

Reduced to \$1,700,000

Narrows Pivots

760+/- Deeded Acres | 340+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

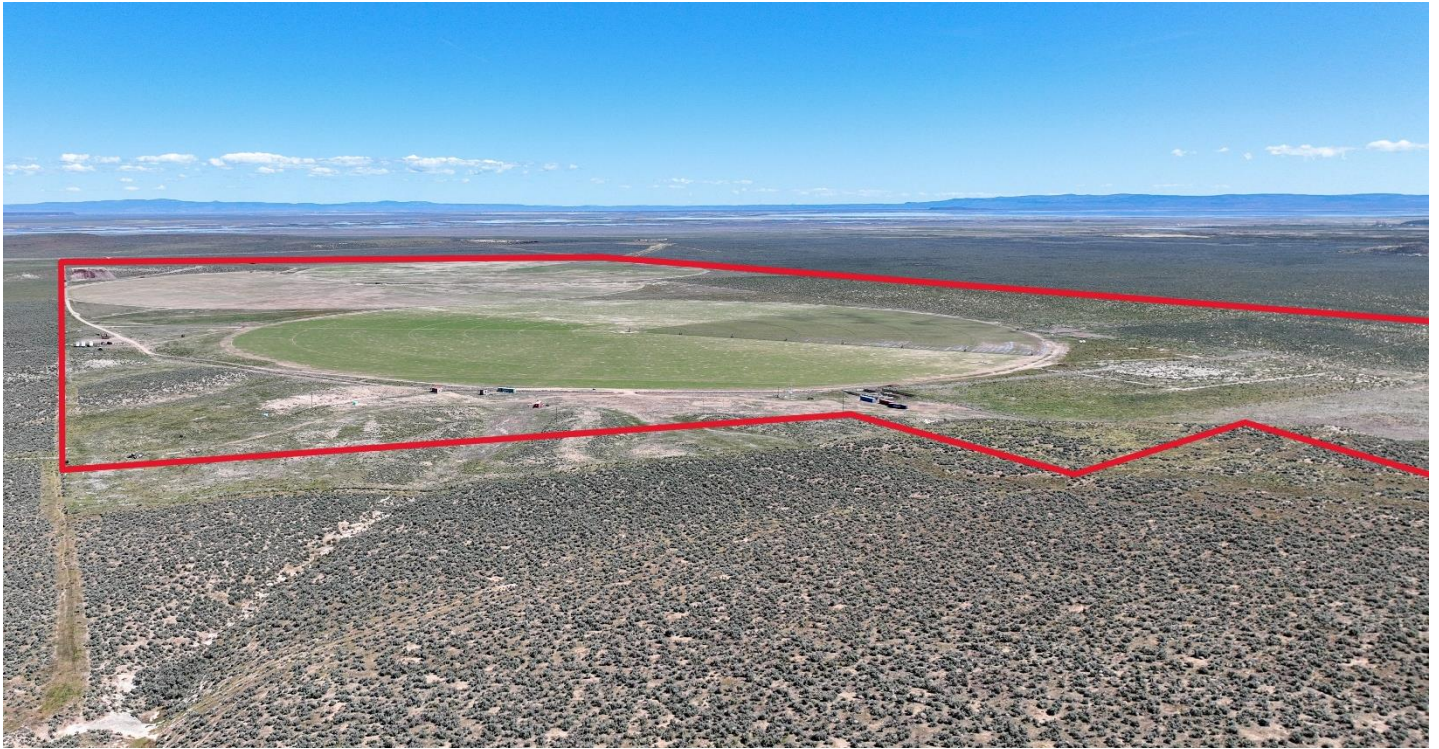
FOR SALE



This Eastern Oregon farm is south of Burns Oregon nestled in a picturesque valley with a tapestry of the Steens Mountains & agricultural prosperity. The landscape consists of slight hillsides on the west & south portion of the deeded that overlook the valley floor where the irrigated rest. The farm has a total of 760 deeded acres with 340 acres in water rights under 3 pivots. The irrigation is done by 5 wells with 2 having hot water.

The property borders thousands of acres of public BLM ground as well as the Malhuer Wildlife Refuge. The irrigated fields are currently planted into a mixture of oats, peas, turnups, clover, & annual grasses. There is a bunk house on the property and a good set of steel working corrals set up with alleys from different grazing pastures to make it a swifter process of cattle handling facility.

