

Waldron Farms

274.19+/- Deeded Acres | 180.2+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon farm is located North of the community of Christmas Valley in the high deserts of southeastern Oregon. Waldron Farm is a high producing alfalfa operation that is supplied by a large irrigation well, variable frequency drive, & a variety of outbuildings.

Waldron Farm has sandy loam soils in an area that is well known for highly tested dairy feed. The irrigation well is exceptional with the ability of running both Valley pivots complemented by the variable frequency drive to control gallonage from the turbine pump. The pivots include end guns & inline fertilizer to optimize production. Alfalfa stands are in their second year & the owner has produced 6+ tons under the newer stands.

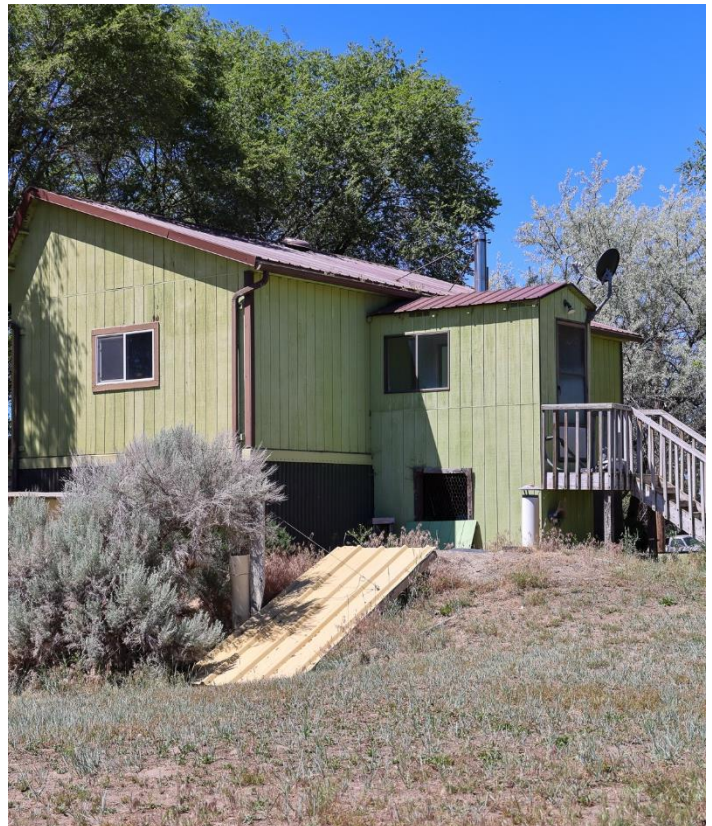
Improvements consist of two homes, a shop, a greenhouse & a machine shed that could be utilized as hay storage. One home is a 1972 single wide manufactured home that is currently not livable while the other is utilized, a two story 1 bed 2 bath home where the current owners reside. The shop is smaller quarters with high ceilings consisting of 640 sq ft with an attached 798 sq ft greenhouse. A machine shed is a pole barn structure with sheet siding & 7 bays that is currently used for both machine storage as well as hay storage.

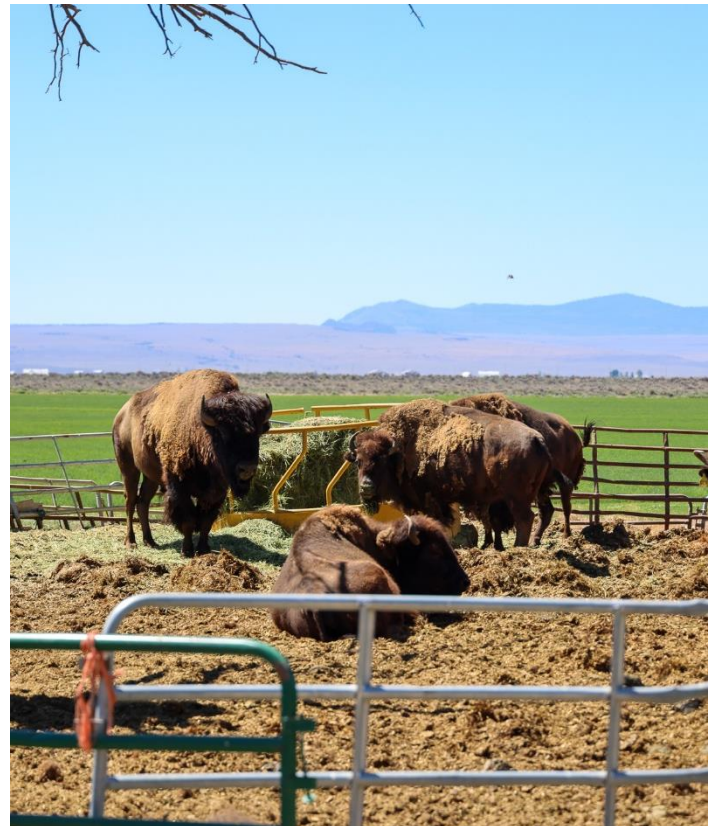
The area is well known for its recreational & geological attractions. Christmas Valley, Fort Rock, Silver Lake are nearby communities that provide opportunities to pick up groceries, food, farming supplies, & more. The lost forest is a unique blend of ponderosa pine trees in the high deserts of eastern Oregon with sand dunes located nearby providing opportunities for ATV riding. Hunting consists of antelope, mule deer, & elk. The alfalfa fields provide great feed & hunting opportunities as the acreage draws 2 LOP tags.

