

Briggs

5,058.47(+/-) Deeded Acres | 1,114.39(+/-) Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



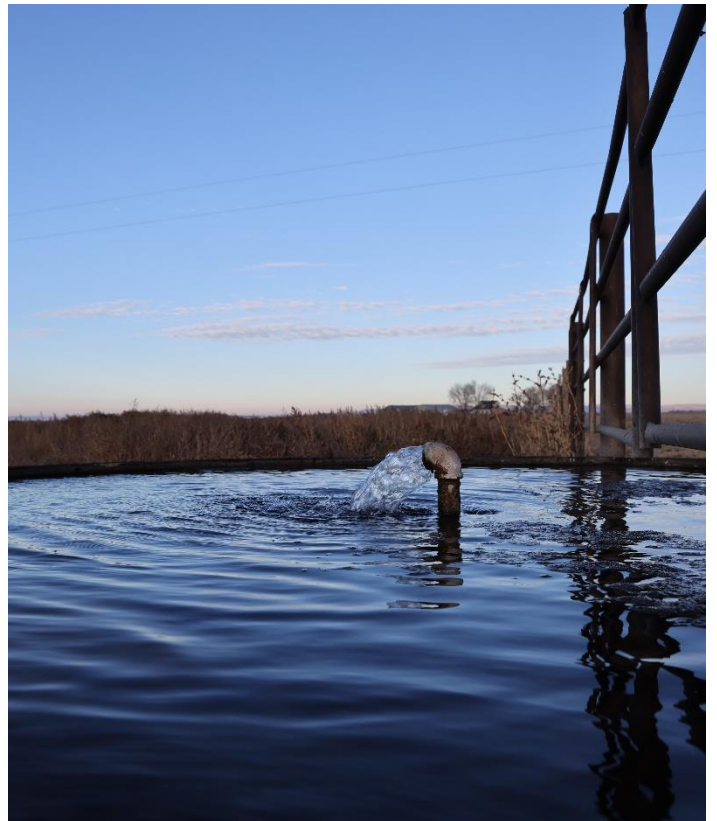
Briggs Ranch is an Eastern Oregon ranch that is 40 minutes south of Burns Oregon in the high desert. Bordered next to the Malheur Wildlife Refuge, the ranch consists of 5,058(+/-) acres deeded with 1,114 acres of pivot irrigation that includes great water sources from wells. Additional to the deeded, the ranch includes two smaller BLM permits consisting of 3,500(+/-) acres for a total of 8,558(+/-) acres in this Eastern Oregon Ranch.

The Ranch has various cross fencing with stock water making this contiguous ranch easy to manage your cattle operation. On the deeded ground, livestock are water by a variety of solar, wind, & electric pumps. For the BLM Permit Big Bird, a well is tied into 4 troughs that vary across the acreage.

The irrigated ground has been recently redesigned into pivots, making this a more efficient and economic farm. There are approximately 790(+/-) acres of irrigated ground that could qualify for organic. Of that acreage, 3 pivots were installed in 2023 with 2 planted in alfalfa & the 3rd in triticale. The remaining 7 pivots are currently under development and projected to be finished in 2024. Wells in this area have been high producing with 1,000 gpm to around 2,500 gpm.

Improvements are conveniently located near each other. The headquarters has a variety of outbuildings from machine sheds, shops, corrals, rock pit, hay sheds, & more. The corral setup is easy going with a hydraulic chute, crowding tub, sorting pins, livestock scales, stables & more. The cinder pit has been used to keep roads maintained, provide a base for the stackyard, & pivot track fill. Two shops, a machine shed, and a 4,992 sqft hay shed provide feed & extra equipment storage. Three homes in total, two of which are located on the headquarters. One is a 3 bedroom 2 bath manufactured home while the other is an older two story stick built home. Near the headquarters is the third home equipped with a shop & front porch view of the Steens Mountains.

This Eastern Oregon Ranch is a contiguous parcel that can run approximately 300-350 head of cattle, depending on pivot pasture or extra hay sales. It is in one of the mildest climates in Harney County that is great for hay production & cattle management. Overall, it can be a a great balanced cattle operation with hay sales.







