

Silver Sage Farm

10,090.57+/- Deeded Acres | 5,104+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Silver Sage Farm is an eastern Oregon outfit nestled in the high desert of Harney County approximately 25 miles south of Burns Oregon. Rolling hills with sandy loam make up the terrain for this large operation as it is located in some of the highest yields for hay production per acre in the region.

The farm consists of over 10,000 continuously deeded acres plus 240 acres of State of Oregon lease land. Of that acreage, 5,000+/- acres are irrigated under 69 pivots with 3,000+/- acres of that currently are certified organic. The Seller is willing to consider purchasing back 10,000 tons of Organic hay annually.

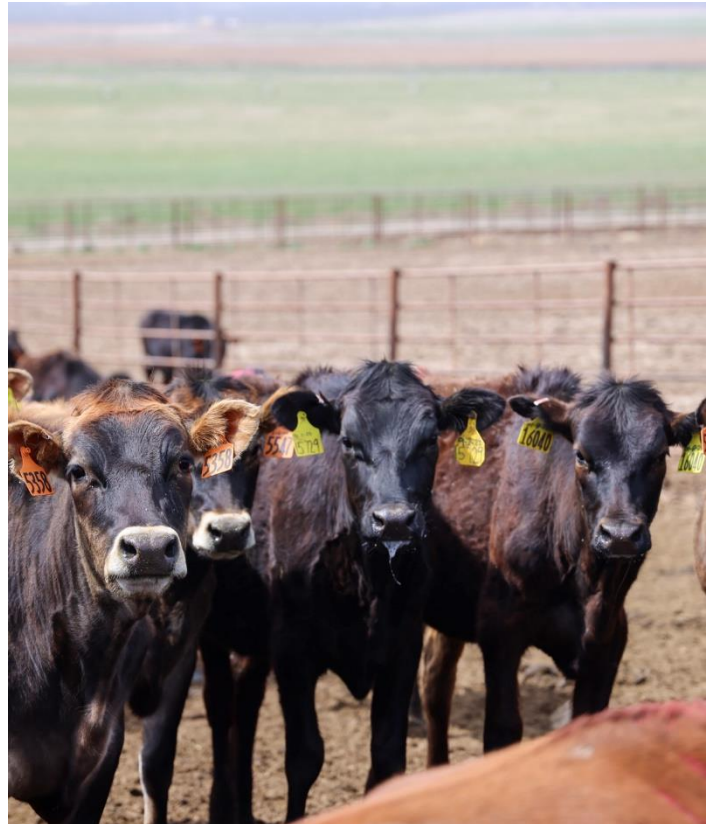
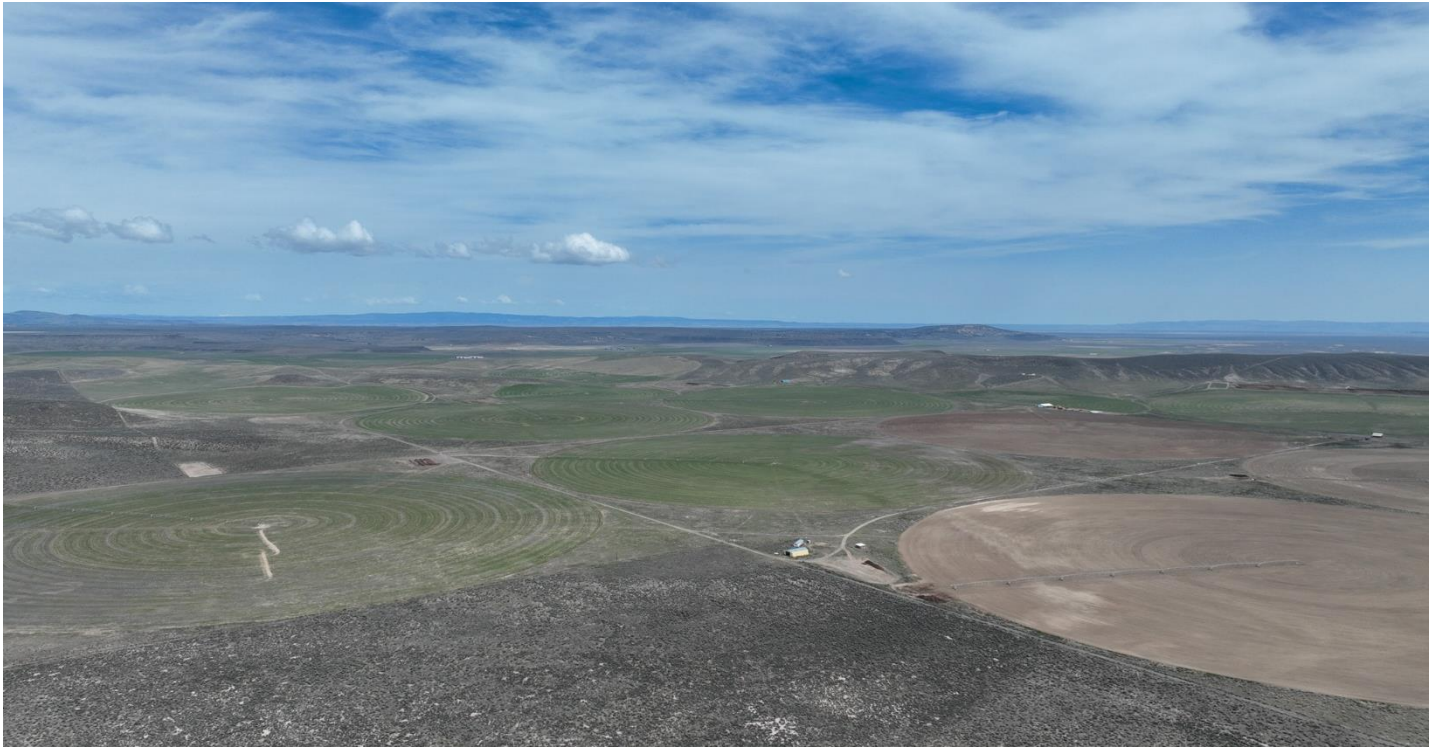
In addition to the large amounts of irrigation infrastructure can be throughout the large deeded. A total of 10 hay covers, 3 frame built homes, 3 manufactured homes, 3 shops, 2 truck scales (60 ton/20 ton), 3 rock pits, corrals, & a 2,200' concrete feed bunk separated into 6 fields. The owner is willing to consider leasing back the feed bunk for their dry dairy cattle operation. Silver Sage has a 2,000 head CAFO permit for the lot for their replacement dairy heifers.

