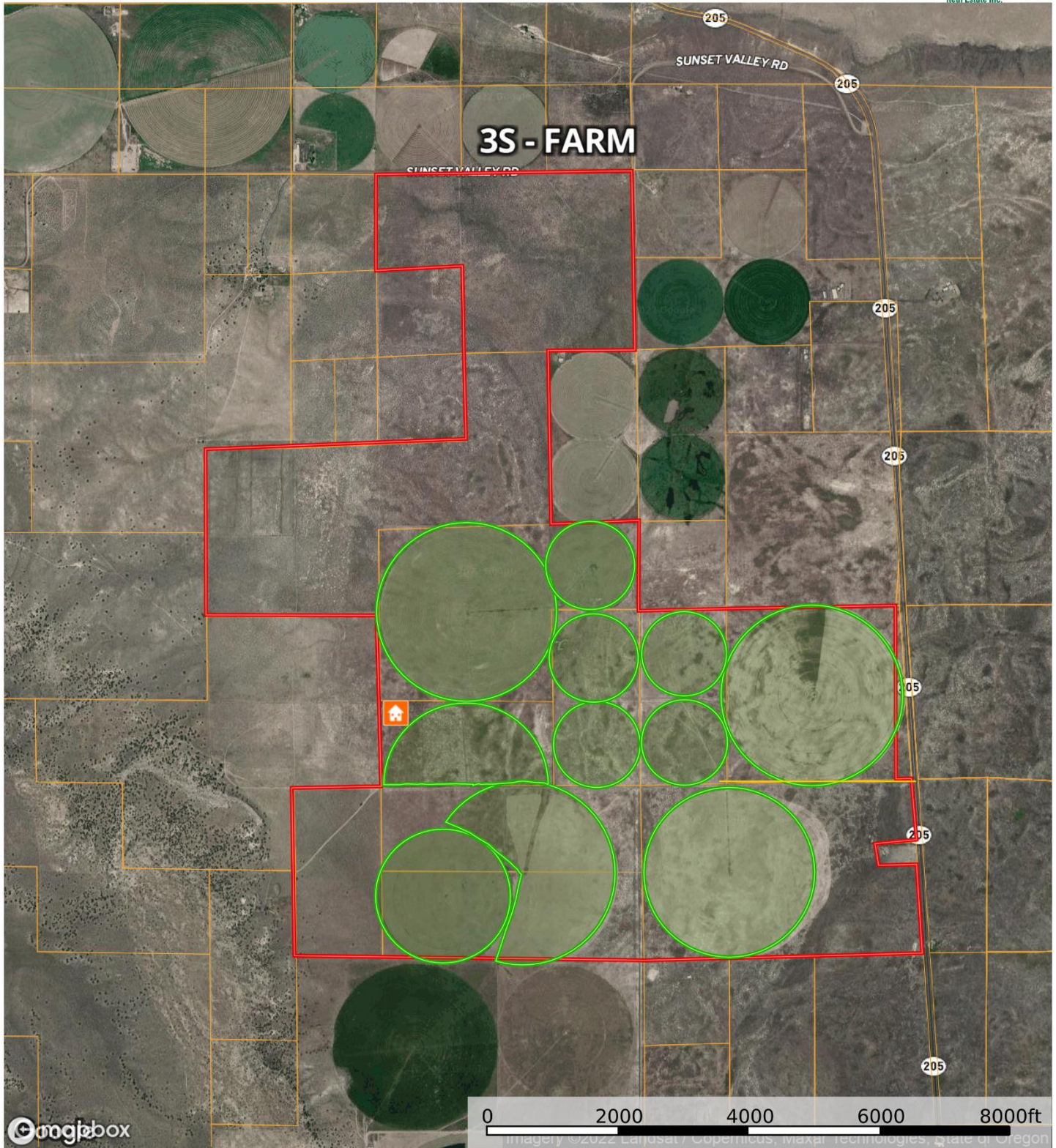




# singhose 3S Farm

Oregon, AC +/-

United  
Country  
Real Estate  
Jett Blackburn  
Real Estate Inc.



House Primary Road Boundary Pivot

Curt Blackburn  
P: 541-573-7206

office@jettblackburn.com

707 Ponderosa Village, Burns, OR 97720

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