This is truly a unique property with an amazing setting, plus it has its own private cinder pit for roads & pivot tracks.

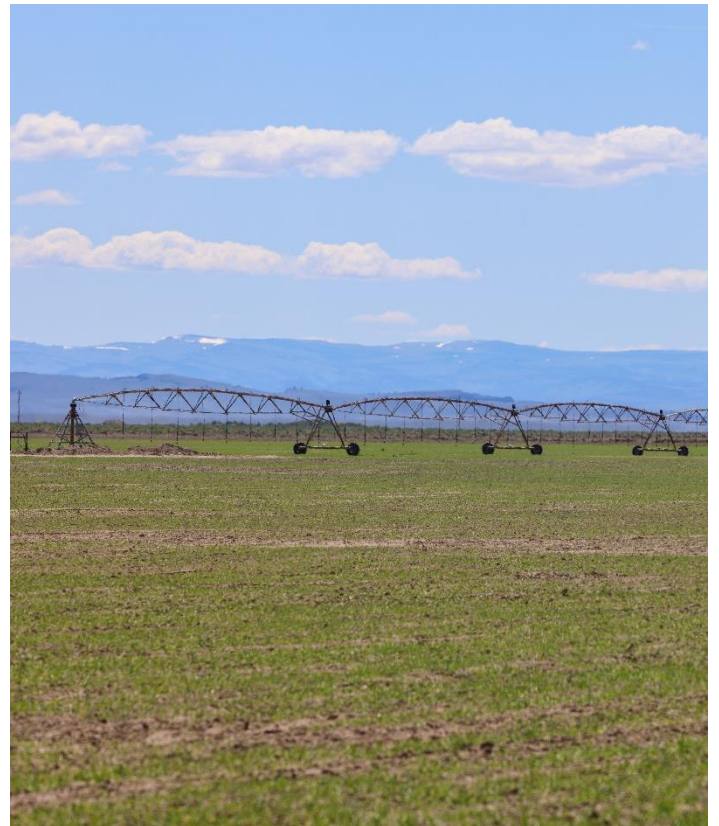
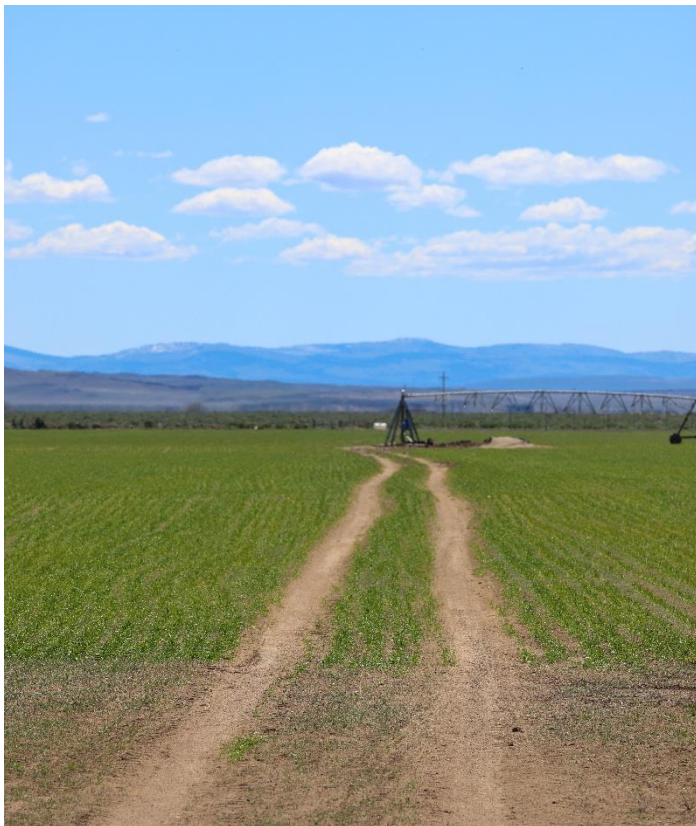