Located off a paved county-maintained road that dead ends at the property entrance. Within 20 minutes of the farm one can export in any direction off 4 major highways: Hwy 20, Hwy 78, Hwy 205, & Hwy 395. The farm is also located roughly 5 hours from hay press facilities in Boardman, Junction City, & Aurora to export hay overseas.

The land is home to all types of wildlife. With the continuous acreage, the land allows landowner preference tags for hunting. Mule deer, antelope, & elk are seen throughout the area grazing pivots as they are highly attracted to the feed. Several other animal species such as bald eagles, hawks, coyotes, & more can be seen throughout the year.

The land is perimeter fenced with cross fencing throughout, & an additional 240 acres from a State Lease. Silver Sages location along with the current infrastructure in place creates an extremely large operation for the area.

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.







IMPROVEMENTS

Throughout the deeded acreage improvements are found with homes, shops, hay barns, corrals, rock pits, scales, & more. There are a total of 6 homes for workers with 3 of them being manufactured homes while the remaining are stick built. Most of the homes have an attached/detached garage or some sort of cart port and are 3 bedroom 2 bathrooms.

Hay storage facilities are located conveniently along good roads. Two locations are equipped with multiple hay barns & shops, one of which has five 6,480sqft hay barns and a 6,864sqft commodity building with additional cover, truck scales and fuel tanks are available as well. Another has 3 hay sheds and a large shop.

Across the ground are 3 cinder pits to save money & maintain roads, pivot tracks, pads, & areas around the improvements. Two sets of truck scales can be found near hay storage facilities, one is 60 ton & the other is 20 ton.

