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PROPERTIES
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Real Estate

Jett Blackburn
Real Estate Inc.



Lower Silvies River Ranch

\$4,950,000



Curt Contact Card

Presented by
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Location: 61687 Lawen Rd, Burns Oregon

Tax Lots: T25S R30E WM Parcel 1 & 2 of Partition Plat 2020-1331
T25S R32E WM Tax Lots 1000, 1003, 1004 & 4900
T26S R32NE WM Tax Lot 200

Acreage: 2370.56 +/- deeded acres consisting of the following:

- 1148.80 acres water righted
- 220 +/- acres native hillsides
- 158 +/- acres cleared farm ground (no water rights)
- 840 +/- acres native flat lands by lake
- 1.76 +/- acres land by lake with improvements
- 2.00 +/- acres land by Dog Mountain with improvements





Water Rights: Priority Date # Acres Source
Dec 31, 1900 1148.80 Silvies River

BLM Permit: Allotment # Name Dates AUM's
07022 Dog Mt

Wells: 4 - wells @ Lake Property
2 - wells @ Dog Mt Property

Improvements: 1 - 4 bd, 2 bth home built in 1979 with 2690 sq.ft.
1 - smaller shop/storage with 1120 sq.ft.
1 - 7056 sq.ft. barn/hay storage
1 - set of working corrals

Taxes: 2022/2023 - \$2823.05 (farm deferral)



