

Green Valley Farms

1,007.77+/- Deeded Acres | 817.70+/- Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon Farm is situated in the high desert of Harney County, between Bend & Burns. Located near Riley Oregon, the area is known for its rich soils & dry fluctuating temperatures, providing a great environment for producing high quality alfalfa. Green Valley Farms is the embodiment of alfalfa production, benefitting from the efficiency provided by 7 pivots with diverse water sources & the stewardship to the land.

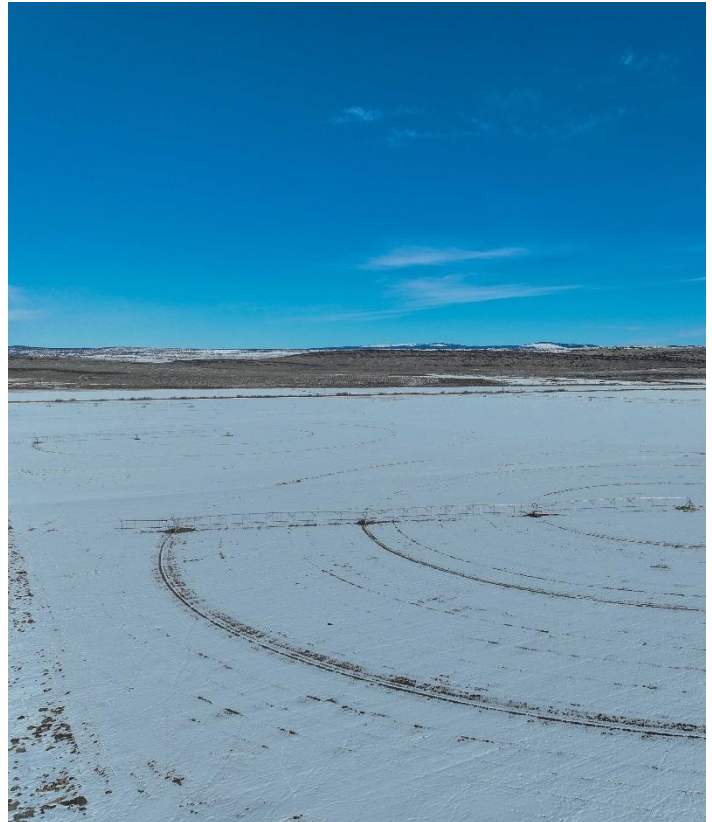
A total of 1,007.77+/- deeded acres, the vast majority is made up irrigated ground from the 817.70+/- acres of primarily water rights as well as additional supplemental. The stands are all planted in alfalfa with irrigated from approximately 562+/- acres from pivot & 180+/- acres from wheel lines. All mainlines are buried & two portions include a Variable Frequency Drive.

The acreage is complimented by a range of improvements fitting for the acreage. Featuring 2 manufactured homes, Quonset hut, machine sheds, GP buildings, corrals, stables, all topped off with truck scales in the same general location. A series of 3 hay covers, 2 of which were built in 2024, are found along Market Road with the final '24 constructed hay cover found on the paved county road Silver Creek.

Green Valley Farms is an efficient setup that can be found along Highway 20 providing convenient access to distribute produce. It would be a great setup for a hay base or easy to distribute with easy access to highways.

Current owners to retain access to truck scales

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.