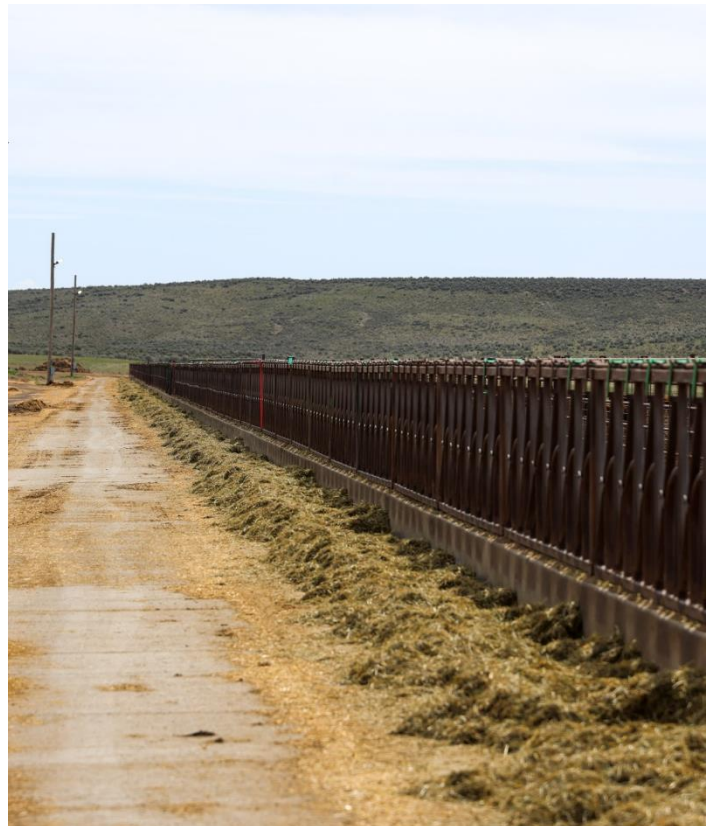




CATTLE

The Farm/Ranch currently has a 2,000 CAFO permit for replacement heifers on the ground year around. With the deeded acres being perimeter fenced & cross fenced, the current owners kick cows out in the fall to graze any remaining feed from pivot corners & elsewhere. There are three corral setups in various locations.

A 2200' concrete feed lot is beautifully built & designed. An 8ft wide concrete slab runs the whole distance for feed tractors to get in and out all year. The whole distance has manual head gates & there are a total of 6 separate lots. A large sorting alley leads to a loading chute to move cattle smoothly. All fencing and gates are metal & water troughs are conveniently located between fields.