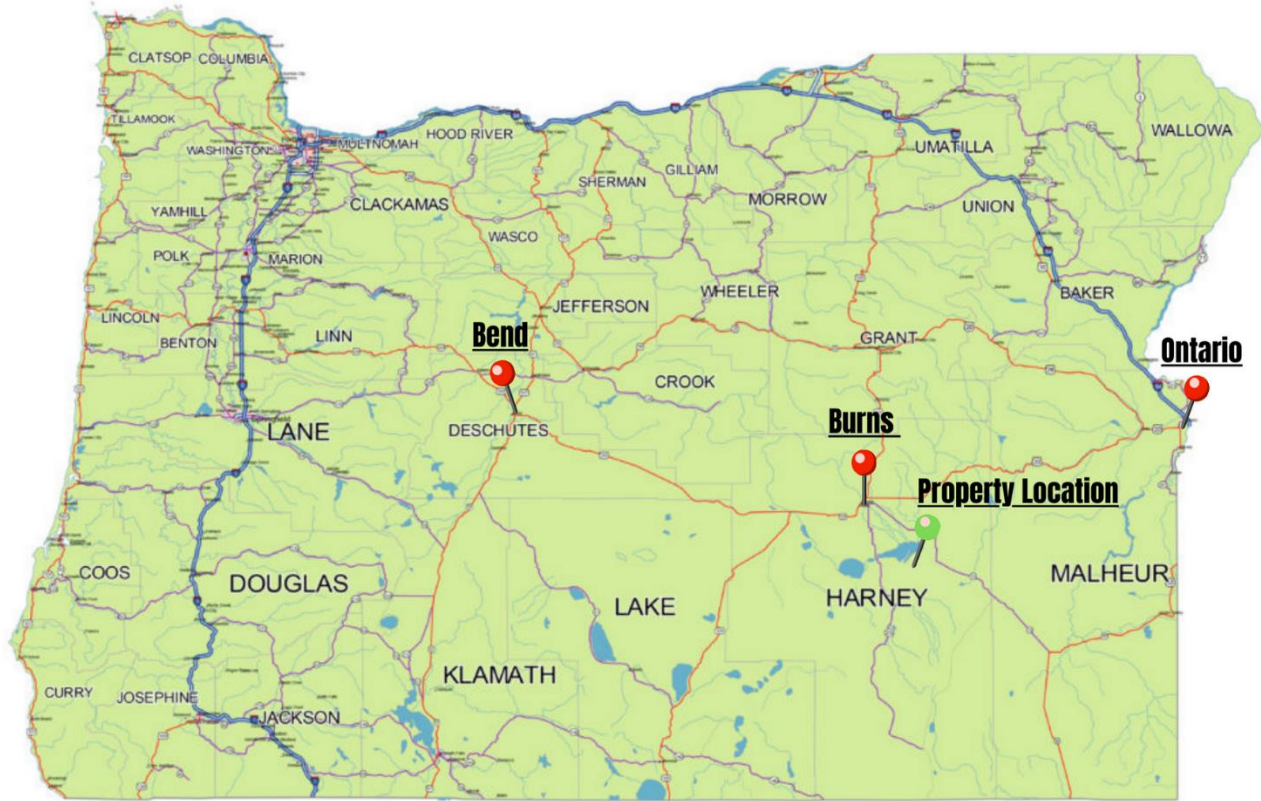


Surrounding Area

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.





