



**Jett Blackburn
Real Estate Inc.**



MOFFITT RANCH

~~\$3,950,000~~ \$3,750,000

Co-Listed by
Curt Blackburn, Broker
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>

Fay Ranches
Jerry Hicks, Broker

Location: Approximately 39 miles east of Bend Oregon

Acreage: 7284.62 acres deeded native rangeland

Grazing Allotments:

<u>Type</u>	<u>Allotment #</u>	<u>Name</u>	<u>Head</u>	<u>Dates</u>	<u>Total AUM's</u>
BLM	15235	Moffitt	228	3/1 – 2/28	2326
Forest	-	Sand Springs	600	5/15 – 9/30	2407 *

*Total grazing days limited to 122

Water Rights: There is a permitted water right for 320 acres which still needs the improvements developed. Permit #G-18147 with a priority date of Oct 13, 2015

Wells: 1 – stock

Improvements:-

- Older house possible teardown
- Set of working corrals
- Feed bunks
- Hydraulic chute
- Powell cattle scales
- Powder River tub & alley
- Guard rail framed corrals
- Calving barn
- Pole constructed shop with dirt floor
- Hay sheds

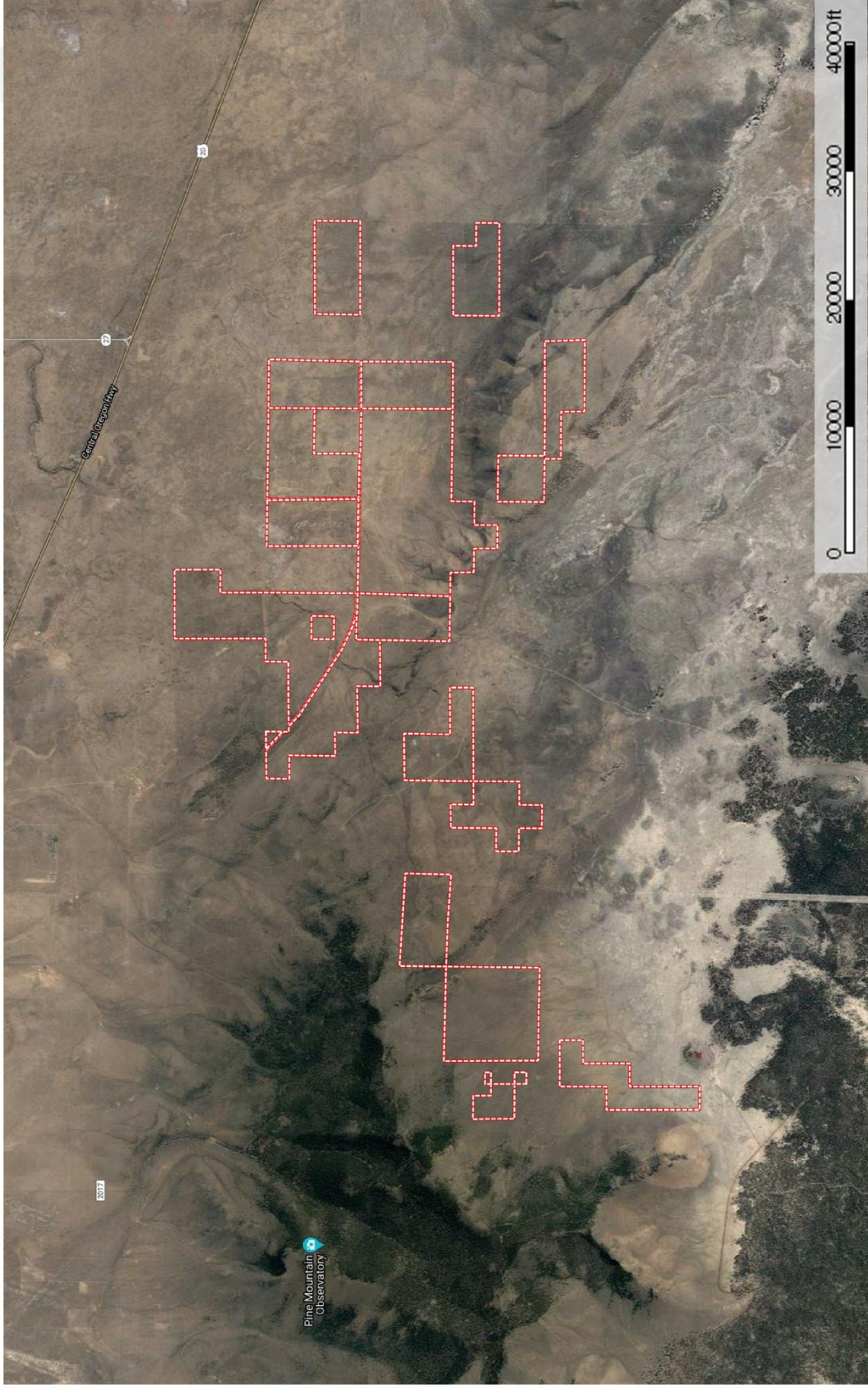
Taxes: \$1,056.76