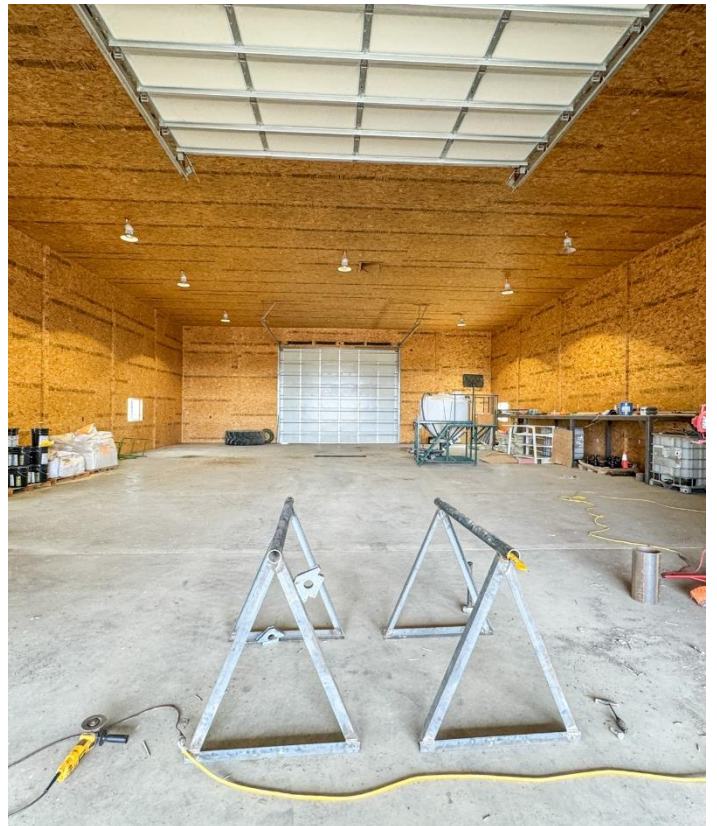


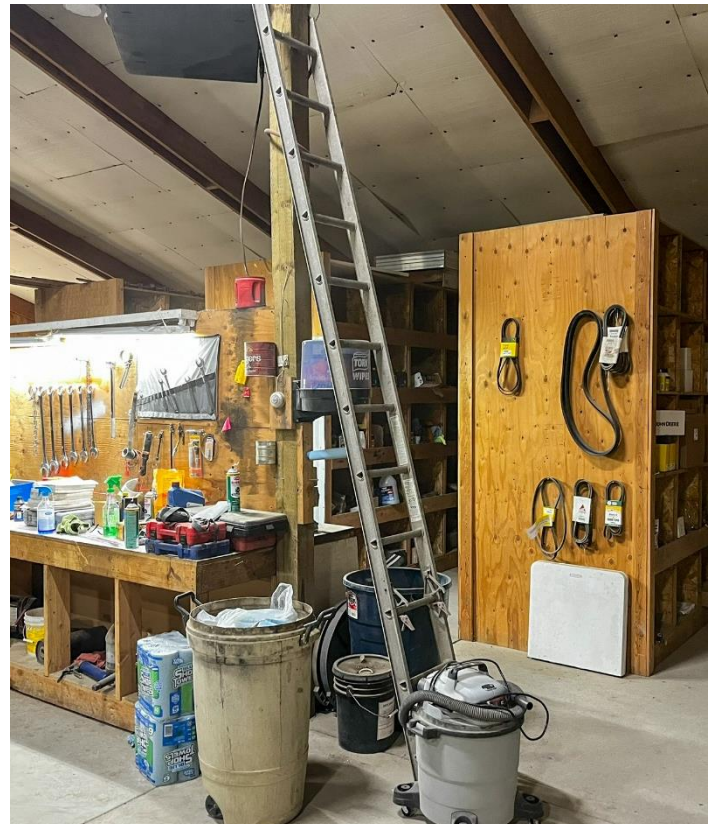


IRRIGATION

With over 5,000 acres of water rights nearly every acre is under pivots. Of the 69 pivots, a majority are Zimmatic but range in brand, some have LESA systems. A large portion of the pivots are tied into the same mainlines with existing wells & some sections have variable frequency drives making it easy to move water around. The majority of the fields are in alfalfa or triticale.





