



**JETT BLACKBURN
REAL ESTATE Inc.**

15 miles S on Hwy 205

Burns, OR 97720

\$1,200,000

Henney Pivots

494 Deeded Acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



LOCATION: Approx. 15 miles south of Burns Oregon off Hwy 205
ACREAGE: 494 +/- Total Deeded Acres Consisting of
 - 276+/- Acres Irrigated by Pivots
 - 218 +/- Acres of pivot corners & dryland pasture

WATER RIGHTS:

<u>Certificate #</u>	<u>Transfer #</u>	<u>Permit #</u>	<u># of Acres</u>	<u>Priority</u>
	T13110	G-17486	135.3	Jan 13, 2014
55574	T12819	G-6961	120.0	Aug 12, 1976
94555	T12652	G-16498	<u>70.0</u>	June 17, 2008
Total:			325.3	

TAXES: \$882.22 (farm deferral) 2023

PRICE: \$1,200,000.00

COMMENTS: This Eastern Oregon Farm has 3 pivots irrigating approximately 276 acres of which has 206 acres planted in alfalfa & the remaining 70 acres planted in alfalfa triticale mix. The property is known as Henney Pivots and is approximately 13 miles south of Burns, OR on Hwy 205 near Dog Mountain. The name Henney comes from an historic post office located in the area. This Eastern Oregon farm would make a great addition for hay base or a nice starter farm.

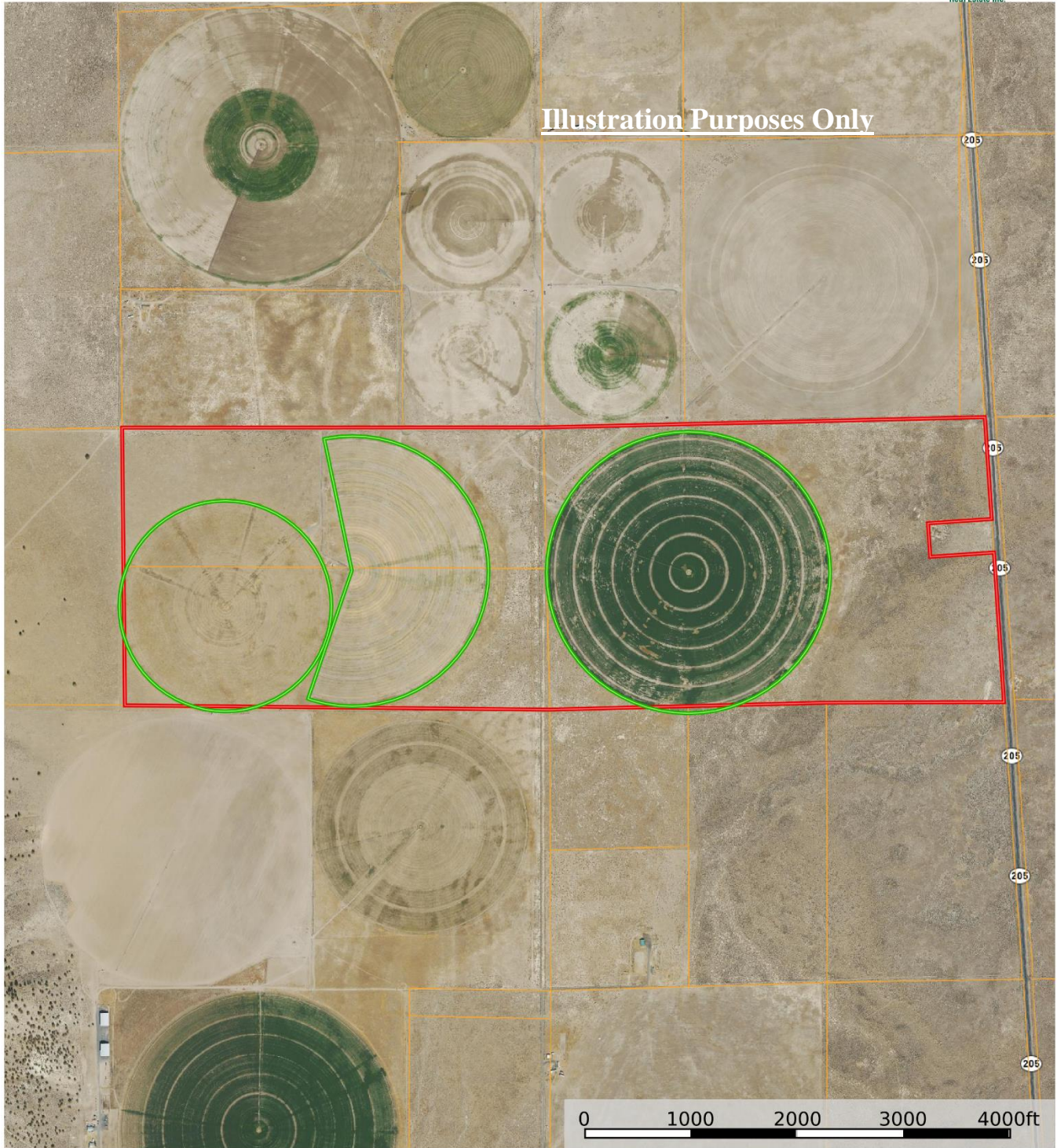
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.