0 100 200 Miles

OREGON

Location

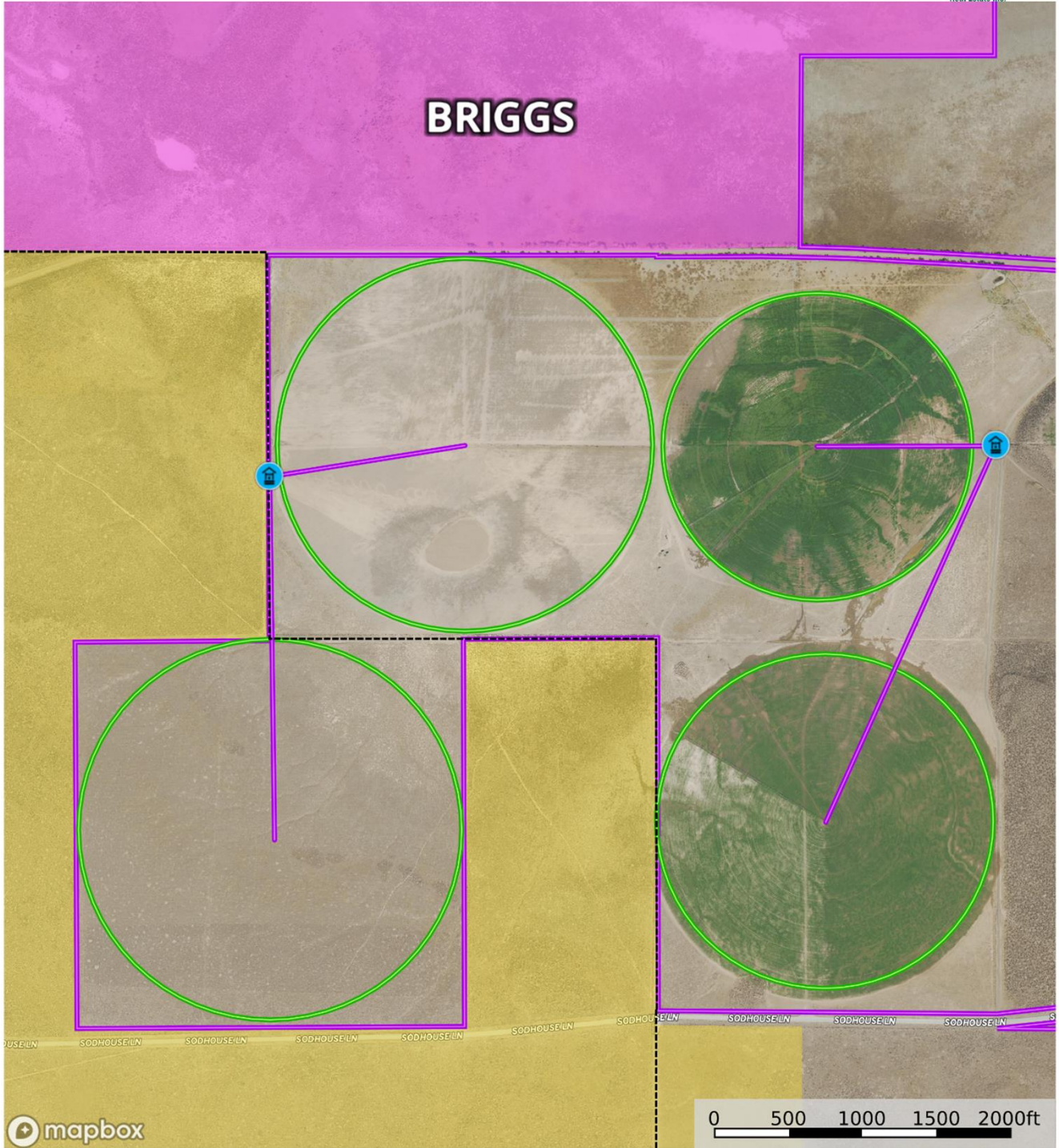
Burns Oregon: <https://www.cityofburnsor.gov/>
38 min (33.8 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 40 min (145.9 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 48 min (164.3 mi)
102,059 (2021)