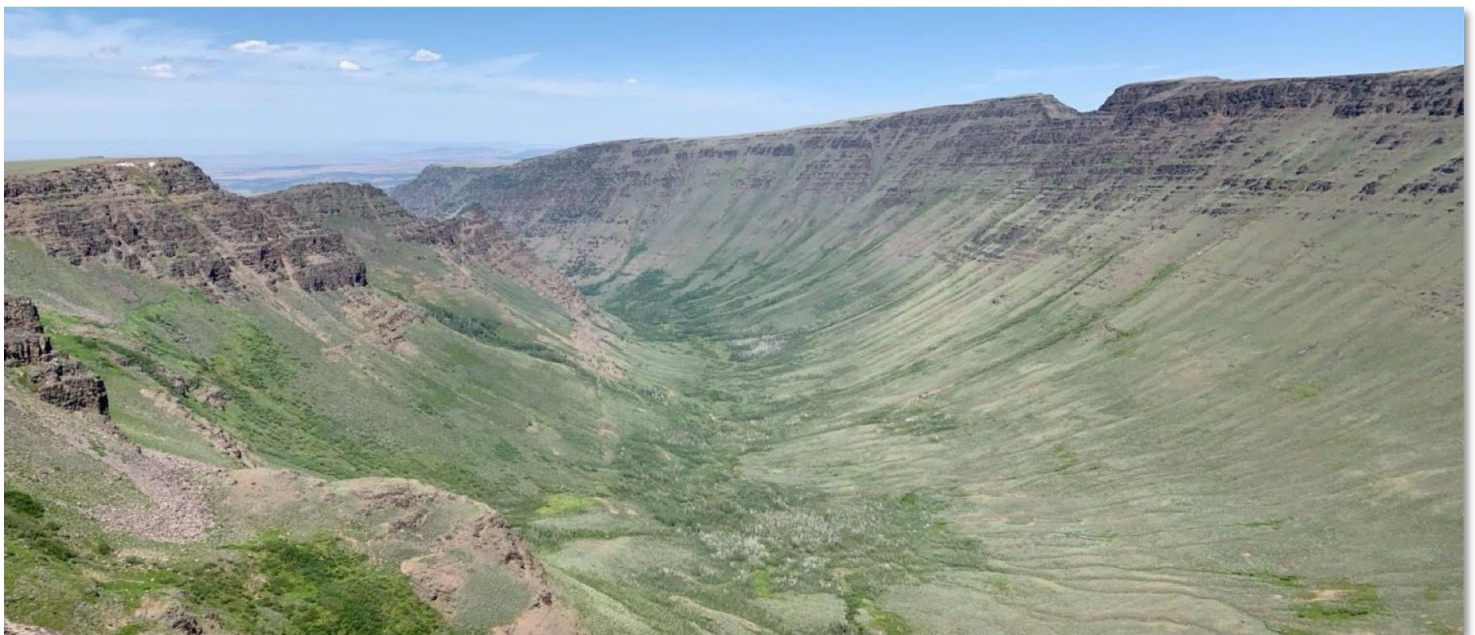


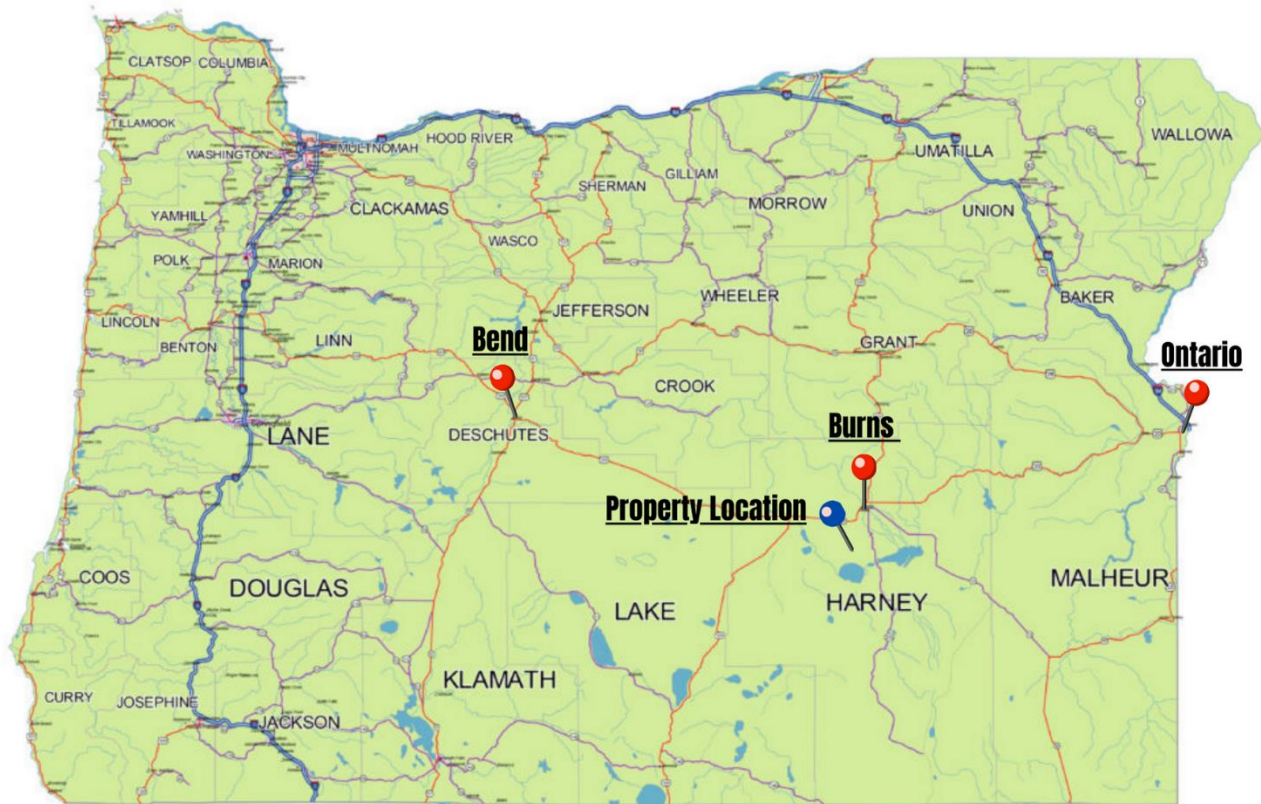


SURROUNDING AREA

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/>
27 min (24.8 mi)
Population: 4,422 (2021)