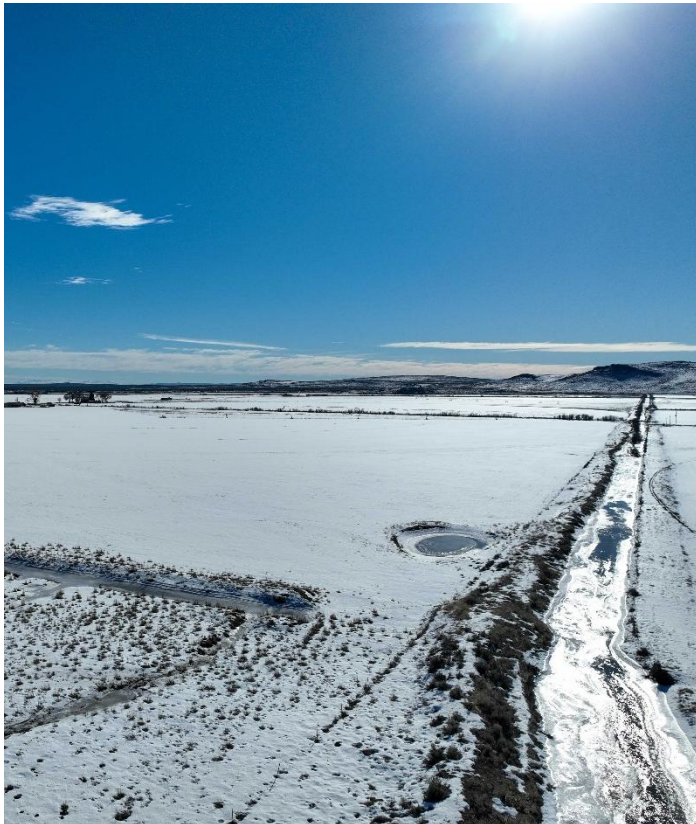


Irrigation

The property consists of good productive soils and is irrigated by both Silver Creek complemented by a network of 6 irrigation wells. Each well is equipped with turbine pumps & buried mainline, with several series of pivots tied into one another. There are two Variable Frequency Drive located on the portions of ground that include wheel lines, this helps monitor RPM's while moving water. Silver Creek flows through the deeded property from east to west, with multiple diversion points that distribute water across the acreage that could be utilized.

A total of 7 pivots includes 5 Zimmatic & 2 Valley. The Zimmatic pivots include 3 brand new ones that were installed last year & the owners have plans drawn up to install another Zimmatic pivot to remove some of the wheel lines. The pivots include Field Net systems to allow remote monitoring of the pivots.

The stands are currently planted primarily in alfalfa with one pivot in a cover crop & another portion of wheel line inter-seeded with orchard grass. The ground has consistently produced between 4 & 5 tons to the acre.





Improvements

This farm offers a variety of improvements. It features four hay covers, three of which were newly built in 2024, all conveniently located along roads for easy access to the paved highways. The headquarters consist of two homes: one is a 3-bedroom, 2-bath manufactured home, and the other is a 2-bedroom, 2-bath single wide. Several additional buildings are located nearby, including machine sheds, GP buildings, hobby stables, a Quonset hut, corrals, & more. There are seven bays available for covered equipment storage, along with additional space for irrigation and cattle equipment. Most of the

improvements include concrete floors.



In addition to the various improvements, the property includes truck scales measuring 75 feet in length and capable of weighing up to 35 tons. The owners will retain access to the truck scales following the sale.





Recreational

The area is rich in wildlife, thanks to its abundance of food and water sources. Silver Creek runs through the heart of the property, with a series of diversions that channel water across much of the land. The willows along the creek create excellent habitat for a variety of bird species and big game. Mule deer and antelope can be found year-round grazing in the fields, while elk are present during certain times of the year. The land qualifies for up to 2 LOP tags for big game & is located within the Silvies Unit as there are hundreds of thousands of public ground in the area.