Briggs / Windmill
 Oregon, AC +/-



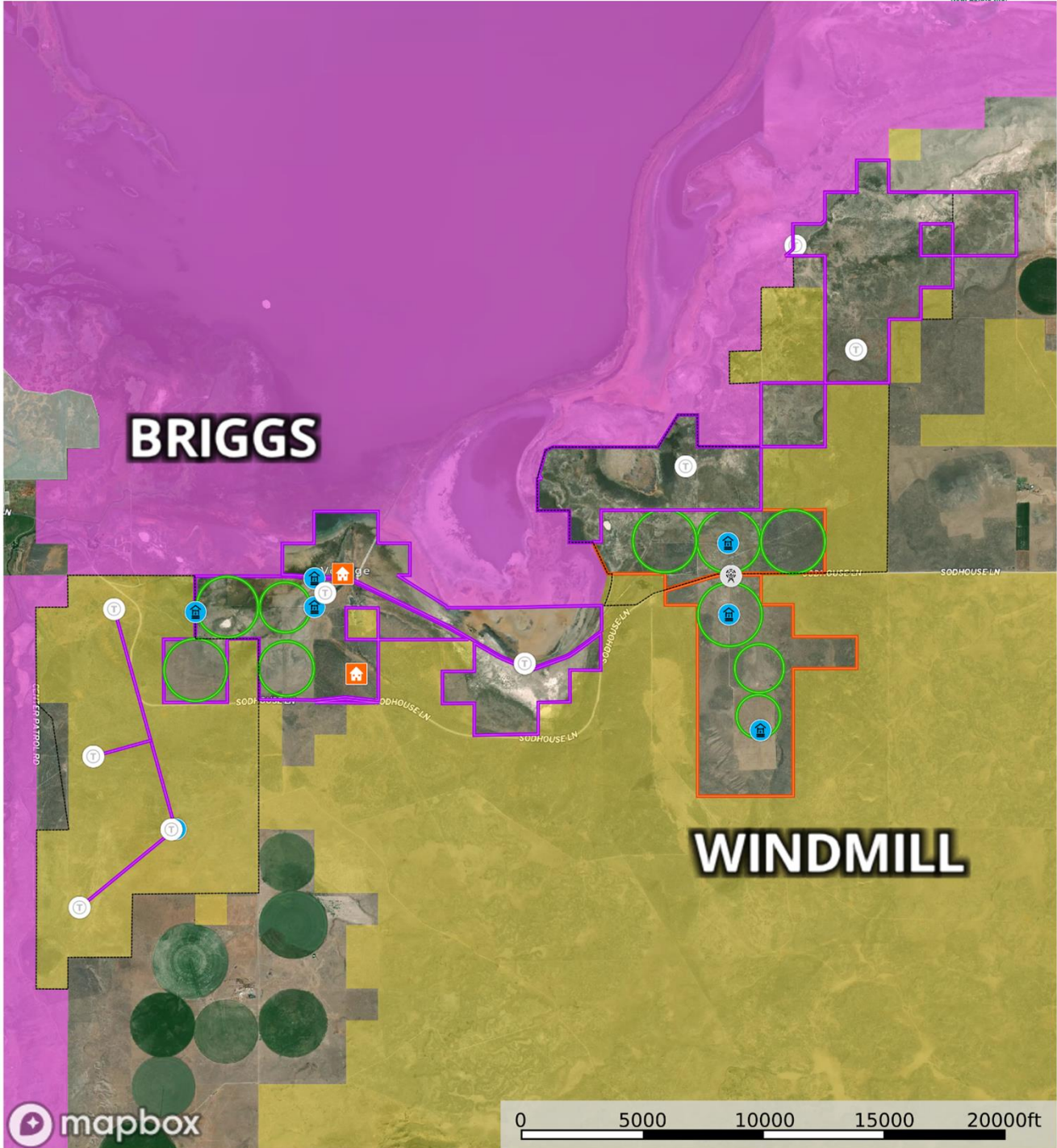
- Windmill
- Well
- Grazing Allotment
- Mainline
- Windmill Pivot
- Briggs Bounda
- Anderson Valle Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

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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Briggs / Windmill
 Oregon, AC +/-



