

Anderson Valley Pivots

2,054.91(+/-) Deeded Acres | 696.60(+/-) Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Roughly 15 minutes south of Crane in the high deserts of Eastern Oregon lies the Anderson Valley Pivots. Just over a total of 2,000 deeded acres, the newly developed ground has a pair of locations that provide a pasture setup & a hay base.

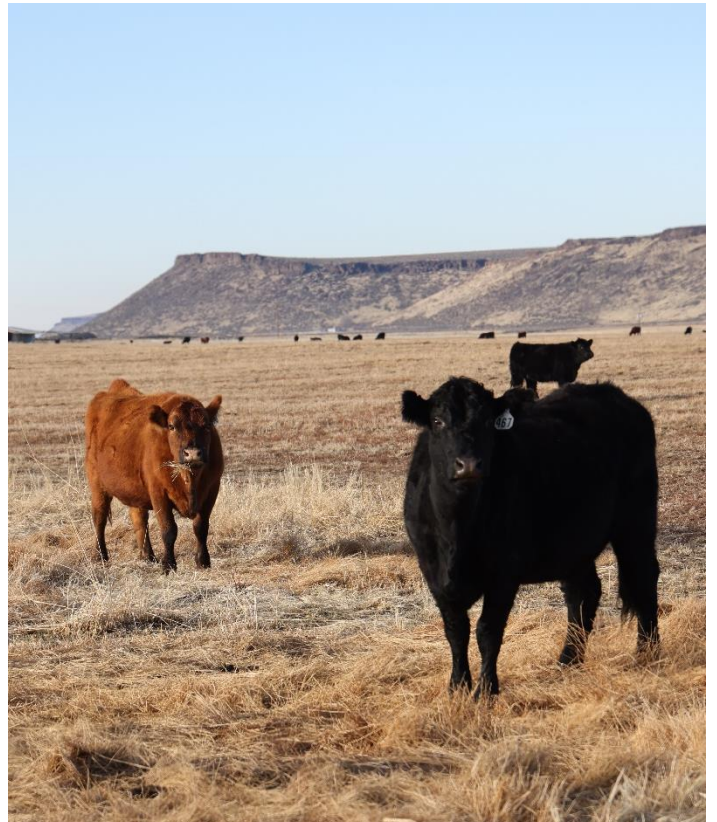
The main hay production is roughly 5 minutes south of Hwy 205 off the Anderson Valley Rd, it consists of 569.40(+/-) acres of water rights under 6 total pivots. Of the 3 pivots that were seeded this past year, they are planted in triticale while the remaining 3 are to be seeded in summer of '24. With the recent developments, the ground has had no fertilizer. It currently could meet the standards & opens the door to an organic farm.

Just along the south side of highway 205 is where the pasture ground lies. Due to the blacktop access & location of the ground it has great year around access. Named after the physical characteristics of a rock formation, Indian Head is a total of 733.03(+/-) deeded acres with 127.2(+/-) acres of that being in water rights. The water rights are irrigated from 2 wiper pivots & are currently planted in alfalfa, all of which has been fertilized & would not fall under organic. The majority balance of the property has been seeded into crested wheat in fall of 2023 where the ground was previously irrigated.

The deeded acreage has a few improvements on them consisting of 2 manufactured homes & a livestock shed. All 3 of the improvements are located on the Indian Head deeded acreage. Each of the homes are a 3 bedroom & 2 bathroom setup. A potential homesite could possibly be placed on the deeded ground further south, as it has fantastic views of Riddle Mountain & the high desert.

Attached to the ground is a BLM permit. The permit currently resides in between the public ground separating the parcels. Livestock is watered from wells off the deeded ground.

Overall, the combination of the two grounds creates an all-around outfit as they complement the other extremely well. Their hay base is made up of good sandy loam soils and newer pivots with great water supply. This property is a nice compact small cattle operation with hay sales. The extra BLM permit and deeded ground provides a great pasture for livestock.







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.

