



**Jett Blackburn
Real Estate Inc.**



**3S Farms
\$3,100,000**

Presented by
United Country Jett Blackburn Real Estate Inc.
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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
Total =			842.8	

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

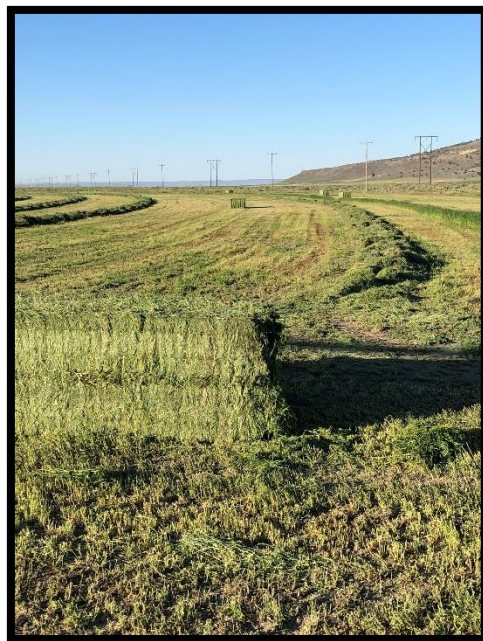
TAXES: \$3,443.98 (farm deferral) 2020/2021

PRICE: \$3,100,000.00

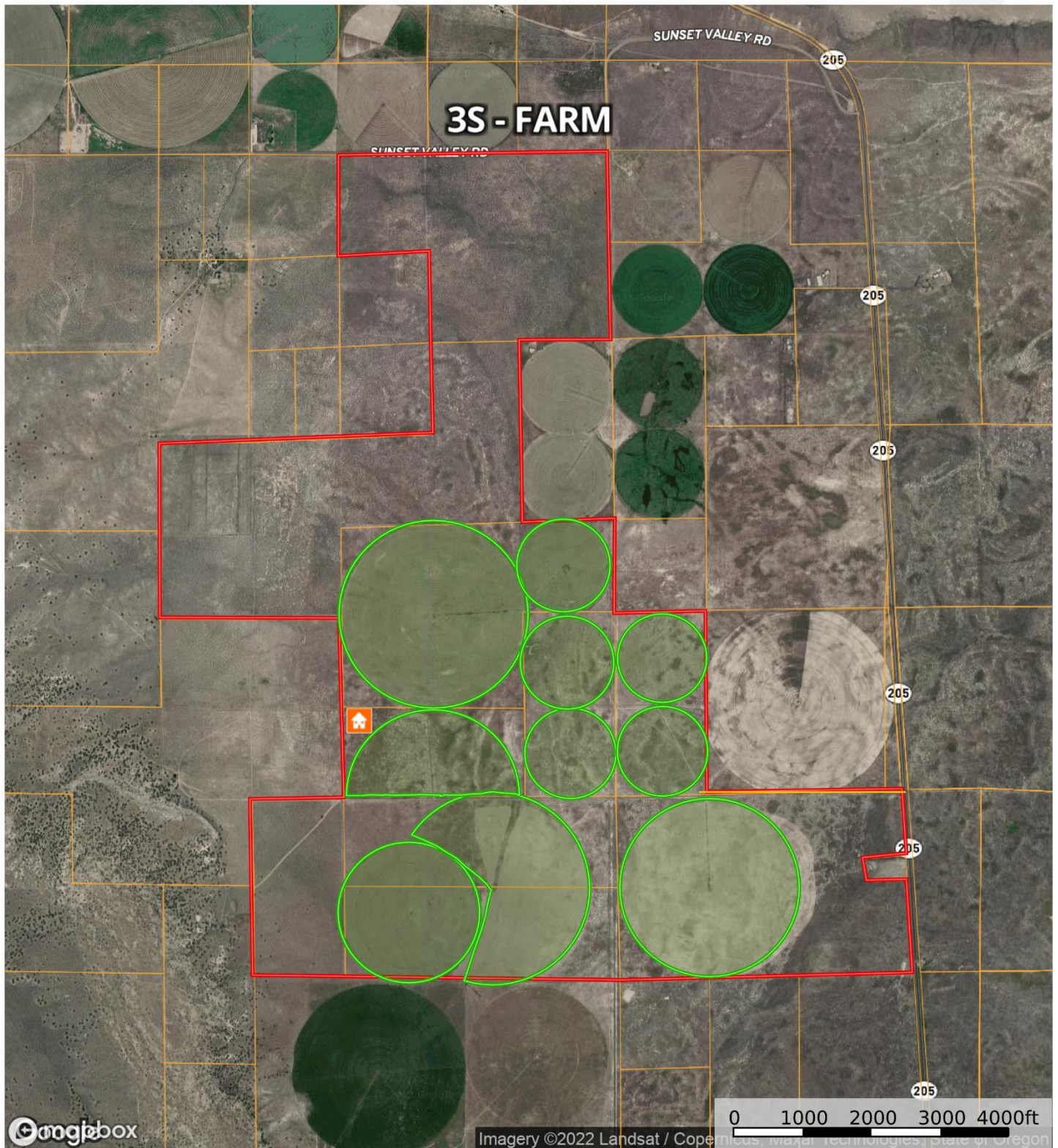
COMMENTS: This Eastern Oregon Farm/Ranch has a lot of potential as a hay farm with record high hay prices and a potential cattle ranch. The current owner runs between 30 to 40 bred heifers and has approximately 500 AUM's of fall pasture from aftermath from the crops. This could be easily increased by 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.

The seller and his agent make 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 all of our listings.



singhose dog mt
Oregon, AC +/-



- House
- Primary Road
- Boundary
- Pivot

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