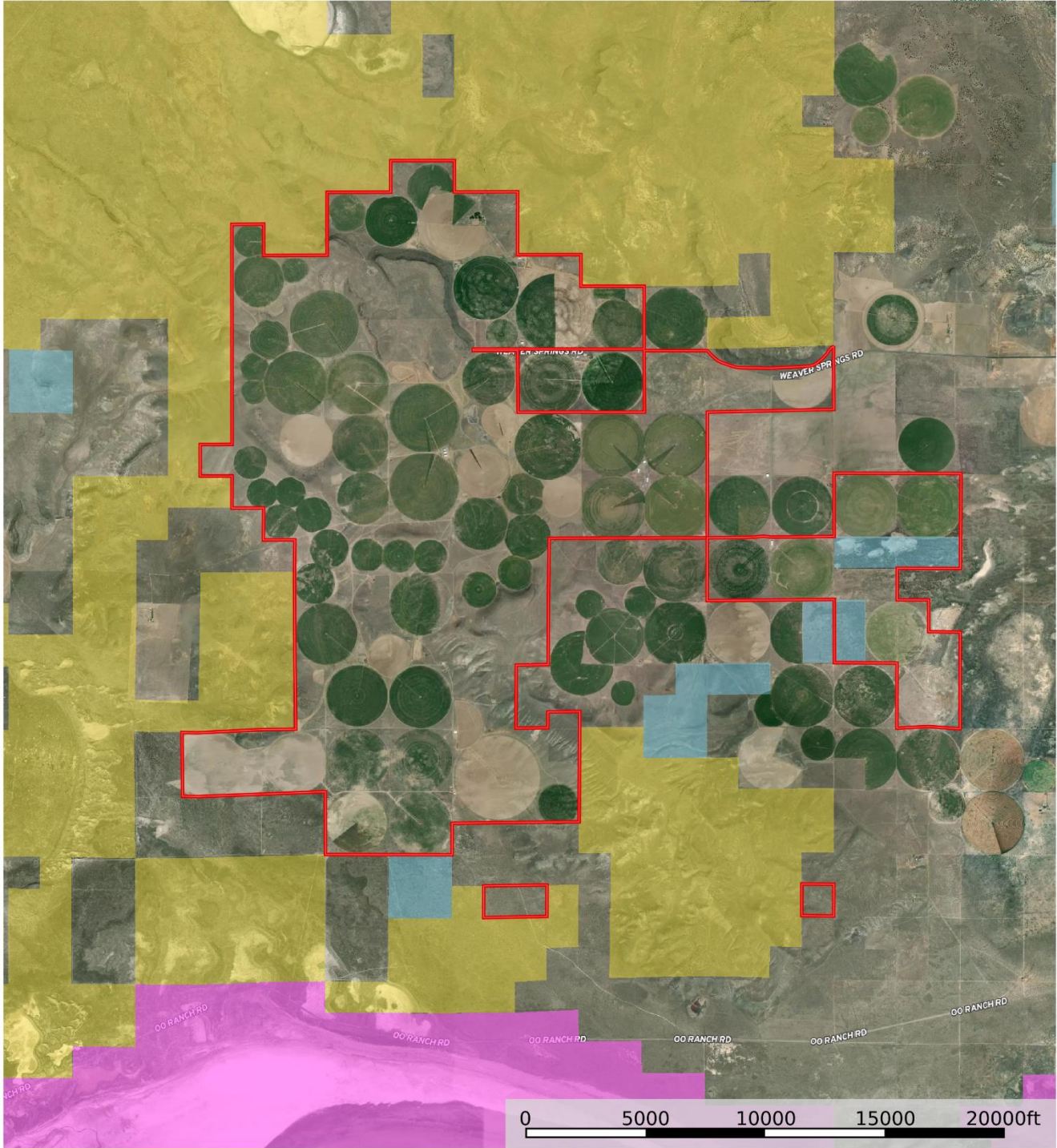
Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 37 min (152 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hour 35 min (155 mi)
102,059 (2021)



Eggert