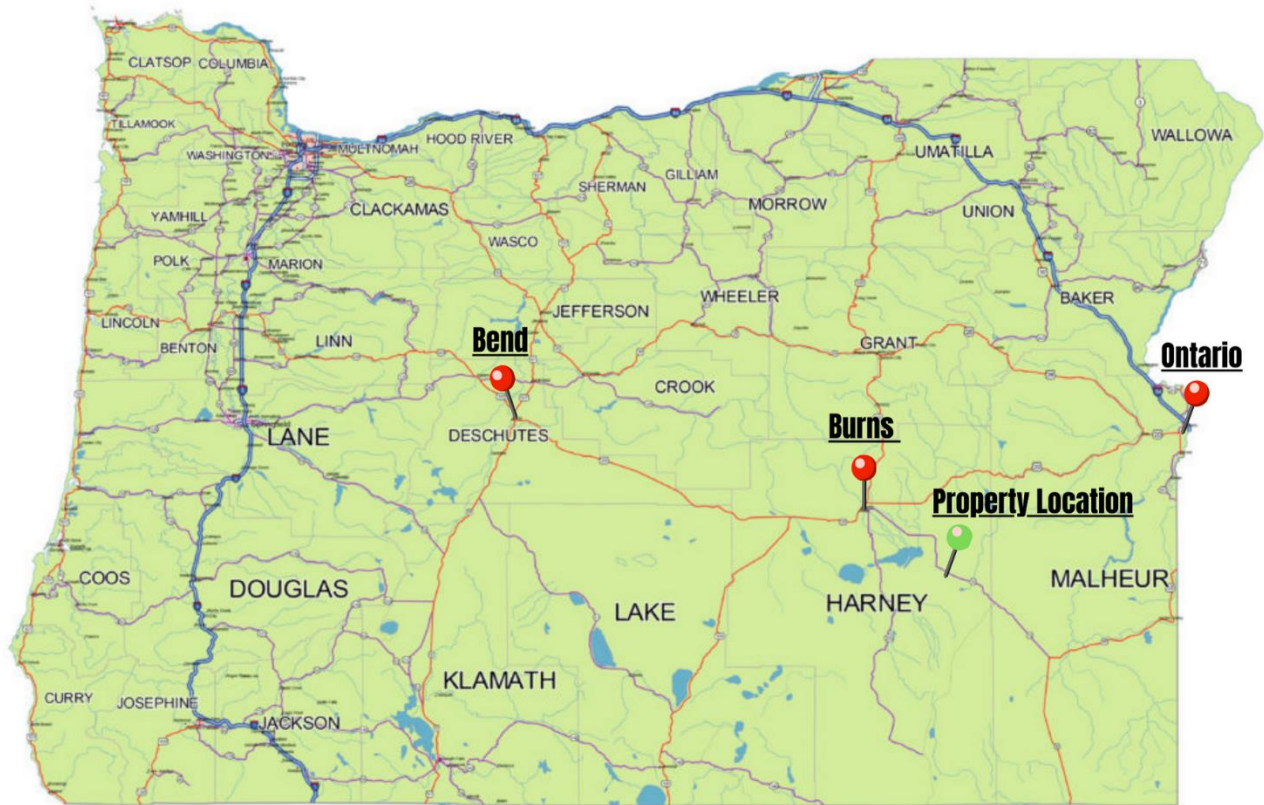


Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two-hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