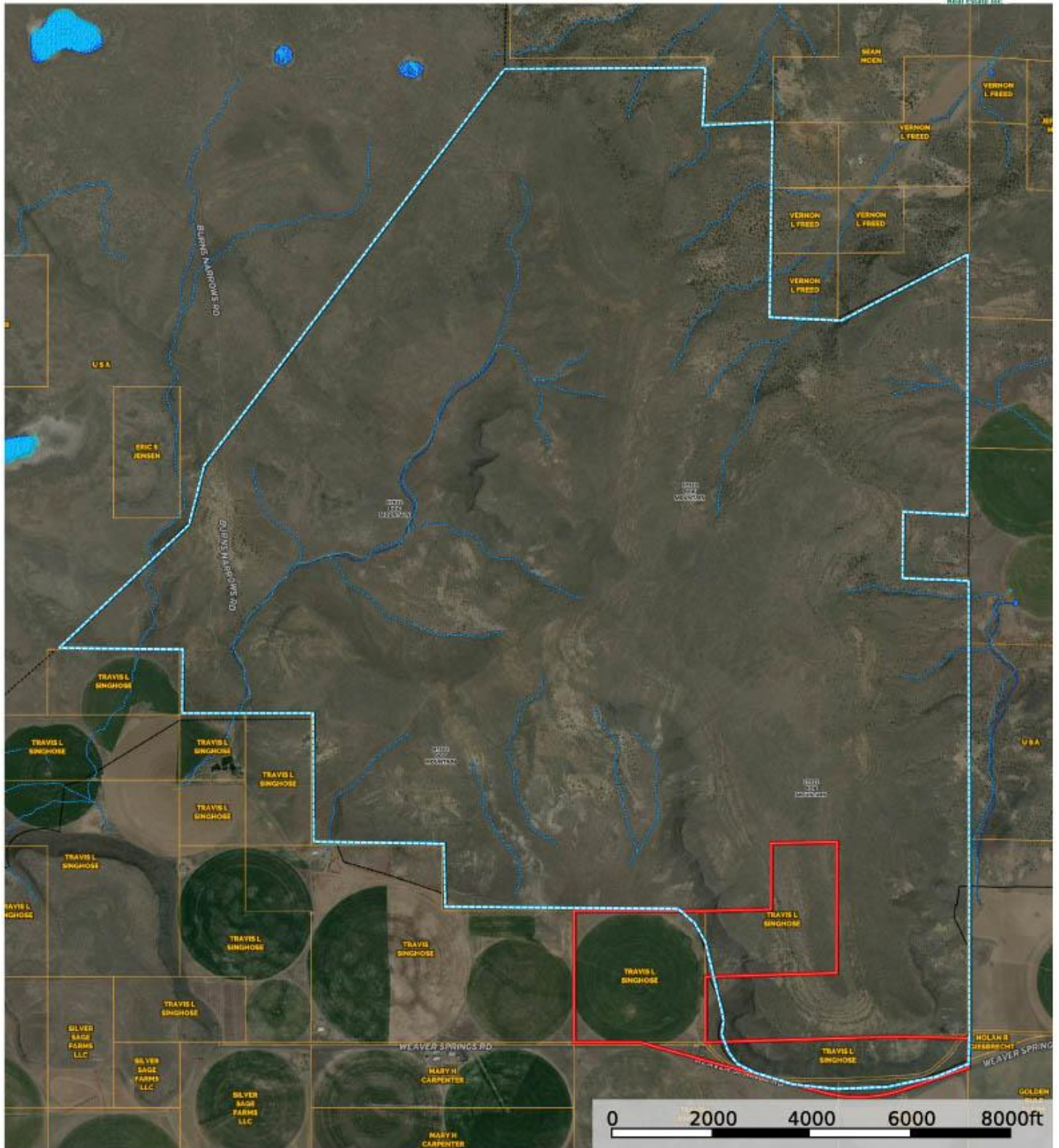


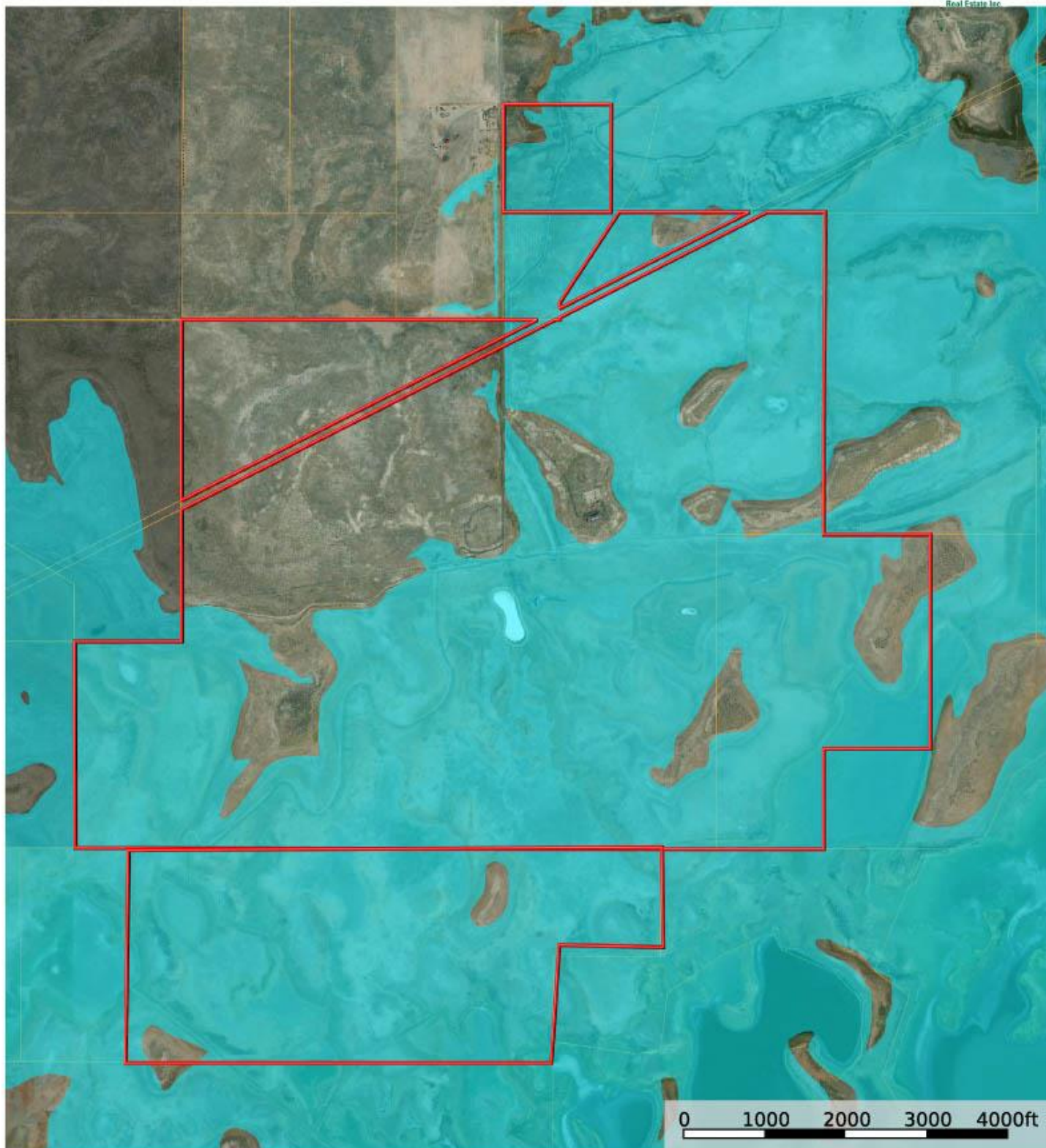
This Eastern Oregon Ranch was used as a Hunting Duck Club in the late 70's and early 80's. Today it is primarily managed for pasturing cattle and sometime on a good water year produces a little wild hay (30-40 tons). The current owner on a normal water year will graze 250 pairs from April to October or for 5-6 months within the deeded and BLM permit.

