

Chowning Pivots

759.45+/- Deeded Acres | 628.1+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon farm has 5 total pivots irrigating the 560 acres of stands planted in Barley. The land features perimeter fencing, sandy loam soils, cross fencing, stack yard, small working corrals, & a 2016 Fleetwood manufactured home.

The home is a 4-bedroom ,2 bathroom setup with T1-11 siding, comp roof, & vinyl windows. Outside the home is a small set of corrals used for horses. The land borders two portions of State Lands that they graze on and has been utilized as a working farm but could be transitioned to more of a cow outfit with the irrigation in place.

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.

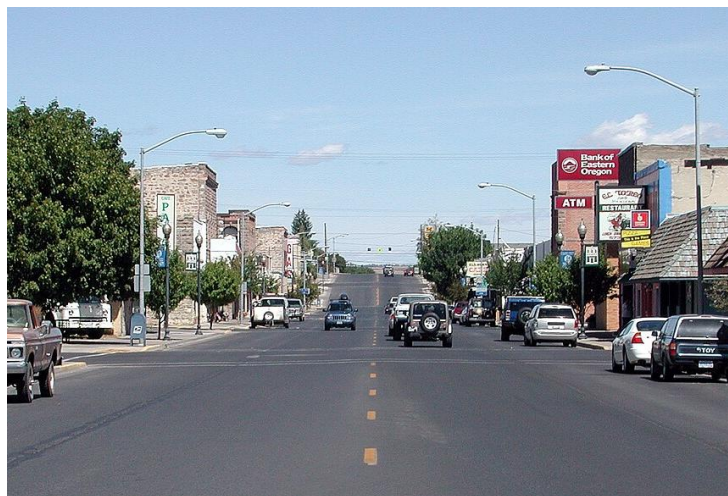




Surrounding Area

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.





Chowning Farms

Harney County, Oregon, 1719.45 AC +/-



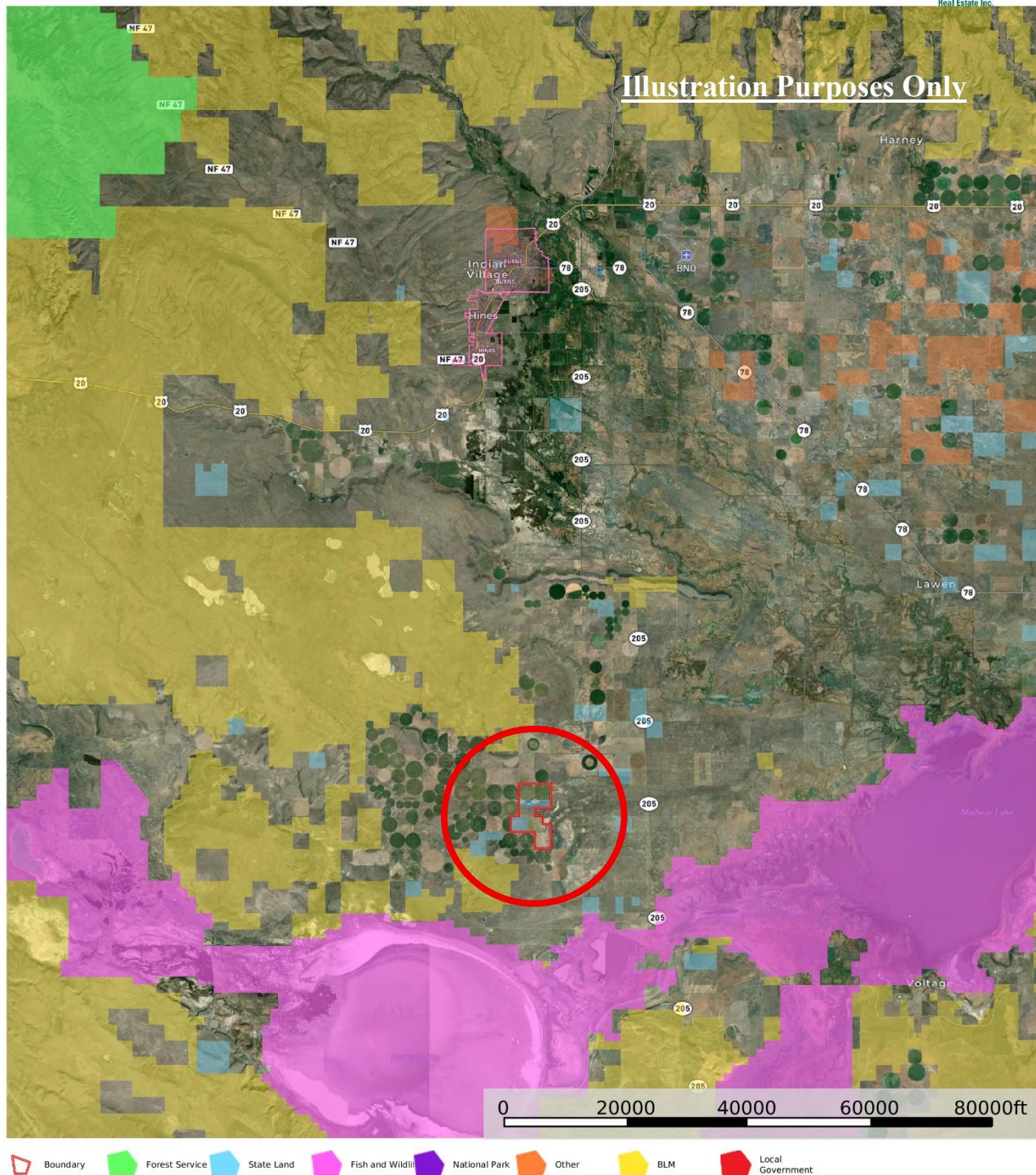
United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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



Chowning Farms

Harney County, Oregon, 1719.45 AC +/-



United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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



LOCATION: Approximately 25 miles south of Burns, OR off of Weaver Springs Road

ACREAGE: 759.45 +/- Deeded Acres Consisting of:
- 560 +/- Acres Irrigated in Barley
- 195 +/- Acres of Pivot Corners, Roads, & Native Pasture
- 4.45 +/- Acres of Improvement

WATER RIGHTS:

<u>Cert. #</u>	<u>Permit</u>	<u>Acres</u>	<u>Priority Dates</u>
81597	G-8979	274.1	June 4, 1980
--	G-17943	354	May 23, 2007*

***The CBU has been completed in September 2018**

IRRIGATION EQUIPMENT:

Pumps:

(3) 75 hp turbine

Sprinklers:

4 - Valley pivots

1 - Pierce Pivot

IMPROVEMENTS:

2016 Fleetwood Doublewide MH, 4 Bedroom 2 Bathroom

TAXES: \$8,309.76 (2023/2024)



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