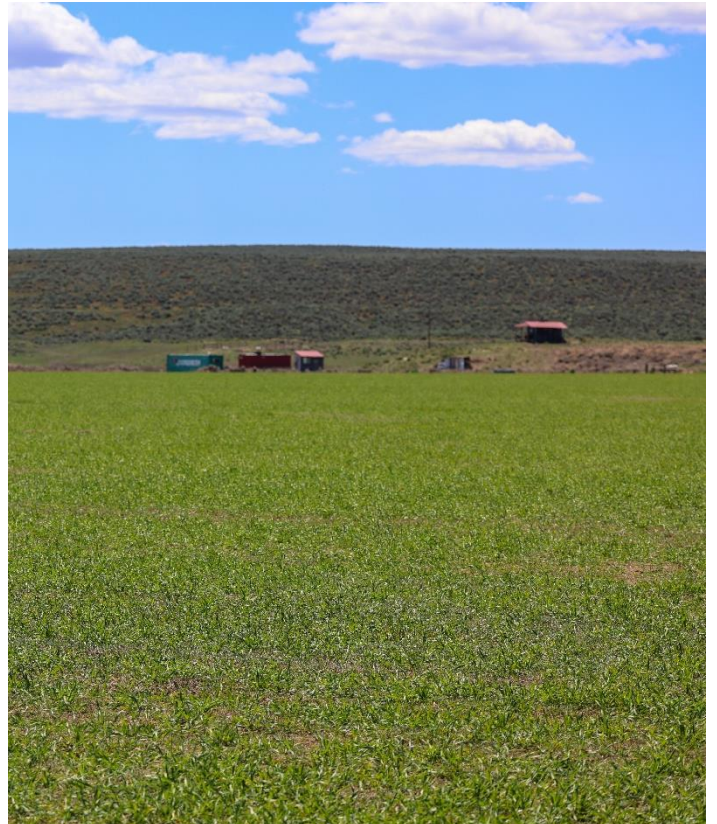


Irrigation

A total of 340 acres are irrigated by 3 pivots, 2 Reinke, 1 Zimmatic, one of which has a LESA system to optimize water evaporation. The pivots are all interconnected with the mainlines & tied into the 5 wells. The 3 pivots are all currently planted into a mixture of oats, peas, turnups, clover, & annual grasses.

This area has a longer growing season for hay & alfalfa due to the warmer climate compared to the other areas around Burns.



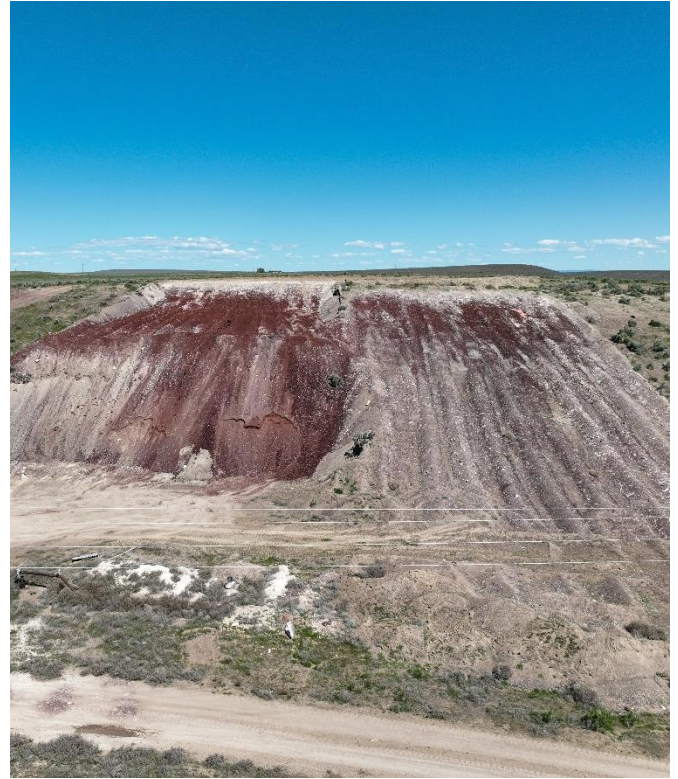




Improvements

The improvements on the premise are mostly storage with a couple of train carts. There is a bunk house that has been used during calving season for a close place to rest between the fields & pasture ground. A steel set of working corrals works great with alleys leading from different pasture fields to allow a working area to sort & load. The owner currently uses a portable loading chute.