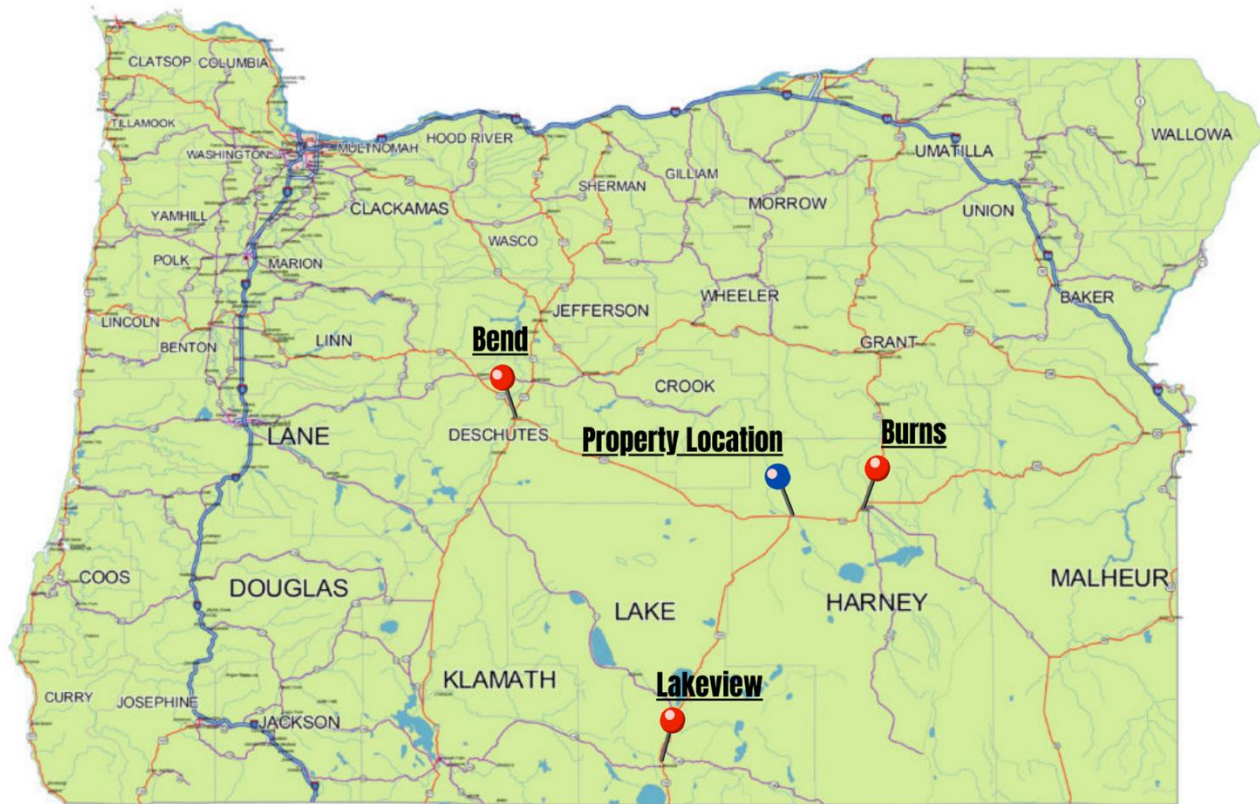


Surrounding Area

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