Location



0 100 200 Miles

OREGON

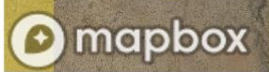
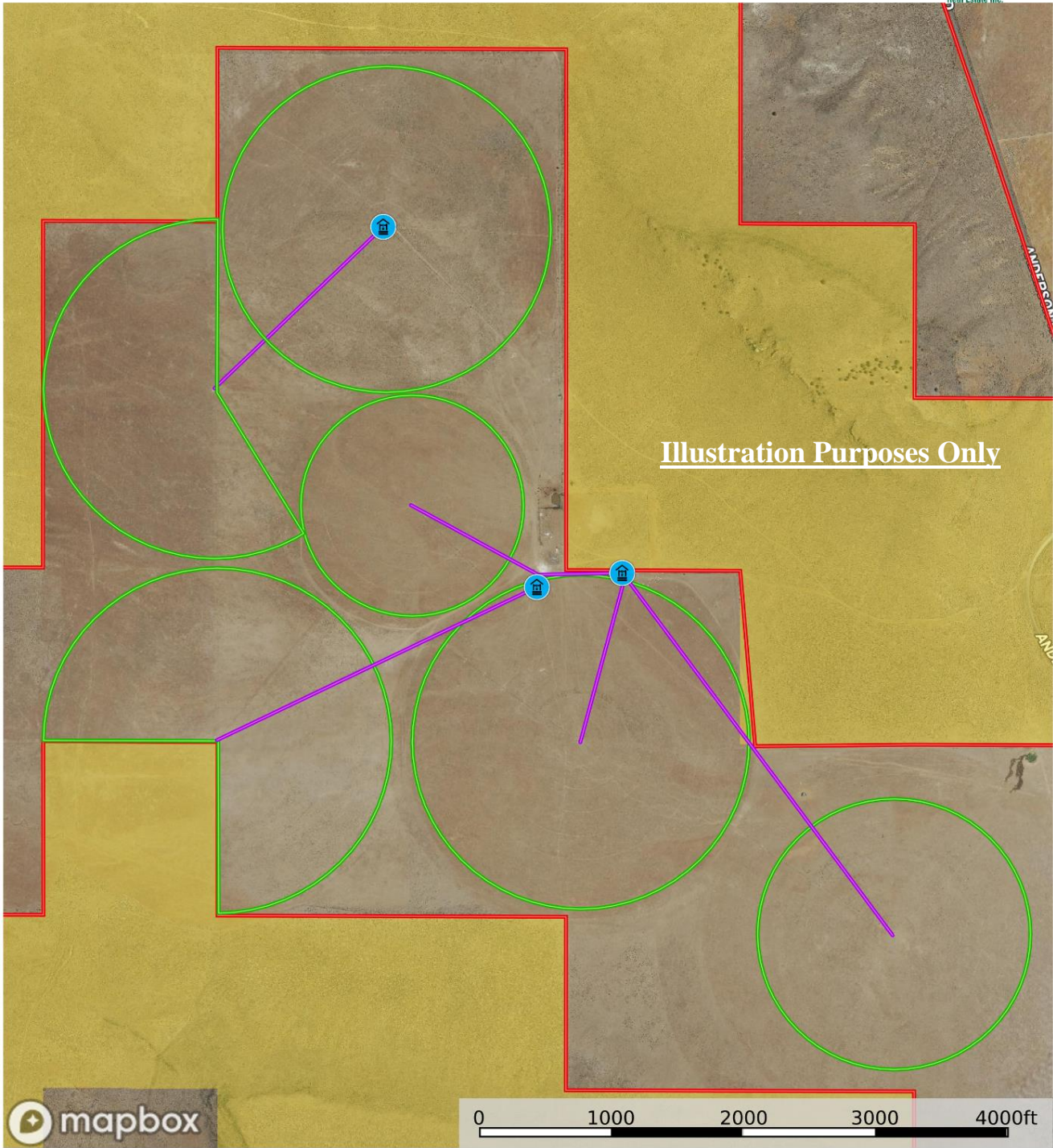
Burns Oregon: <https://www.cityofburnsor.gov/>
41 min (41.5 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 23 min (136.8 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 51 min (172.1 mi)
102,059 (2021)



Anderson Valley / Indian Head
 Oregon, AC +/-



- Corrals
- House
- Well
- Mainline
- Indian Head Boundary
- Anderson Valle Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