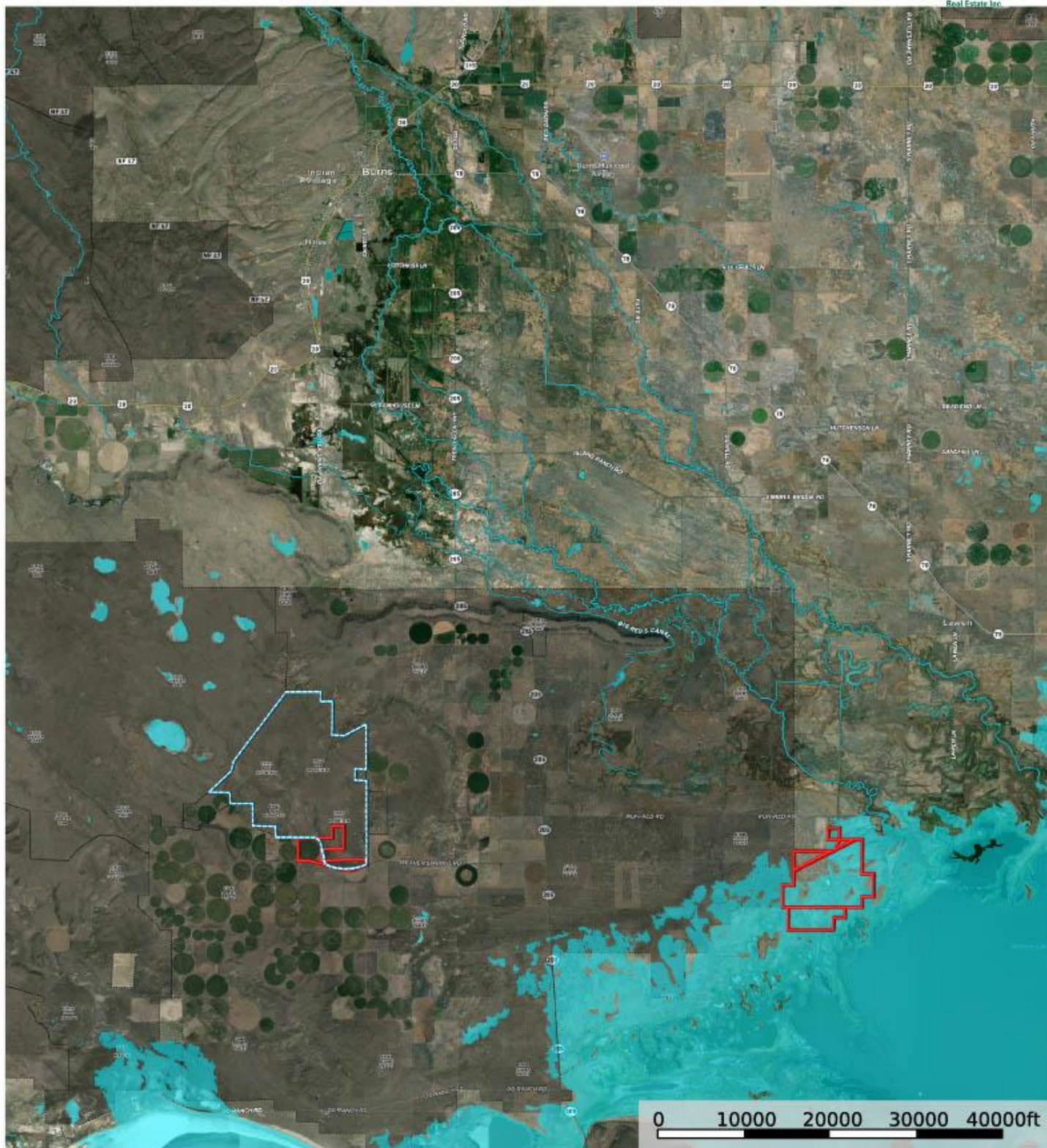
The owner also has listed their hay farm separately but could be combined with this pasture ranch making a balanced cattle operation. The owner is currently developing a new set of working corrals and doing some remodeling to the house's kitchen and bathrooms.



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 any of our listings.







Boundary Boundary Stream, Intermittent River/Creek Water Body

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Dog Mountain