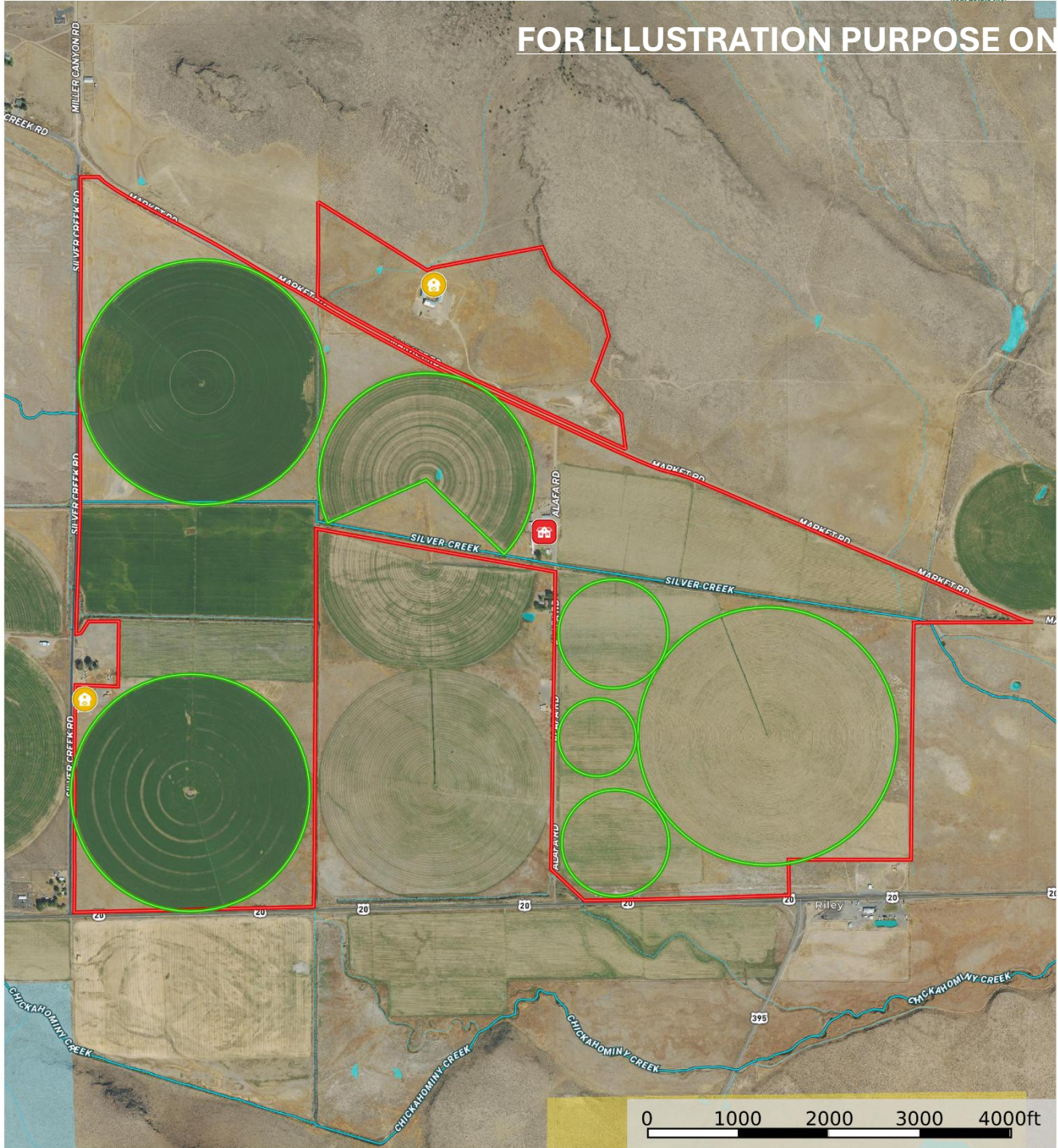
Burns Oregon: <https://www.cityofburnsor.gov/>
28 min (26.6 mi)
Population: 2,733 (2022)