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

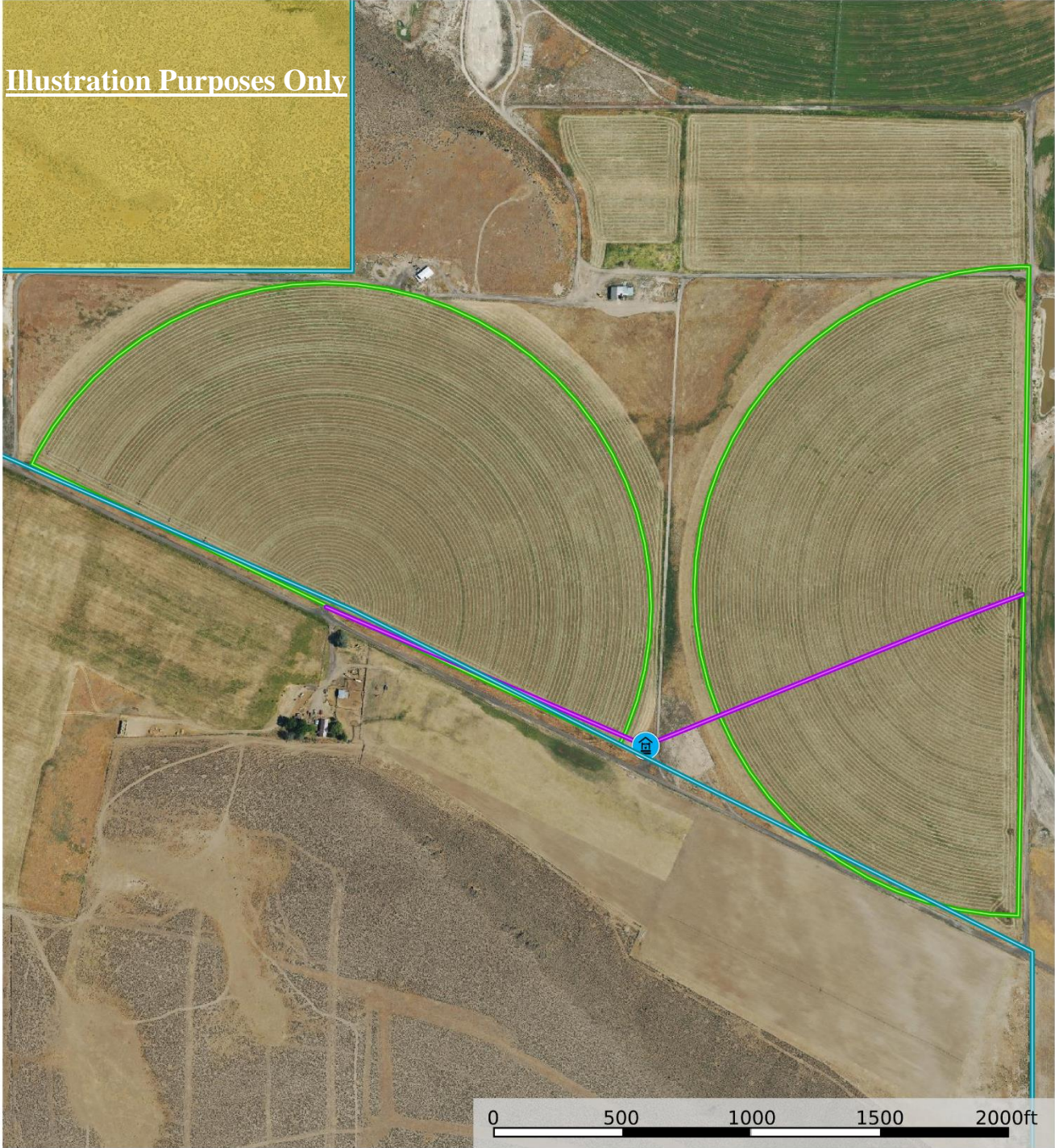
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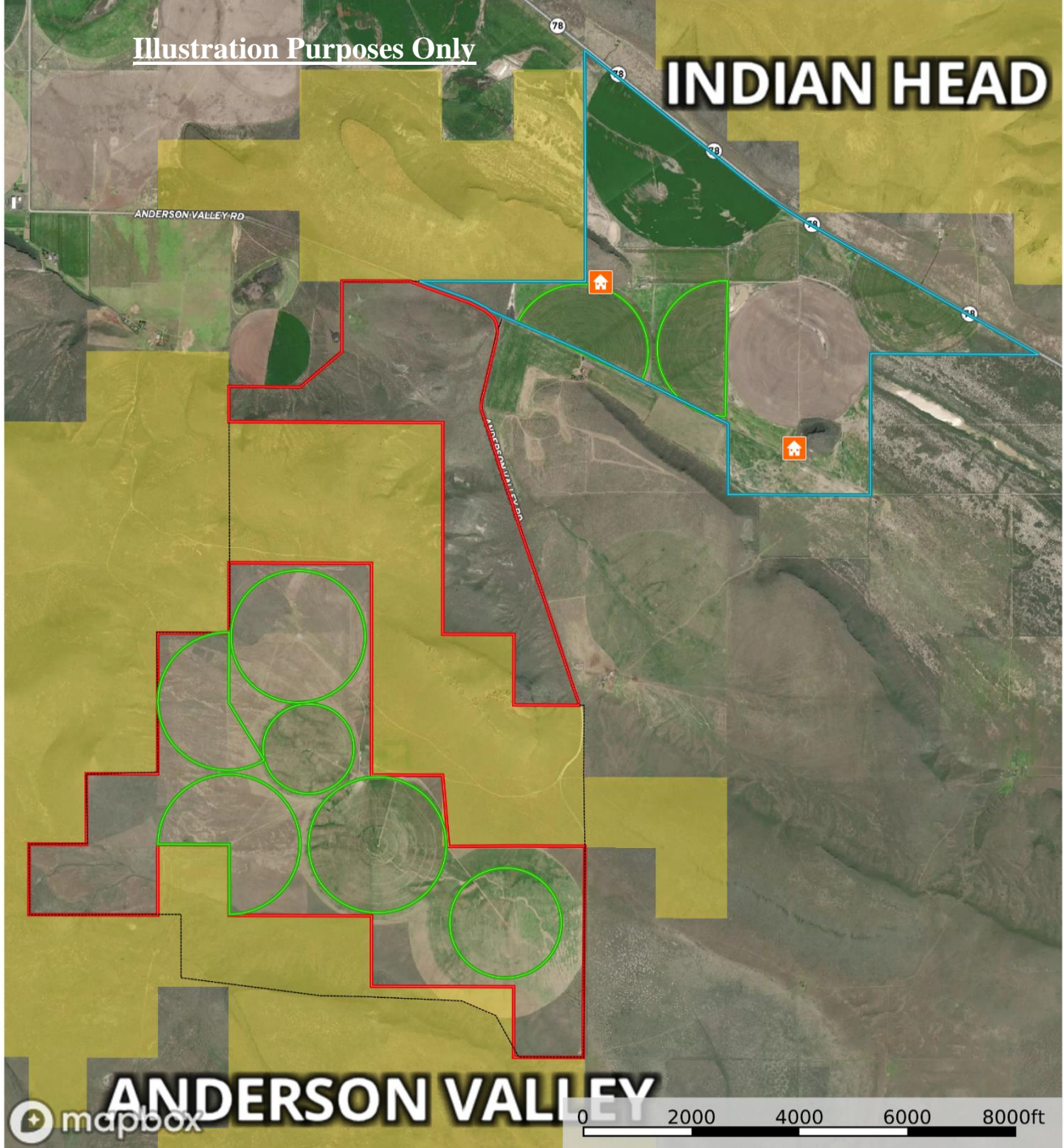
- House
- Well
- Grazing Allotment
- Mainline
- Indian Head Boundary
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ADDRESS: 50184 Highway 78, Princeton, OR 97823