The owners have a cinder pit on the deeded they use for their roads, pivot tracks, & more.



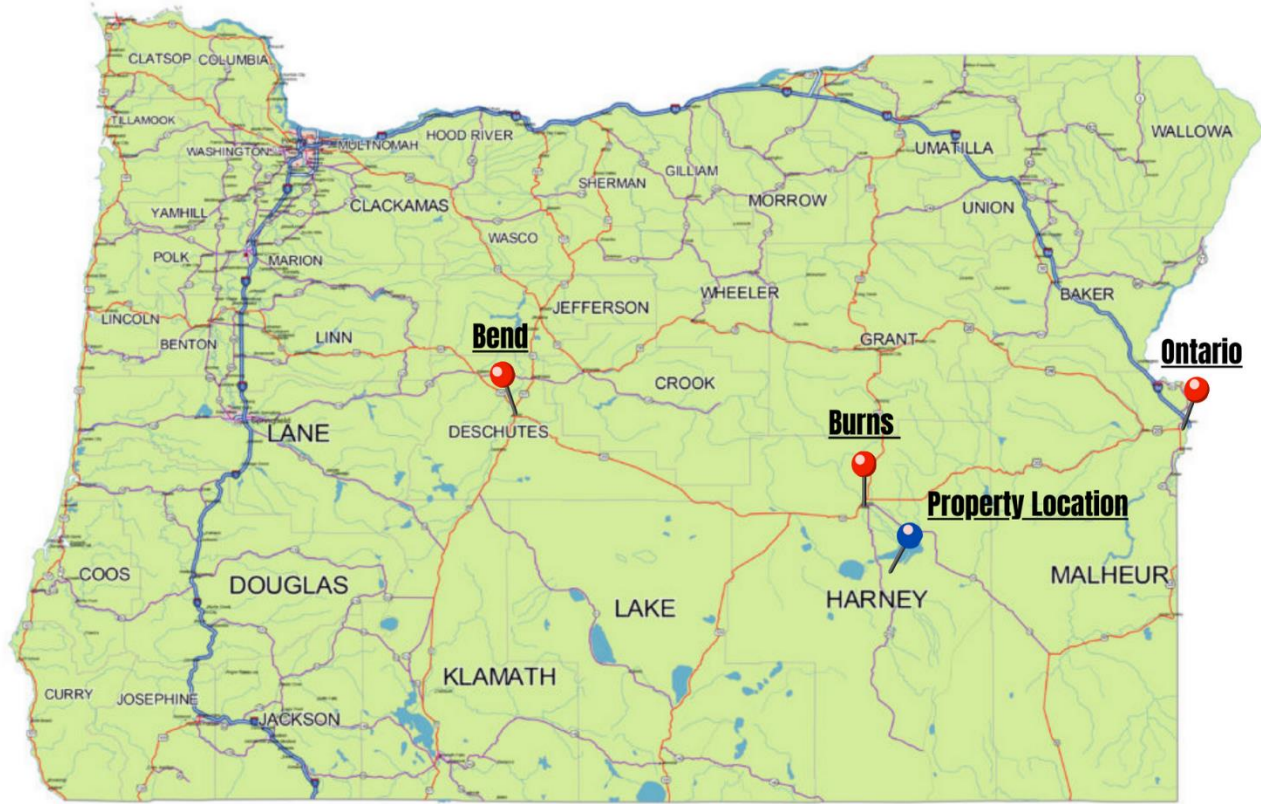


Surrounding Area

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.





OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
29 min (27.3 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 41 min (154 mi)
11,626 (2021)