 Oregon, AC +/-



-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government

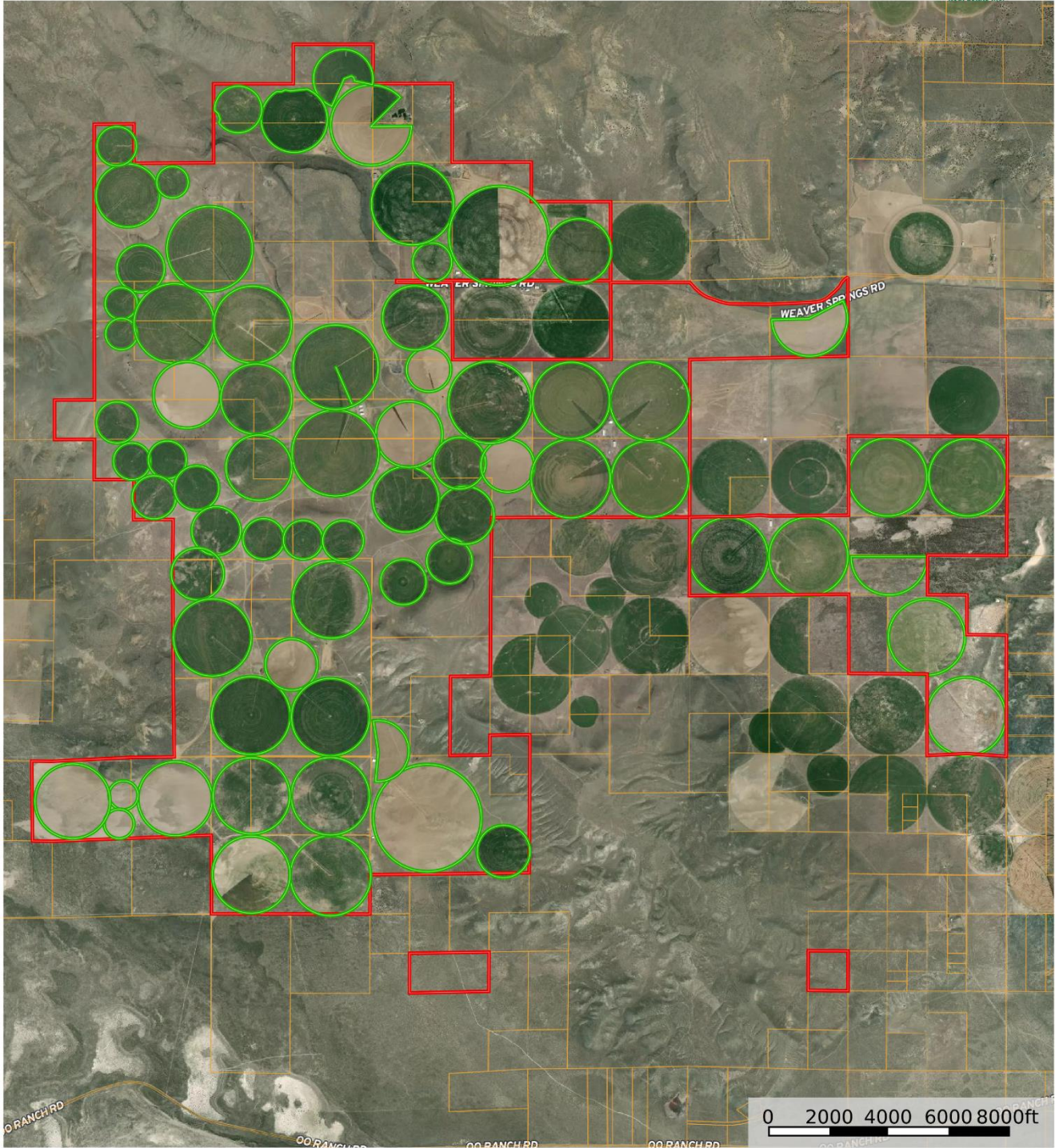
United County Jett Blackburn Real Estate (map for illustration purposes only)