Oregon, AC +/-

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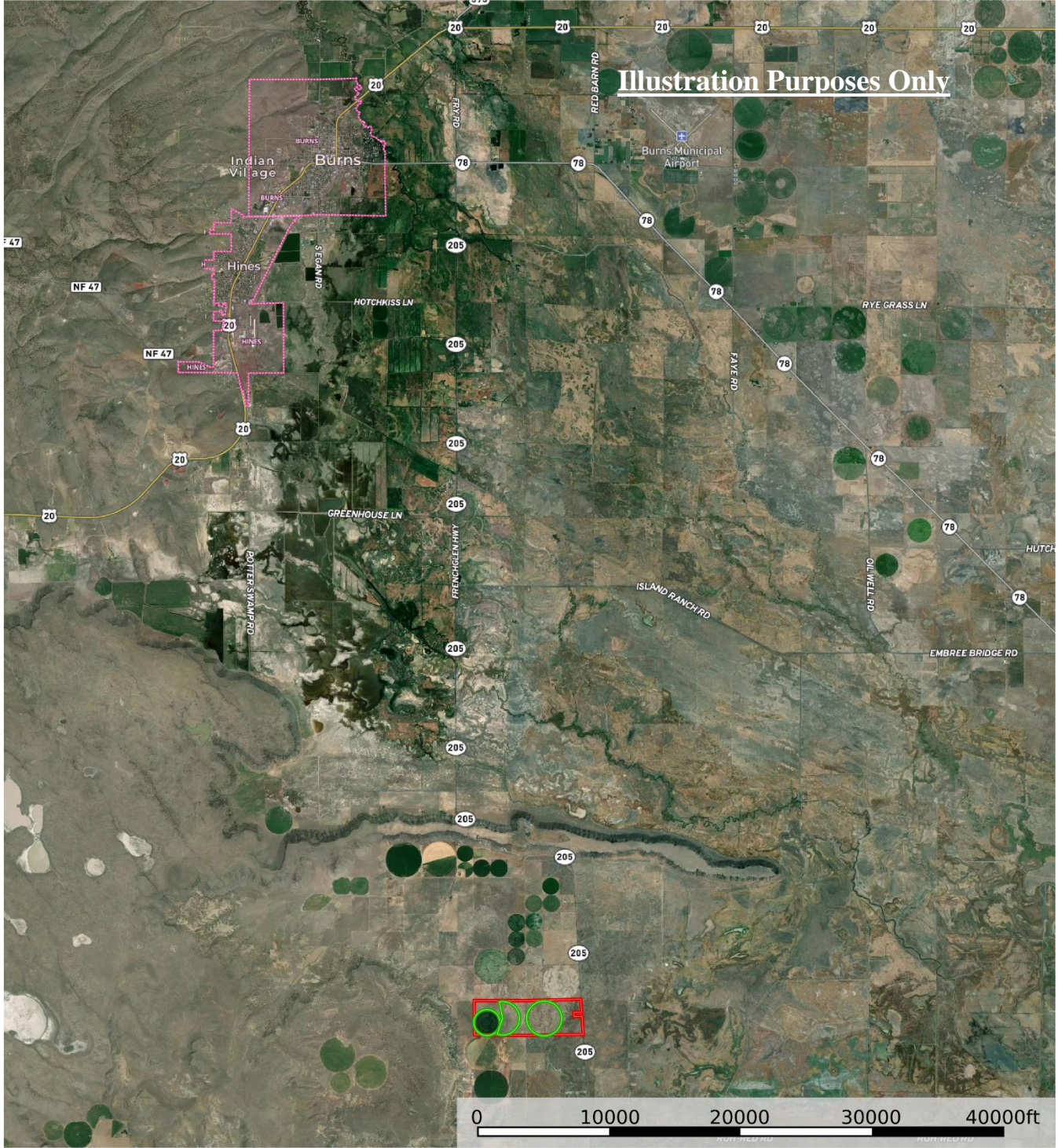


Boundary Pivot



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Oregon, AC +/-



Boundary Pivot



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



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