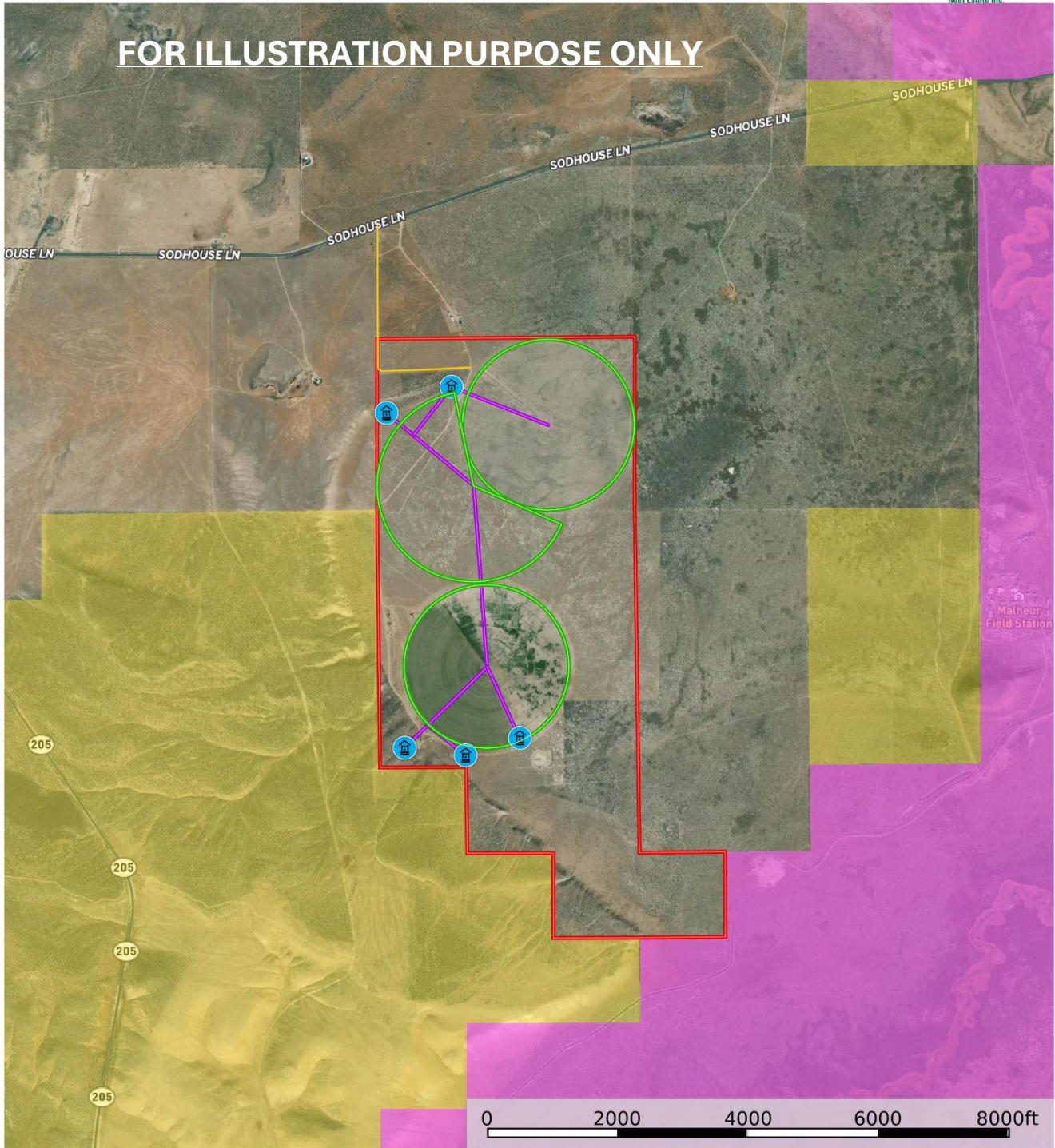
Bend Oregon: <https://www.bendoregon.gov/>
2 hr 41 min (158 mi)
102,059 (2021)



Bruno Farms

Harney County, Oregon, 760 AC +/-

FOR ILLUSTRATION PURPOSE ONLY



- Well
- Pipeline
- Primary Road
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