Bend Oregon: <https://www.bendoregon.gov/>
1 hr 35 min (109.1 mi)
Population: 103,254 (2022)

Lakeview Oregon: <https://townoflakeview.org/>
2 hr 1 min (118.2 mi)
Population: 2,458 (2023)



Dry Mountain Ranch LLC - Dan Brown Portion
 Oregon, AC +/-



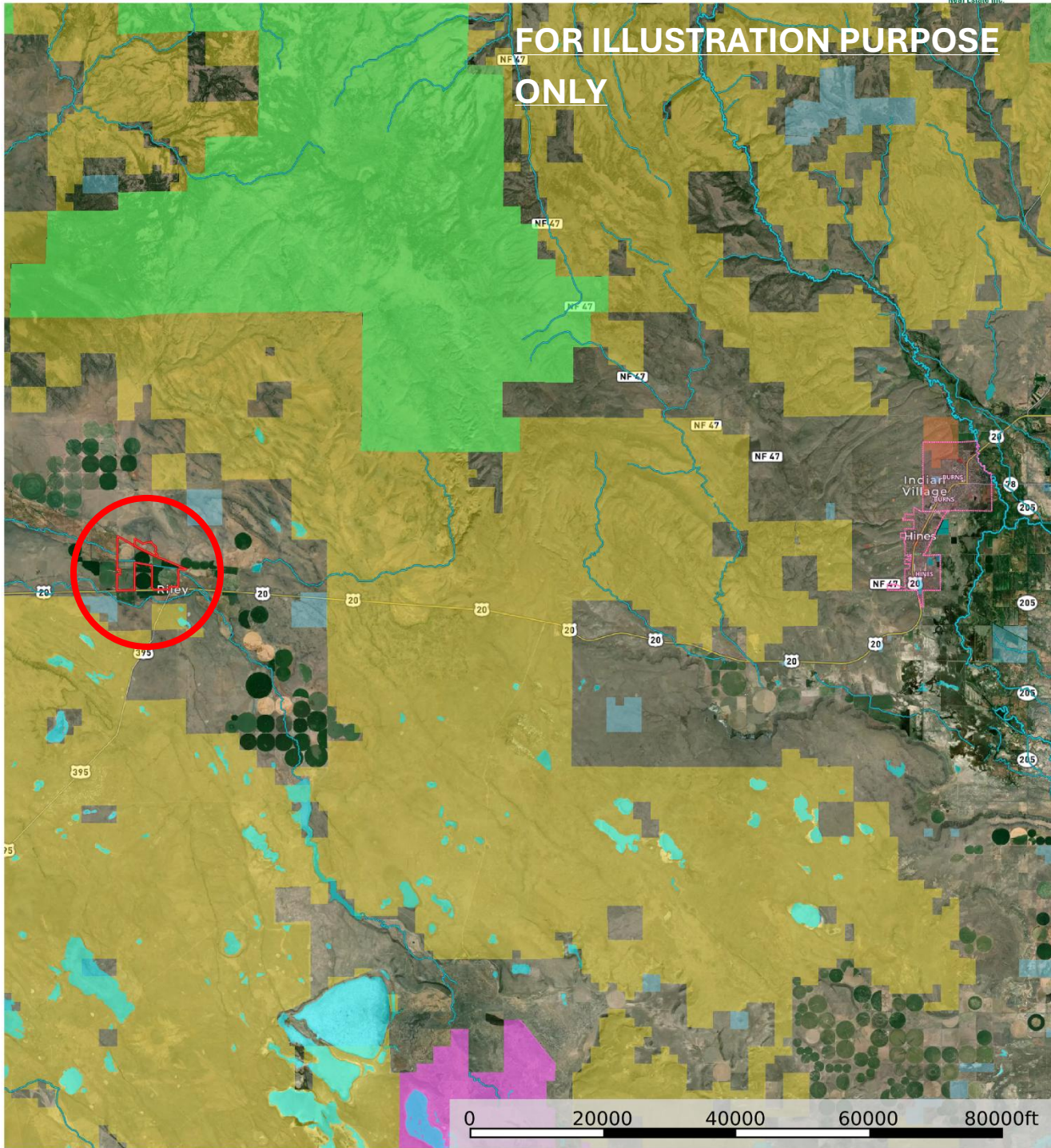
- Headquarters
- Hay Barn
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, intermittent
- River/Creek
- Water Body

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.



Dry Mountain Ranch LLC - Dan Brown Portion
 Oregon, AC +/-



FOR ILLUSTRATION PURPOSE ONLY

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LOCATION: 68640 Alfalfa Rd, Riley, OR 97758
LEGAL: 23S27E00-00-00500 & 23S27E00-00-00900
IMPROVEMENTS: 4 Hay Covers – 7,680 sq.ft.
 Machine Shed – 5,824 sq. ft.
 Quonset Hut – 4,140 sq. ft.
 Machine Shed – 1,690 sq. ft.
 Hobby Stables – 2,100 sq. ft.
 GP Building 3,588 sq. ft.
 Truck Scales, Corrals, Pump House, GP Shed, '75 Dbl MH, '77 Single MH

WELLS: 6 – Irrigation
ACREAGE: 1,007.77+/- Deeded Acres – Per County Records

- 562.06 +/- Acres Irrigated Pivots
- 181.12 +/- Acres Irrigated Wheel Lines
- 80 +/- Acres Pivot Corners
- 174.59 +/- Acres Range
- 10+/- Acres Site – Roads, Improvement Sites, Etc.

IRR. EQUIP.: Valley Pivots – 2
 Zimmatic Pivots – 5
 Wheel Lines – 11
 Turbine Pump – 6

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
14079	82.10	--	12/31/1889	Silver Creek
28561	.90	206.30	4/20/1856	Well
14072	265.70	--	12/31/1880	Silver Creek
14080	15.80	--	12/31/1889	Silver Creek
14080	18.60	--	12/31/1880	Silver Creek
95076	--	119.20	2/14/1978	Well
95074	120.00	--	12/31/1899	Silver Creek
61071	--	87.40	1/8/1976	Well
61069*	190.20	124.40	1/8/1976	Well
61072*	--	314.60	8/5/1977	Well
61070	124.40	--	1/8/1976	Well

124.4+/- Acres of Supplemental Water Rights overlap each other. The 124.4 is not included in the totals.

UTILITIES: Power Company – Harney Electric
FINANCING: Cash or Bank Financing
TAXES: \$8,105.62 – Per County Records (Farm deferral)
PRICE: \$5,500,000.00



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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