



**Jett Blackburn  
Real Estate Inc.**



## **Organic Farm**

**\$850,000**

Presented by  
United Country Jett Blackburn Real Estate Inc.  
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Burns, OR 97720  
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**LEGAL DESC:** T23S R32E WM Sec. 14: NE ¼, Sec. 13: NW ¼

**ACREAGE:** 320 total acres consisting of:  
- 250 +/- acres under irrigation pivots  
- 70 +/- acres pivot corners

**STATE LEASE:** 400 +/- total acres consisting of:  
- 125 +/- ac under pivot irrigation  
- 275 +/- ac dryland pasture

**CROPS:** 125 +/- acres 1-year-old alfalfa  
125 +/- acres 2-year-old alfalfa  
125 +/- acres rye

**WATER RIGHTS:**

<u>Acres</u>	<u>Priority Date</u>	<u>Certificate #</u>	<u>Primary Ac</u>	<u>Source</u>
130.4 deeded	Aug 7, 1978	89564	-	Well
133.2 deeded	March 1, 1971	44296	-	Well
347.8 State Lease	July 19, 2013	-	G-17317	Well

**IRR. EQUIP:** 1 - Newer Zimmatic Pivot (2 years old)  
1 - Older Zimmatic Pivot  
1 - Lockwood Pivot  
3 - Turbine pumps

**WELLS:** 2 - Irrigation wells on deeded land  
5 - Wells on state lands

**LEASES:** There are 400 acres under state lease with 125 acres under irrigation. The seller owns all the irrigation equipment & pumps.

State Lease rents for \$7,332.00 (2018)

**TAXES:** \$1923.32 (2019-2020) farm deferral

**PRICE:** \$850,000.00

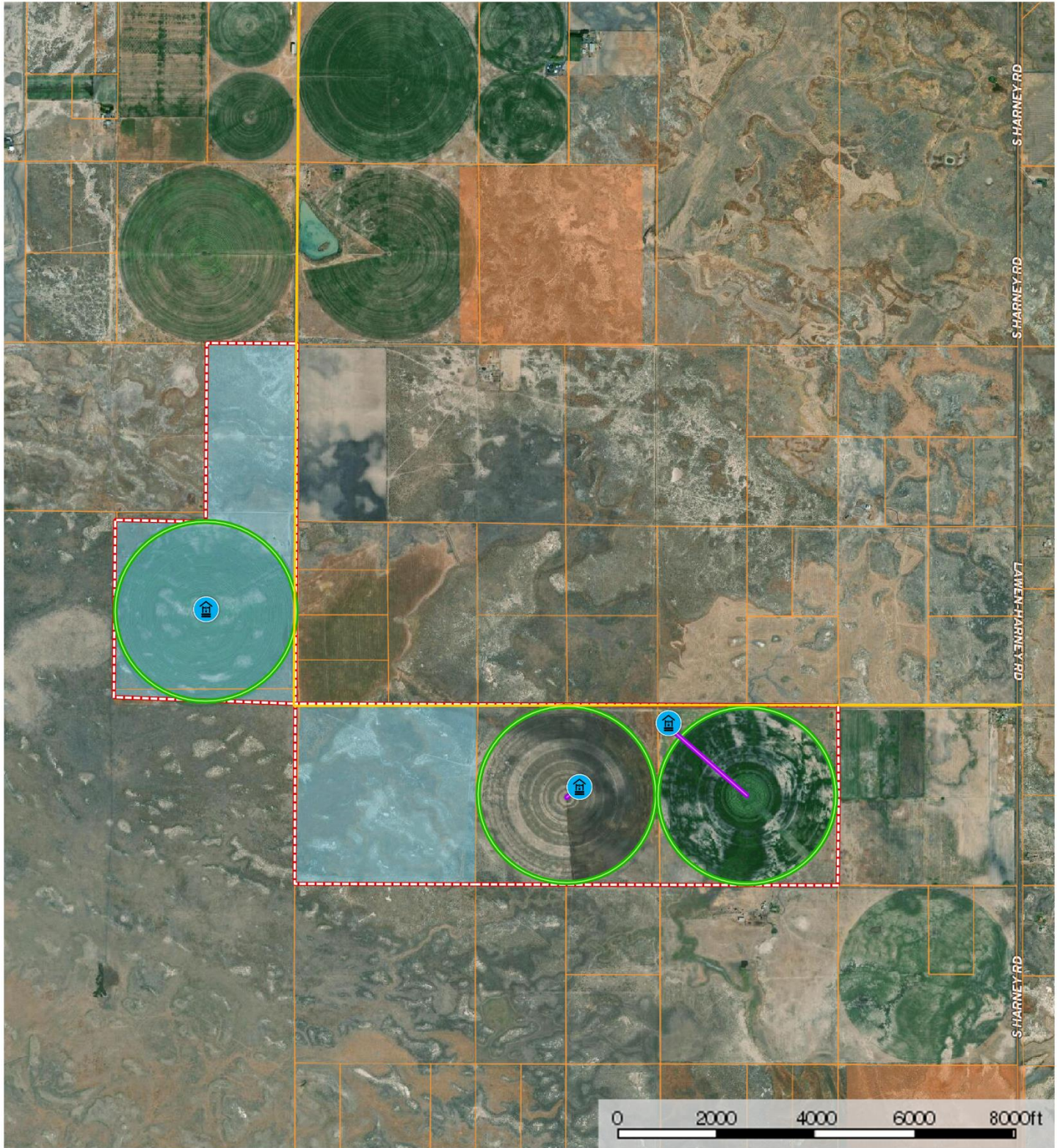
**COMMENTS:** This organic farm is only ½ mile off of a paved county road. The pivot on the State Lease land has a good stand with newer Zimmatic Pivot and pump and a variable frequency drive panel. There is a lot of water for this pivot. Between the three pivots the owner produces around 125 tons of rye seed and approx. 1000 tons of alfalfa. This property is priced right and has good production.

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.



# Roth

Harney County, Oregon, 320 AC +/-



- Well
- Primary Road
- Pipeline
- Pivot
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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