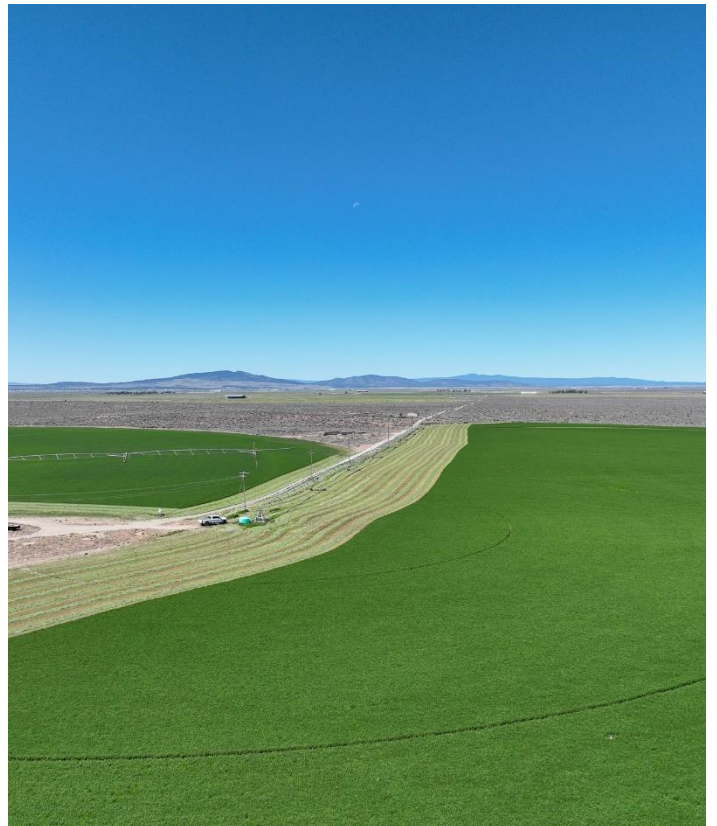
Waldron Farm is an excellent agricultural setup with its high fluctuation in temperature, sandy loam soils, & great water sources. Improvements are minimal but fit the operation fantastically.

