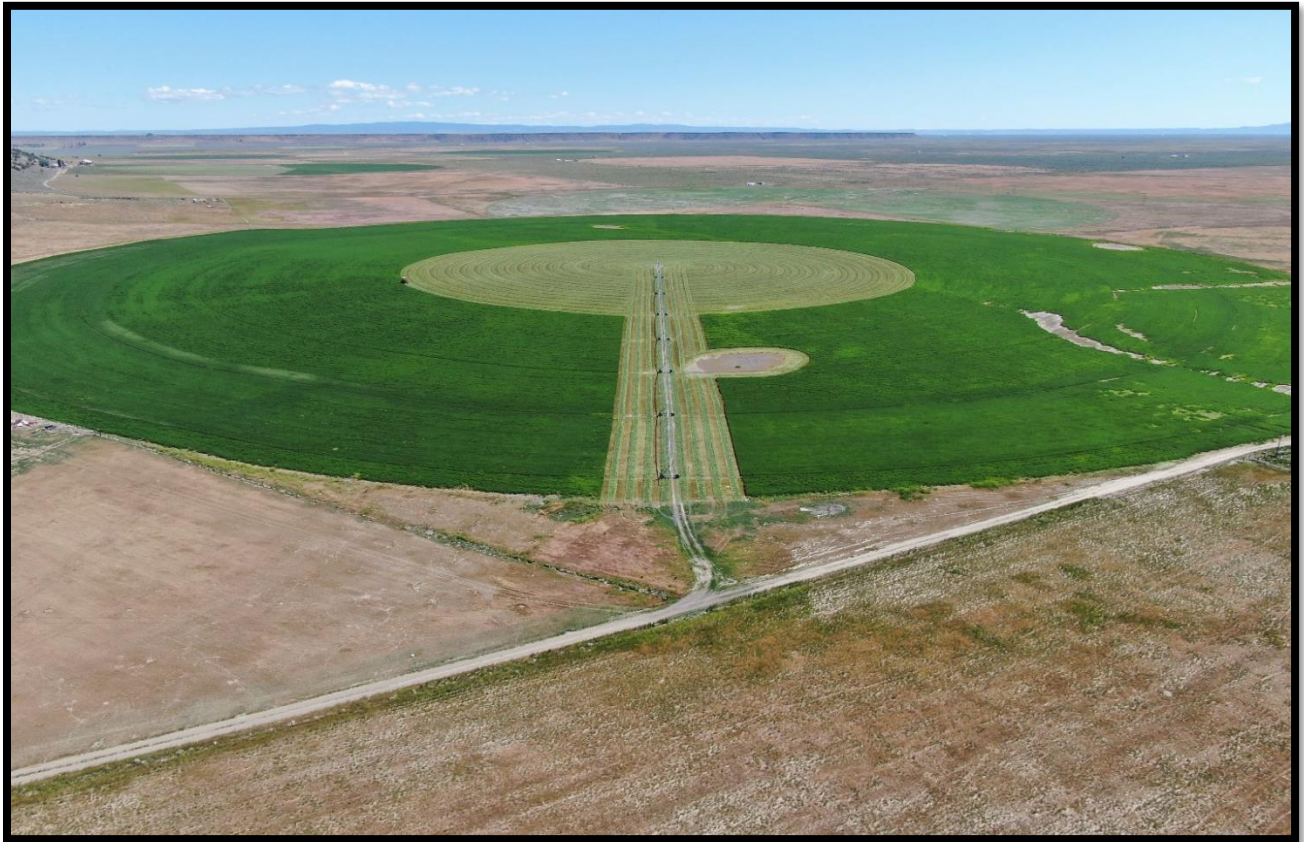




**Jett Blackburn
Real Estate Inc.**



Hwy 205 Ranch Burns, OR

\$3,500,000



Curt Contact Card

Presented by
Curt Blackburn & Jake Blackburn
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
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Jake Contact Card



LOCATION: Approx. 16 miles south of Burns, Oregon on Hwy 205

STATE LEASE: 240.00 acres (native pasture)

ACREAGE:

3,797.23+/- acres consisting of:
 355.07+/- acres pivot irrigation
 224.43+/- acres with water rights
 3,216+/- acres range land pivot corners
 1.73 acre homesite

IRRIGATION EQUIPMENT:

5- Zimmatic Pivots
 1- Pierce Pivot



WATER RIGHTS:

<u>Certificate #</u>	<u>Transfer #</u>	<u>Priority Date</u>	<u>Acres</u>
95837	T-13968	April 5, 2000	245
90409	T-13215	April 9, 1979	59.6
	T-13743		
	T-13766		
90408	T-13215	Nov. 22, 1974	274.9
	T-13743		
	T-13766		
Total =			<u>579.5</u>



IMPROVEMENTS:

- 1- 1976 10'x47' Singlewide
- 1- 1999 3 bed 2 bath MH with 1512 sq. ft.
- 260 sq. ft. machine shop built 2007
- Set of corrals/holding pens
- 1800 sq. ft. shop built in 1990