ACREAGE: 2,054.91(+/-) Deeded Acres - Per County Records
- 696.60(+/-) Acres Irrigated under Pivots
- 1,353.31(+/-) Acres of Pasture
- 5 Acres - Improvements, Hay Storage,

WATER RIGHTS:

<u>Certificate#</u>	<u>Transfer</u>	<u>#Acres</u>	<u>Priority Date</u>
95616	T-13942	16	Nov. 20,1978
88299	T-13942	27.4	June 4, 1979
93236	T-13942	28.7	Sept. 27, 2012
95618	T-13942	230	Dec. 18, 2008
95619	T-13942	206	Dec. 20, 2012
95663	T-13942	51.3	Sept. 27, 2012
95334	T-13942	17.3	Sept. 29, 1983
97103	T-13942	127.2	Nov. 20, 1978

PERMITS:

<u>Name</u>	<u>Allotments</u>	<u>Turnout</u>	<u>Total AUM's</u>
Hatt Butte	OR05317	10/1-10/31	63

IMPROVEMENTS: 1977 Kit MH - 3 Bedroom, 2 Bath - 938 sqft
1980 Sequoia MH - 3 Bedroom, 2 Bath - 1,344 sqft
Livestock Shed - 2,000 sqft
Small set of portable working corrals

FINANCING: Cash or Bank Financing

TAXES: \$6,713.18 - Per County Records (Farm deferral)

PRICE: \$6,500,000



United Country Jett Blackburn Real Estate

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.

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

Presented By



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774



Jett Blackburn Real Estate

(541)413-5660

office@jettblackburn.com

www.jettblackburn.com

707 Ponderosa Village

Burns, OR 97720