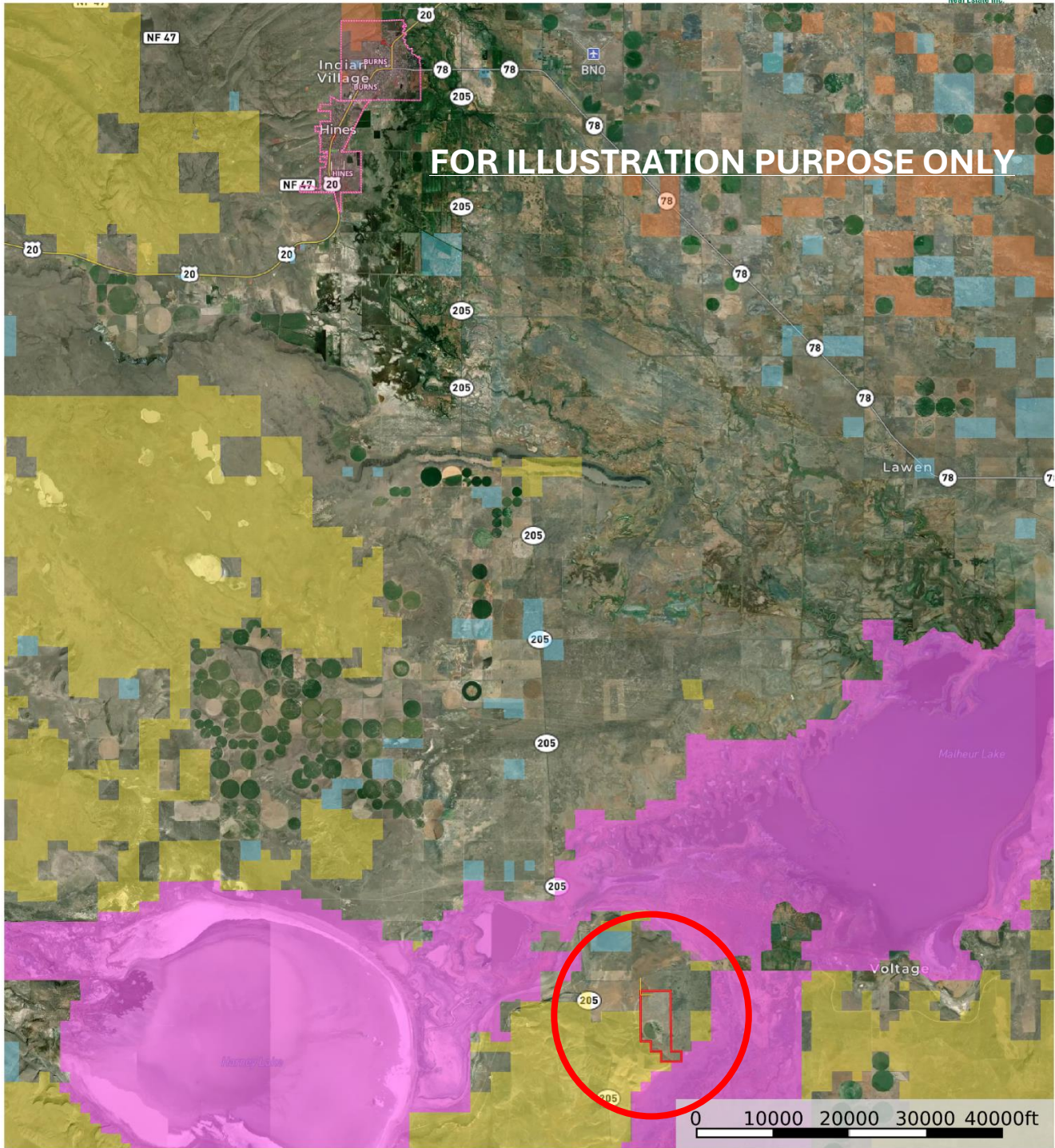
United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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Bruno Farms

Harney County, Oregon, 760 AC +/-



FOR ILLUSTRATION PURPOSE ONLY

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

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LOCATION: Approximately 28 miles South of Burns Oregon off of 205 on Sodhouse Ln

LEGAL: T27S R31E W.M. Tax Lots 503, 1200, 1300

ACREAGE: 760+/- Deeded Acres – Per County Records
- 340+/- Acres Pivot Irrigated
- 418 +/- Acres Dryland Pasture
- 2 +/- Acres Improvements

WATER RIGHTS:

<u>Certificate#</u>	<u>#Acres</u>	<u>Priority Date</u>	<u>SOURCE</u>
G-15355(Permit)	130	July, 1 2002	Well
92228	210	June 17, 2008	Well

FINANCING: Cash or Bank Financing

TAXES: \$1,743.37 – Per County Records (Farm deferral)



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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