



A Division of United Country Real Estate



**Jett Blackburn
Real Estate Inc.**



Puckett Farm

\$2,230,000

Presented by

Curt Blackburn & Jake Blackburn
United Country Jett Blackburn Real Estate Inc.

707 Ponderosa Village

Burns, OR 97720

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web site: <http://www.jettblackburn.com>



Curt Listing Agent



Jake Listing Agent



Location: Approx. 18 miles south of Burns, OR off of Hwy 205 & Weaver Springs Rd

Acreage: 1256.78 total deeded acres consisting of:
 - 377.6 +/- acres irrigated by pivots
 - 879.18 +/- acres dry land pasture

Water Rights:	<u>Certificate#</u>	<u>Priority Date</u>	<u>Primary Acres</u>
	95837	April 5, 2000	345.1
	62014	May 26, 1983	<u>40.0</u>
	Total:		385.1

Irrigation Equipment:

- 2 - Valley pivots
- 1 - Zimmatic pivot

Crops: 242 +/- acres in alfalfa
 125 +/- acres in timothy

Improvements:

- 1 - 10,000 sq. ft. hay shed
- 1 - small set of corrals
- 1 - older home site

Wells: 4 - Irrigation wells
 1 - Stock well

Taxes: \$4,054.07 (Farm deferral) 2021/2022

Price: \$2,230,000

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.



Comments: This Eastern Oregon Farm/Ranch is in an area of Harney County that has some of the best soils and highest hay production. One of the pivots is equipped with a LESA irrigation package. Most of the dryland is planted in crested wheat for good pasture. There is also an older homesite where there was a house and small set of corrals. This property has great access off a paved county road.



Puckett Farm 2
Oregon, 1256 AC +/-



Boundary

Curt Blackburn
P: 541-573-7206

office@jetblackburn.com

707 Ponderosa Village, Burns, OR 97720

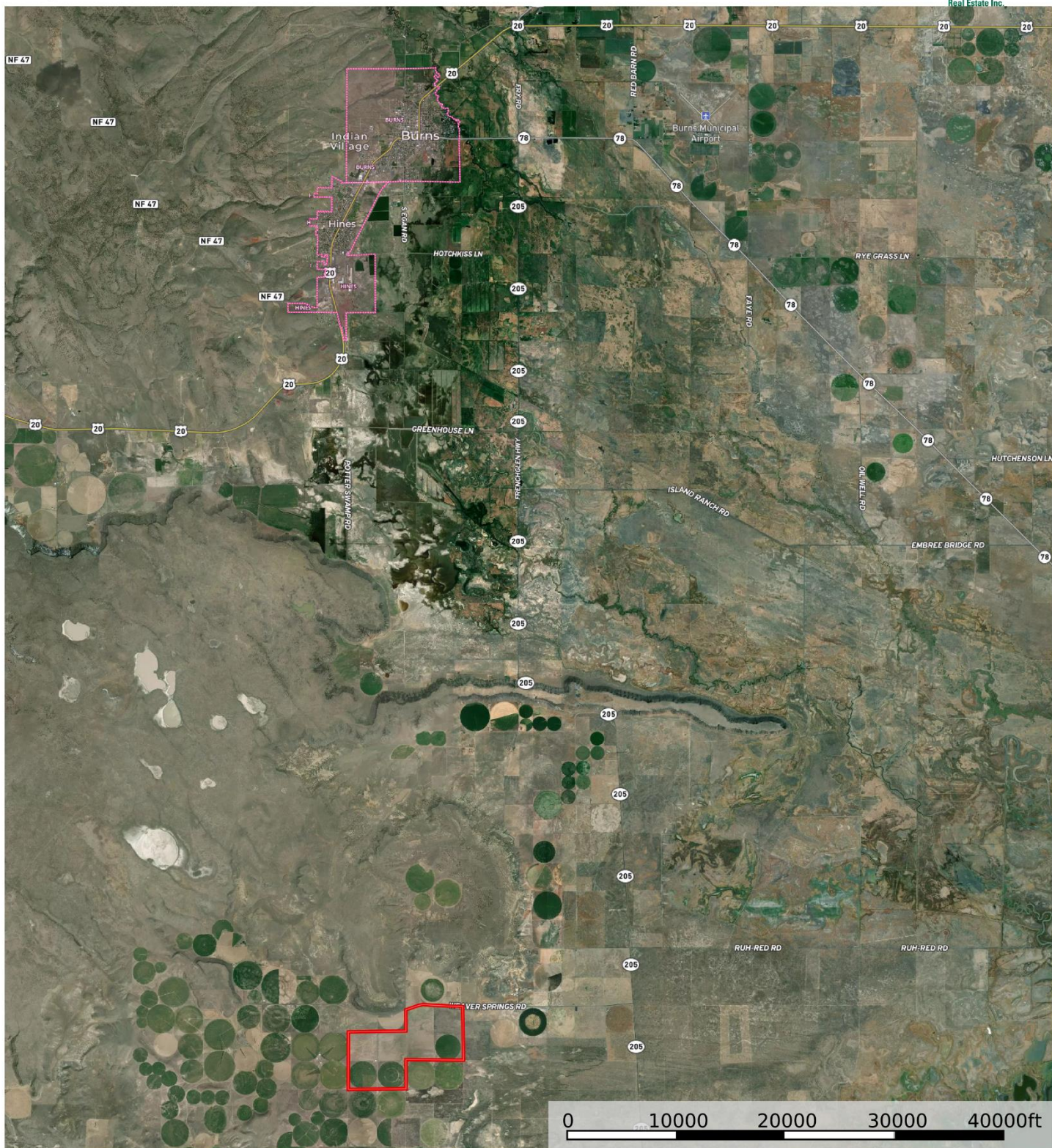


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