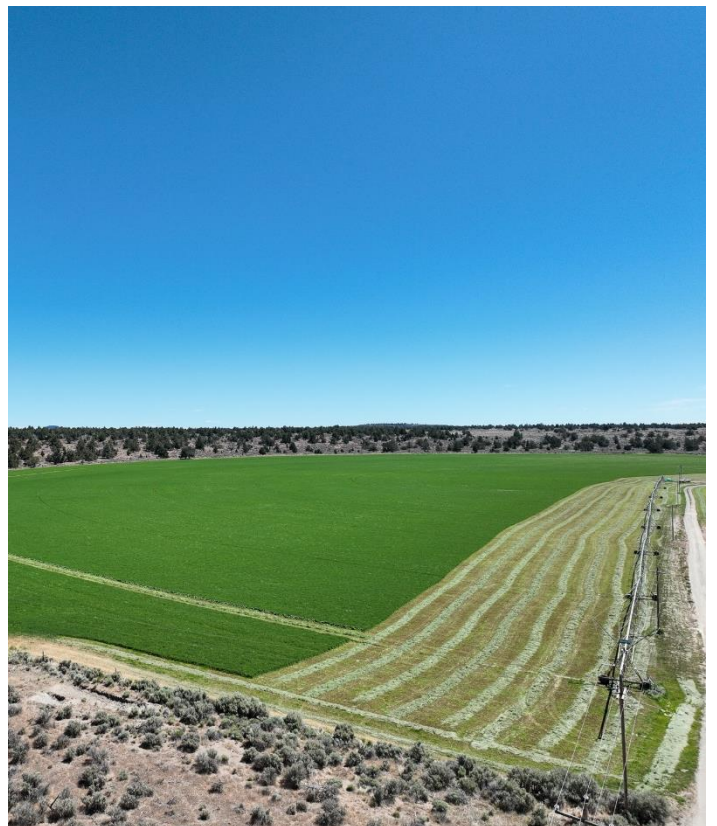










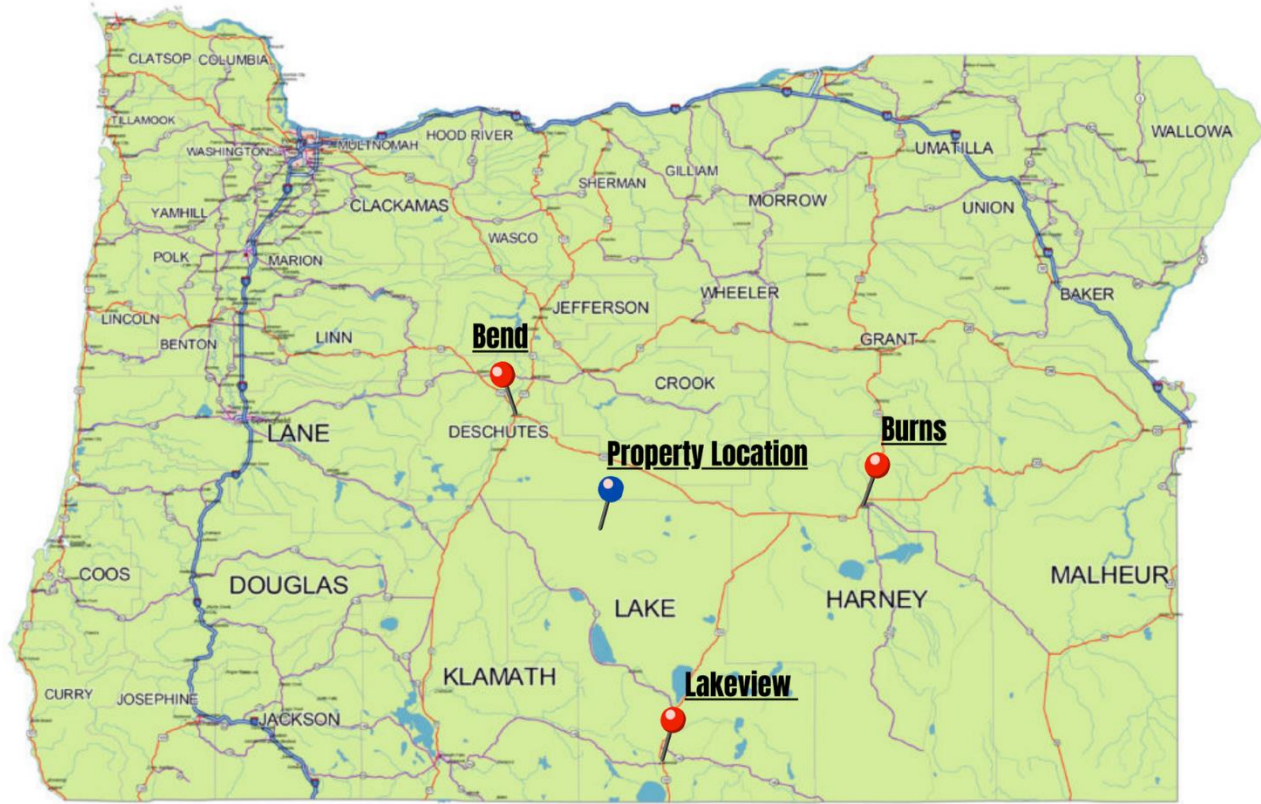




Surrounding Area

Located in Lake County, Lakeview is the largest town & considered the ‘Oregon’s Tallest Town’ due to its elevation. The county is known for its recreation as it has vast lands of unpopulated areas that are ideal for star gazing, skies, as it is in a Dark Sky region. North of Lakeview is the Warner Canyon Ski Resort that is owned and operated by locals, Hart Mountain is located to the Northeast as it is known for antelope hunting, hot springs, wildlife & more. As the county has lots of public lands, there are plenty of opportunities for recreational activities whether that is going to a nearby lakes, fishing, hunting, hitting the dunes, or just driving throughout the vast county.