TAXES: \$7,620.45

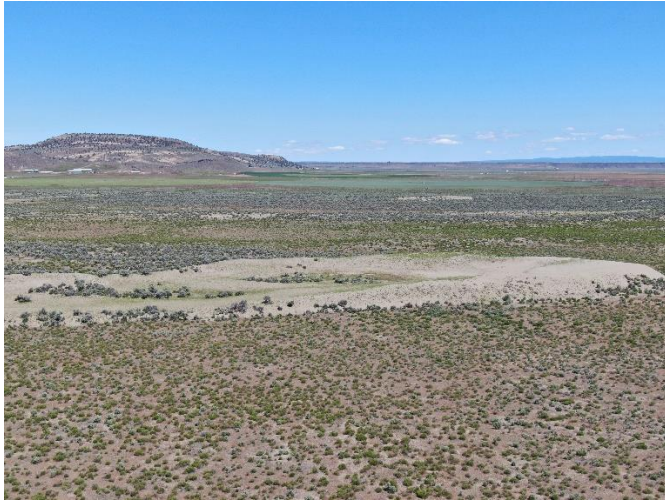
PRICE: \$3,500,000.00



COMMENTS:

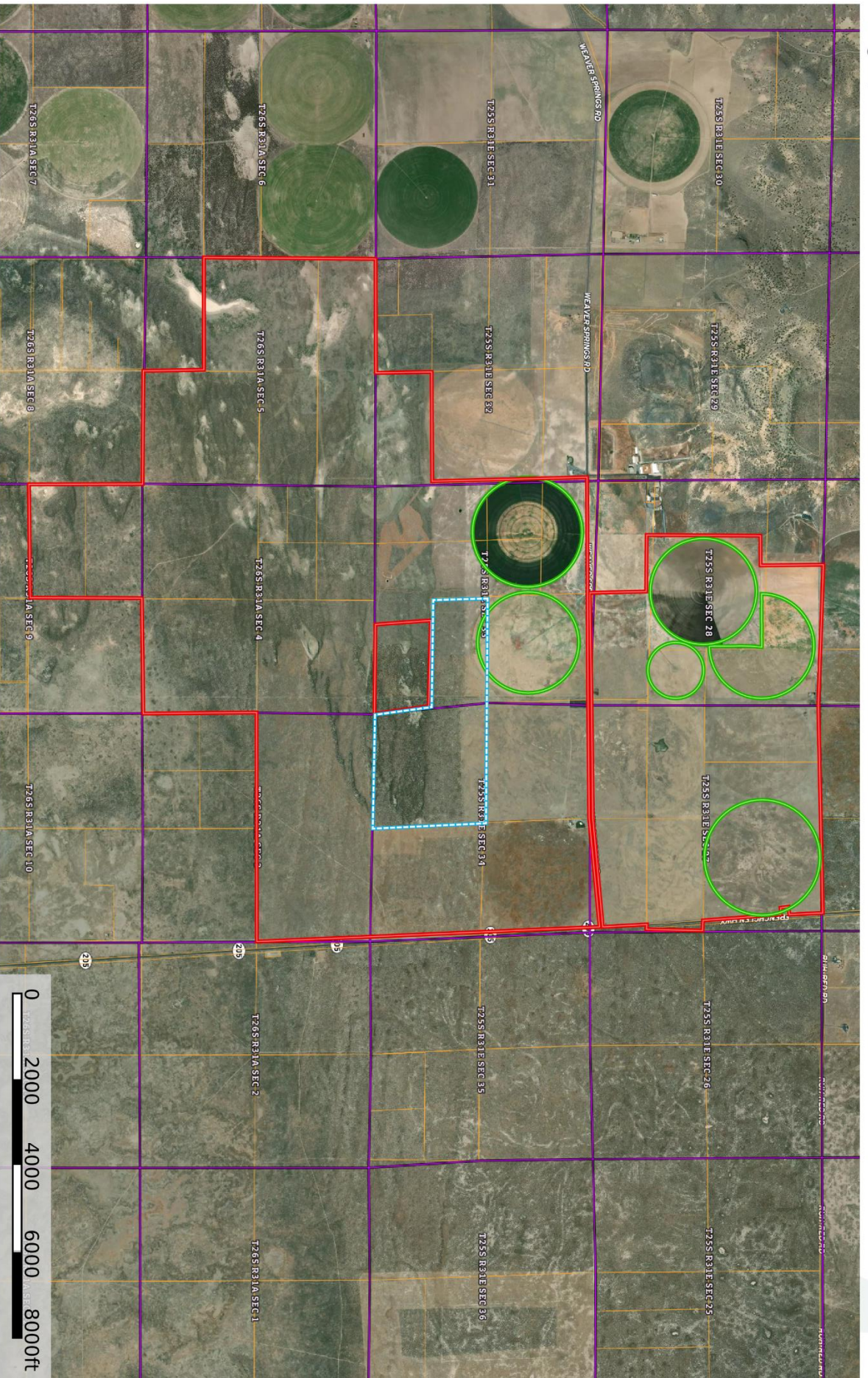
This Eastern Oregon ranch has almost 2000 acres seeded with crested wheat a couple years back. The current owner runs 130 pairs on the property for 4-5 months. They have 245 acres in Alfalfa hay production and another 110 acres pivot in Triticale. Two of the pivots have Lesa irrigation system and new nozzles. The Eastern Oregon ranch also has good perimeter fencing and great access along Hwy 205 south of Burns, Oregon. Improvements are minimal with a 3 bed 2 bath manufactured home.