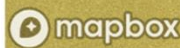
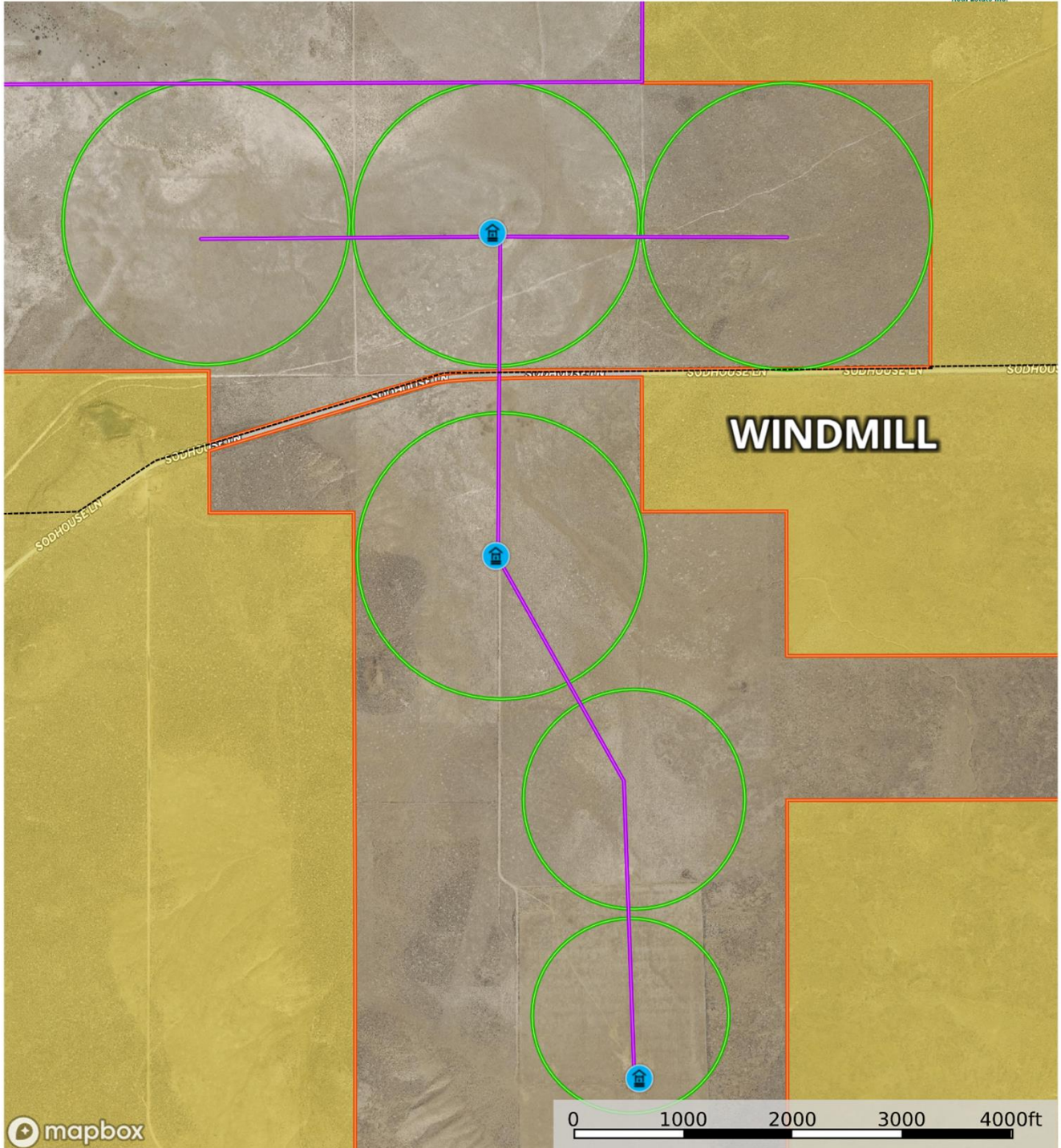
- House
- Windmill
- Trough
- Well
- Grazing Allotment
- Mainline
- Windmill Pivot
- Briggs Bounda
- Anderson Valle Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildli
- National Park
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Briggs / Windmill
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ADDRESS: 36625 Sodhouse Ln, Princeton, OR 97721
ACREAGE: 5,058.47 (+/-) Deeded Acres – Per County Records
 - 324.26 (+/-) Acres Irrigated under Pivot
 - 790.13 Acres in Development
 - 25 Acres – Improvements, corrals, rock pit, homes, etc
 - 3,919.08 Acres of Pasture

WATER RIGHTS:

<u>Certificate#</u>	<u>Transfer</u>	<u>#Acres</u>	<u>Priority Date</u>	
93234	T-12822	120.5	Oct. 9, 1998	Briggs
93194	T-12822	124.80	Oct. 9, 1998	Briggs
91644		61.63	May 21, 1992	Briggs
91644	T-13924	291.73	May 22, 1992	Windmill
32394	T-13925	75.53	Oct. 2, 1985	Briggs
82390	T-13925	31.0	Sept. 29, 1983	Briggs
97383	T-12420	35.8	March 18, 1968	Briggs
91418	T-13926	131.0	May 21, 1992	Windmill
93424	T-12833	242.4	Feb. 8, 1999	Windmill

PERMITS:

<u>Name</u>	<u>Allotments</u>	<u>Turnout</u>	<u>Total AUM's</u>
Briggs FFR	OR05322	8/1-9/30	100
Big Bird	OR05302	4/1-6/30	300

IMPROVEMENTS:

- 2005 Fuqua MH – 3 Bedroom, 2 Bath – 1,538 sqft
- Kit MH – 3 Bedroom, 2 Bath - 938 sqft
- 2009 Champion MH – 3 Bedroom, 2 Bath - 2,100 sqft
- 1920 2 Story Stick Built – 3 Bedroom, 2 Bath 1,488sqft
- GP Building w/ Lean-to – 2,484 sqft
- GP Building w/ Dirt Floor – 2,000 sqft
- GP Shed – 579 sqft
- Machine Shed w/ Dirt Floor – 1,536 sqft
- Corrals
- GP Building – 1,824 sqft
- Livestock Sheds & Scales
- Hay Shed – 4,992 sqft
- GP Building – 600sqft
- Rock Pit

FINANCING: Cash or Bank Financing

TAXES: \$7,319.77 – Per County Records (Farm deferral)

PRICE: \$10,000,000



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



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