0 100 200 Miles

OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
2 hr (118.7 mi)
Population: 2,733 (2022)

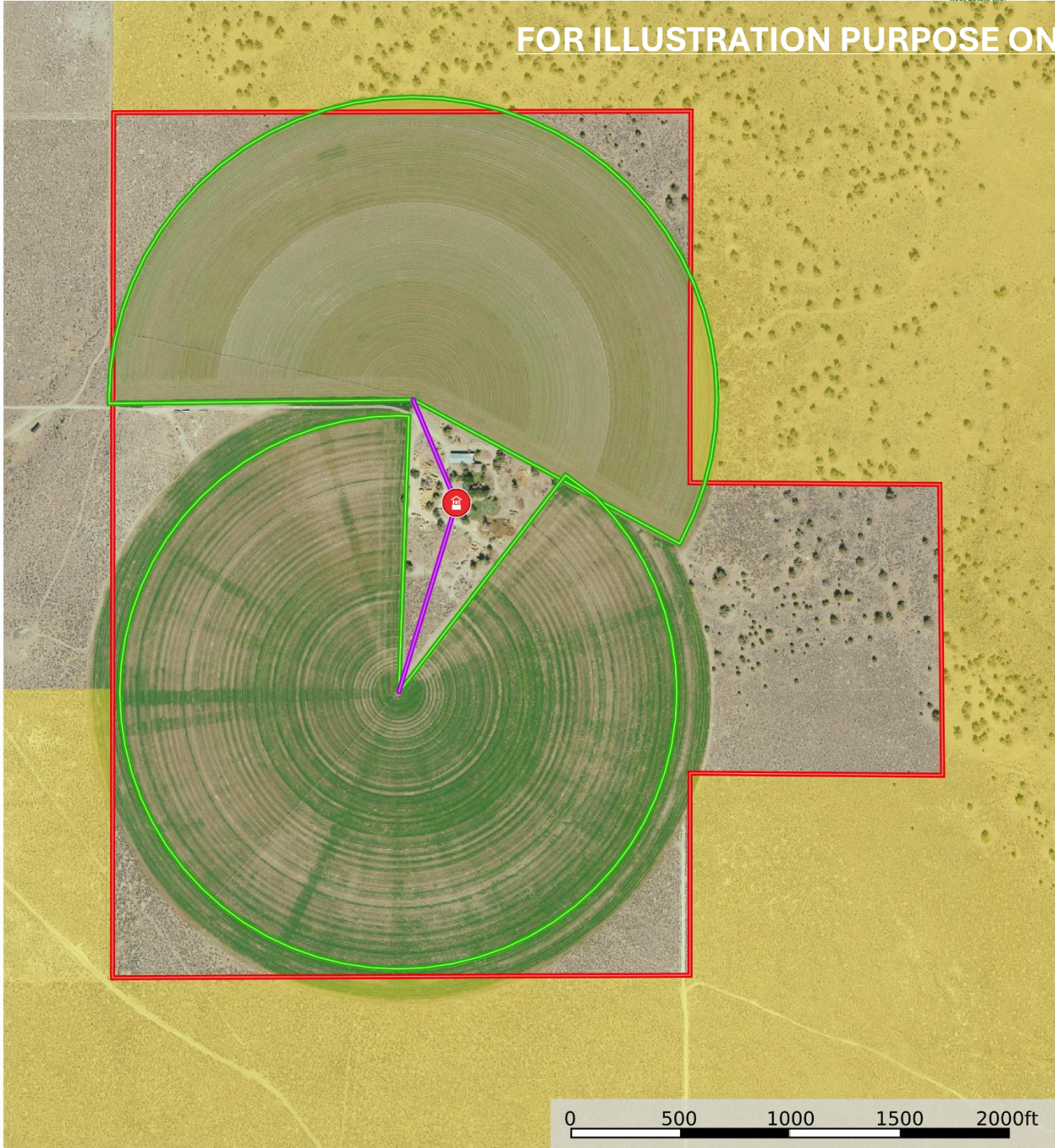
Bend Oregon: <https://www.bendoregon.gov/>
1 hr 26 min (80.6 mi)
Population: 103,254 (2022)

Lakeview Oregon: <https://townoflakeview.org/>
1 hr 44 min (104.1 mi)
Population: 2,487 (2022)