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.



Hwy 205 Ranch

Oregon, 3719.92 AC +/-



- Boundary
- Boundary
- Pvt

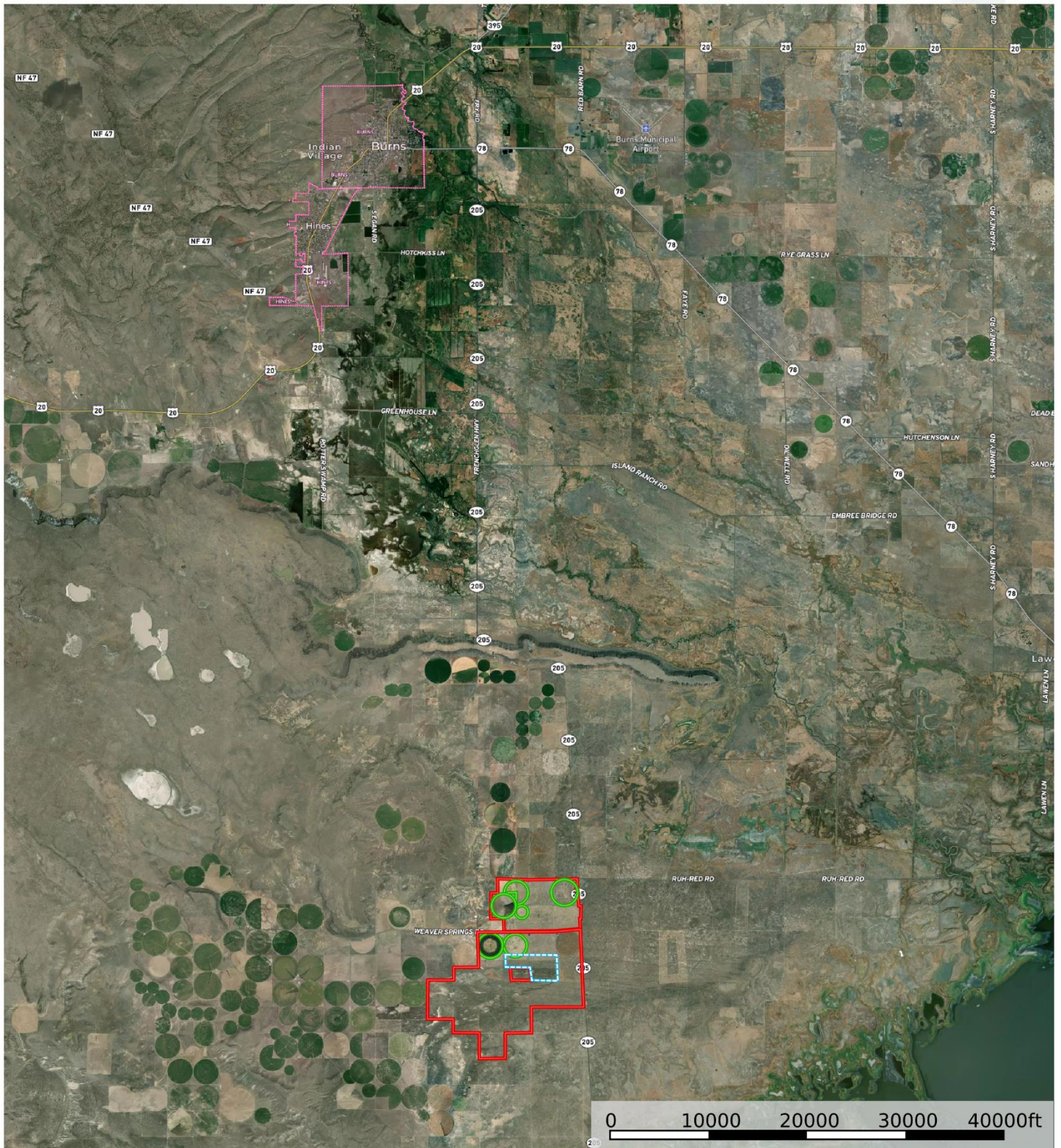


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M The information contained herein was obtained from sources deemed to be reliable. Highlight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Hwy 205 Ranch

Oregon, 3719.92 AC +/-



Boundary Boundary Pivot

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