 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720


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



Eggert
Oregon, AC +/-



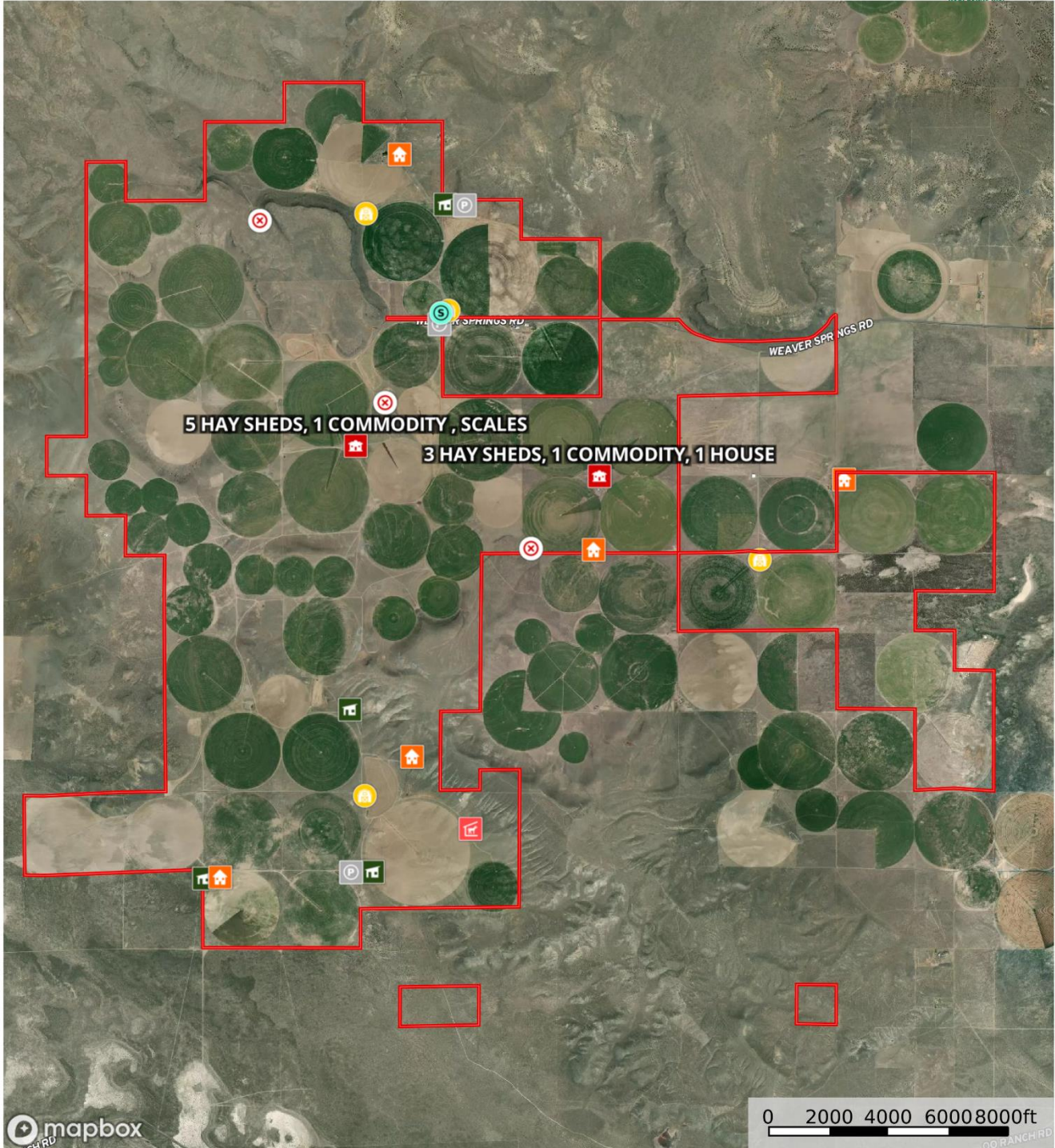
Boundary Pivot

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Eggert
 Oregon, AC +/-



- Feed lot
- Compound
- Scales
- Hay Barn
- Rock Pit
- Corrals
- Shop
- House
- Boundary

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ADDRESS: Approx. 25 miles south of Burns off Weaver Springs Rd

ACREAGE: 10,090.57+/- Total Deeded Acres consisting of:

- 5,104+/- Irrigated under pivots
- 4,946.57+/- Native pasture, pivot corners, dryland
- 40+/- Acres with improvements

IRR. EQUIPMENT: 69 Pivots

WATER RIGHTS:

<u>Acres</u>	<u>Permit #</u>	<u>Certificate</u>	<u>Priority Date</u>
94.5	G-11242	95404	Jan. 23, 1991
69.3	G-4028	65753	March 15, 1968
22	G-362	76794	Oct. 9, 1956
95.8	G-11242	93925	Jan. 23, 1991
88.7	U-407	65751	Sept. 10, 1951
39.5	G-362	91974	Oct. 9, 1956
6.3	G-4028	72171	March 15, 1968
30.1	G-4028	72171	Oct. 10, 1951
7.5	G-4028	72171	Nov. 27, 1959
44	G-11320	72405	May 16, 1991
152.2	G-16217	93846	May 1, 2006
200.1	G-14055	96215	May 4, 1999
62.26	G-10106	86618	May 26, 1983
Reservoir	R-12908	94135	July 29, 1991
135	G-16305	94904	Jan. 5, 2007
1056.5	G-8979	81597	June 4, 1980
354	G-17943	-	May 23, 2007
150	G-5287	95739	Oct. 21, 1970
304.6	G-9419	95738	April 10, 1981
393.5	G-12841	95656	July 20, 1995
393.6	G-16165	96174	May 16, 2005
273.8	G-16165	96175	Feb. 21, 2006
400	G-17987	95740	Dec. 17, 2007
37.6	G-17991	95742	Nov. 24, 2008
434.62	G-17992	95743	March 10, 2011
355.9	G-17990	95741	June 7, 2012
486.4	G-12760	93885	July 20, 1995
276.6	G-16259	93885	Jan. 13, 2006
291.2	G-17650	96926	March 17, 2009



IMPROVEMENTS:

- (3) Hay Shed w/ sides - 82' x 180'
- Equipment/hay shed - 92' x 108'
- Shop w/ drive through doors & 12' x 20' office - 70' x 84'
- Double wide - 960 sqft
- Pump House - 20' x 30'
- 2016 Fleetwood MH - 4bed/2bath - 1,560 sqft
- 2000 Stick Built Home - 3bed/2bath w/ 30' x 30' garage - 1,800 sqft
- 2004 Stick Built Home - 4bed/3.5bath w/ oversized garage - 5,009 sqft
- Barn - 2,340 sqft
- Tack room / Pump House - 304 sqft
- Hay Barn - 10,200 sqft
- Hay Barn - 16,020 sqft
- 20 Ton Truck Scales
- Shop w/ Lean-To - 3,382 sqft
- Shop - 1,728 sqft
- Small set of working corrals
- 2009 Loft Barn - 1,200 sqft
- 2009 Hay Shed - 10,320 sqft
- 1977 Singlewide MH - 3bed/2bath - 980 sqft
- Shop/Garage - 2,880 sqft
- 2003 Frame Built Home - 4bed/3bath - 2,419 sqft
- Hay Storage - 864 sqft
- Shop/Storage Shed - 3,200 sqft
- (5) Hay Sheds 2016/2017 - 6,480 sqft
- Shop/Commodity Building - 6,864 sqft
- (3) Cinder Pits
- 60 Ton Truck Scales
- Concrete Feed Lot - 2,200'

UTILITIES:

Power - Harney Electric Coop
Water/Sewer - Wells & private septic
Internet - Starlink or

TAXES:

\$76,524.47

PRICE:

\$34,000,000.00



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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