Oregon, AC +/-

FOR ILLUSTRATION PURPOSE ONLY



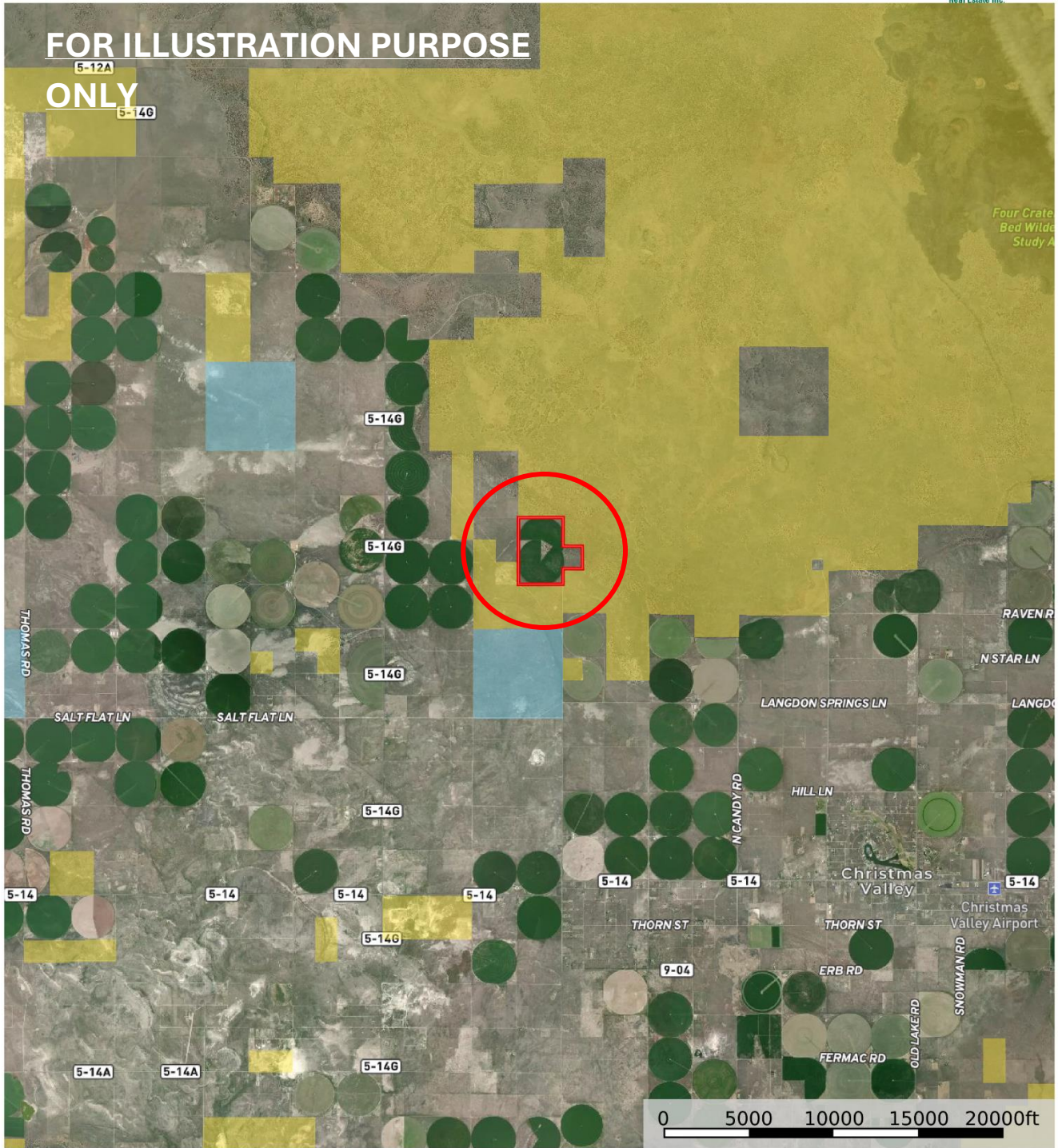
- Irrigation Well
- Irrigation Mainline
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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

id. 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.



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

id. 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.



LOCATION: 59349 Oil Dri Rd, Christmas Valley, OR 97641

LEGAL: 26S16E00-00-06700
26S17E00-00-03000

IMPROVEMENTS: Home – 1,152sqft – 1 Bedroom 2 Bathroom
1972 Manufactured Home – 896sqft
Machine Shed – 4,620sqft
Shop – 940sqft
Greenhouse – 798sqft
Cellar

ACREAGE: 274.19+/- Deeded Acres – Per County Records
180+/- Acres Irrigated Pivots
89.19+/- Acres Pivot Corners & Range
5+/- Acres Site

IRR. EQUIPMENT: 2 Valley Pivots
1 Irrigation Well
Variable Frequency Drive

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
62681	180.2	--	April 30, 1979	Well

FINANCING: Cash or Bank Financing

TAXES: \$2,610.26 – Per County Records (Farm deferral)

PRICE: \$1,999,999.00



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



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774