Price: ~~\$3,950,000.00~~ **\$3,750,000**

Comments: This High Desert Ranch is located in Eastern Oregon only 45 minutes east from Bend Oregon off Hwy 20. The owner has been running 500 head of mother cows and with only purchasing 500 tons of hay. The BLM and Forest Permits are out the back gate making it easy to trail cattle. The range is in good shape with native bunch grasses. This is a large ranch with 7,284 acres of deeded, 55,967 acres of BLM land and 93,000 acres of National Forest Land that is watered with mostly pipelines from a well. There are very adequate cattle working corrals that have a hydraulic chute, Powder River alley & tub, and Powell Cattle scales. This Eastern Oregon Ranch is a cowboy outfit on the High Desert.



Ken Burbank
Harney County, Oregon, AC +/-



 Boundary

Curt Blackburn
P: 541-573-7206

office@jetblackburn.com

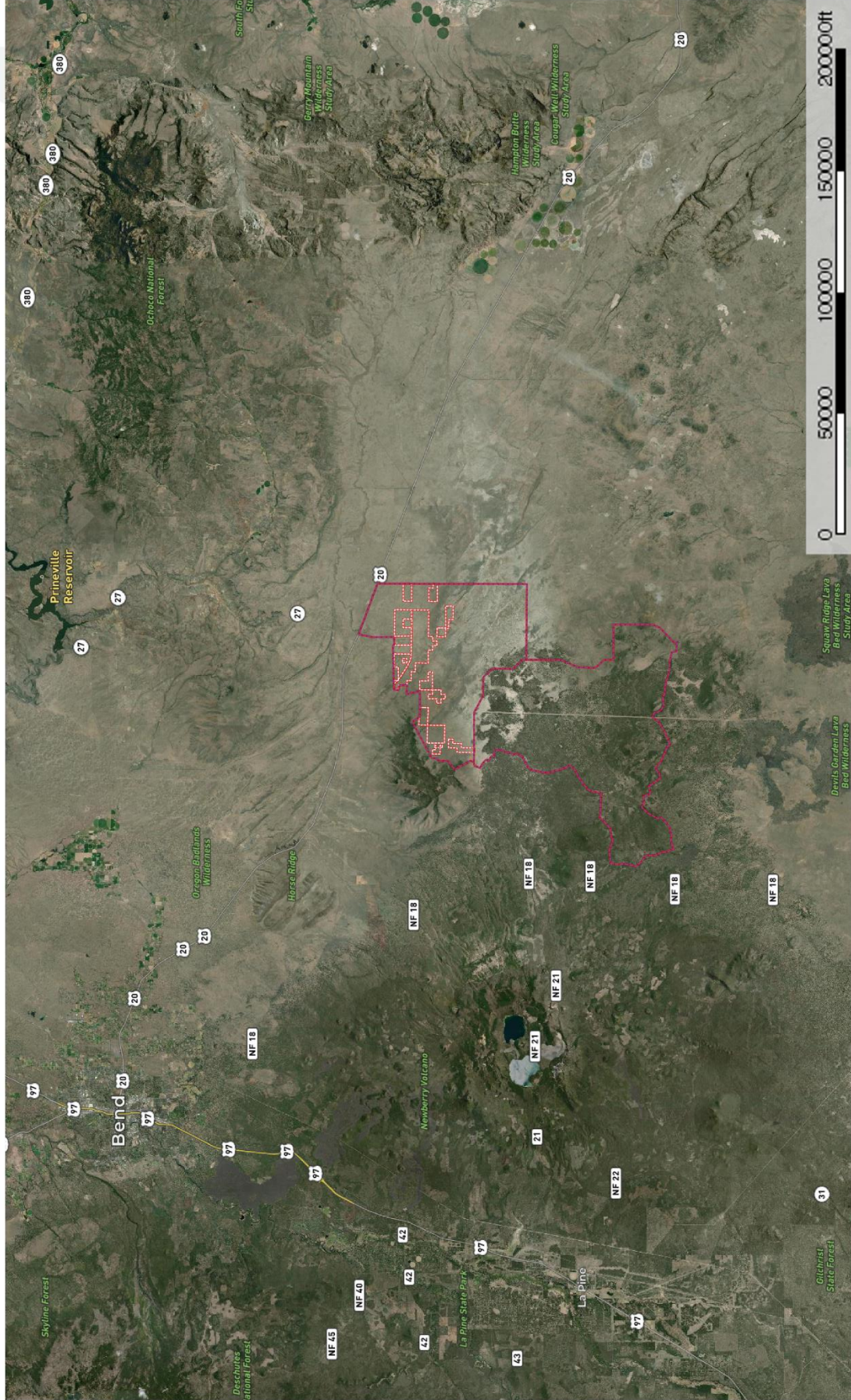
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Boundary Line Boundary

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