

Buffalo Pivots

676.28 (+/-) Acres | 271(+/-) Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon Ranch and Hay farm is located approximately 38 miles SE of Burns, Oregon while being less than 15 minutes directly south of crane. The property has great access off of Hwy 78 and a county road, Princeton Spur Rd, making it easy to ship cattle and hay. The property features a small older set of corrals and in the past were used for buffalo by a previous owner.

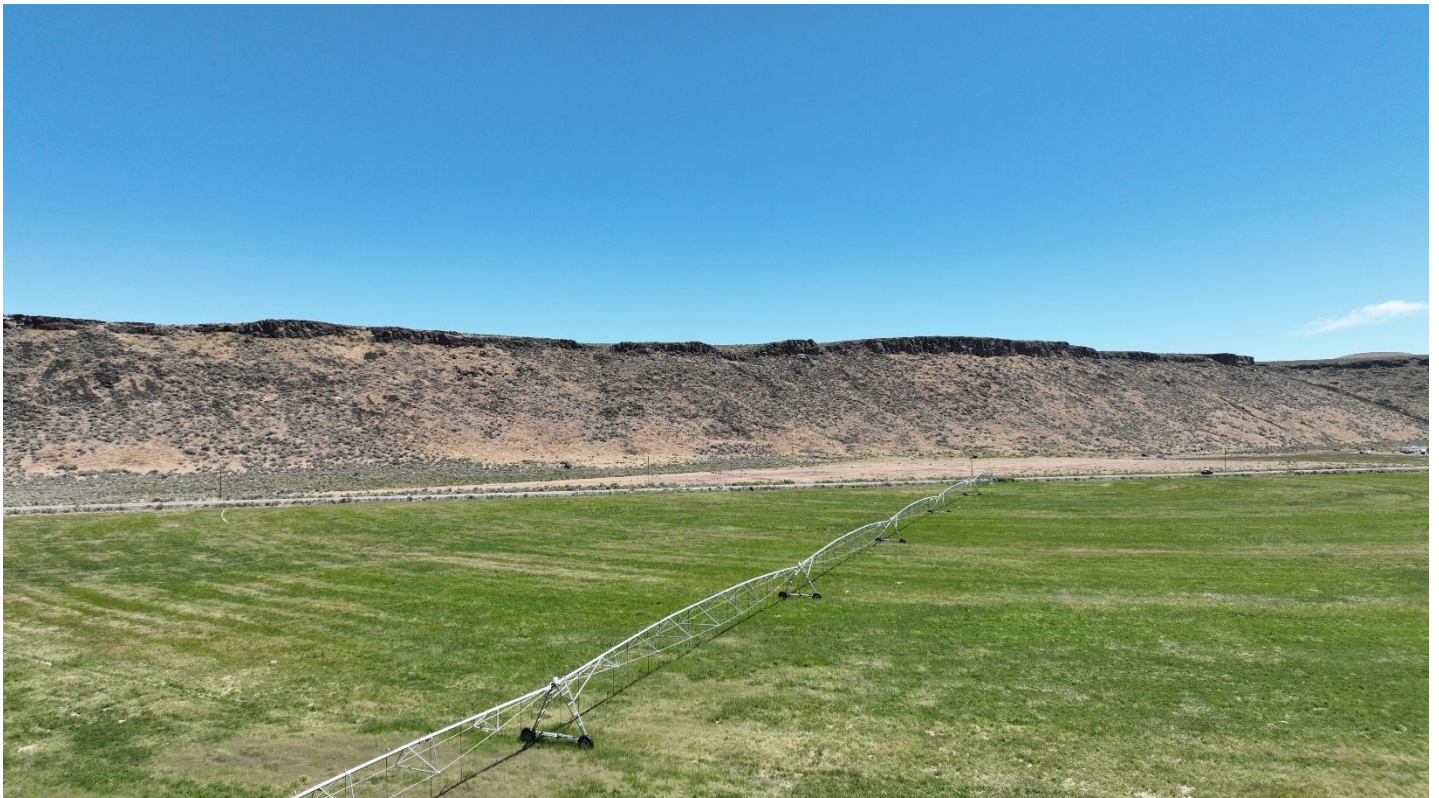
The land is completely perimeter fenced and used for hay production and cattle grazing, which also includes a private BLM permit that consists of roughly 490+/- acres bordering the deeded land. The BLM allotment encompasses Hatt Butte which sits at 4,436 feet in elevation and is the backdrop of the property.

The irrigation system consists of 5 irrigation pivots, with 271 acres of certified water rights, making this a nice small farm and a great place to run cattle on. It has great irrigation water sources out of two wells, plus there is an extra well not being used on the property that produces around 800gpm. There is also good stock water for the livestock. This property also qualifies for 2 LOP (Land Owner Preference) tags for Mule Deer and Rocky Mountain Elk.

Offering excellent highway access just minutes from Crane, this versatile Eastern Oregon ranch combines 271 acres of certified irrigation water rights with private BLM grazing permits for seamless cattle and hay operations. Featuring five pivots, ample well water, complete perimeter fencing, and eligibility for two Landowner Preference (LOP) tags, the property represents an efficient and highly functional turnkey agricultural opportunity.

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.







Surrounding Area

Harney County, located in the wide-open high desert of Eastern Oregon, is the 10th largest county in the United States, encompassing more than 10,000 square miles of diverse landscapes and abundant wildlife. The region is known for its sweeping valleys, sagebrush plains, mountain ranges, and scenic waterways that provide a unique blend of agricultural productivity and outdoor recreation.

At the southern end of the county stands Steens Mountain, one of Oregon's most dramatic natural landmarks, offering breathtaking views overlooking the Alvord Desert and the Trout Creek Mountains. To the north, the landscape transitions into the Malheur National Forest, the Silvies River corridor, and timbered country that provides excellent habitat for wildlife.

Wildlife is plentiful throughout the region, with species such as elk, mule deer, pronghorn antelope, upland birds, and a wide variety of other native wildlife commonly found across the county. The primary community of Burns, along with the neighboring town of Hines, serves as the county's hub for agriculture, services, and local commerce. Conveniently located along U.S. Highway 20, Burns sits roughly two hours east of Bend and approximately two hours west of the Idaho border and the Treasure Valley, providing access to larger regional markets while maintaining the quiet rural lifestyle Harney County is known for.





Location

Burns Oregon: <https://www.cityofburnsor.gov/>
36 min (39.7 mi)
Population: 2,689 (2024)

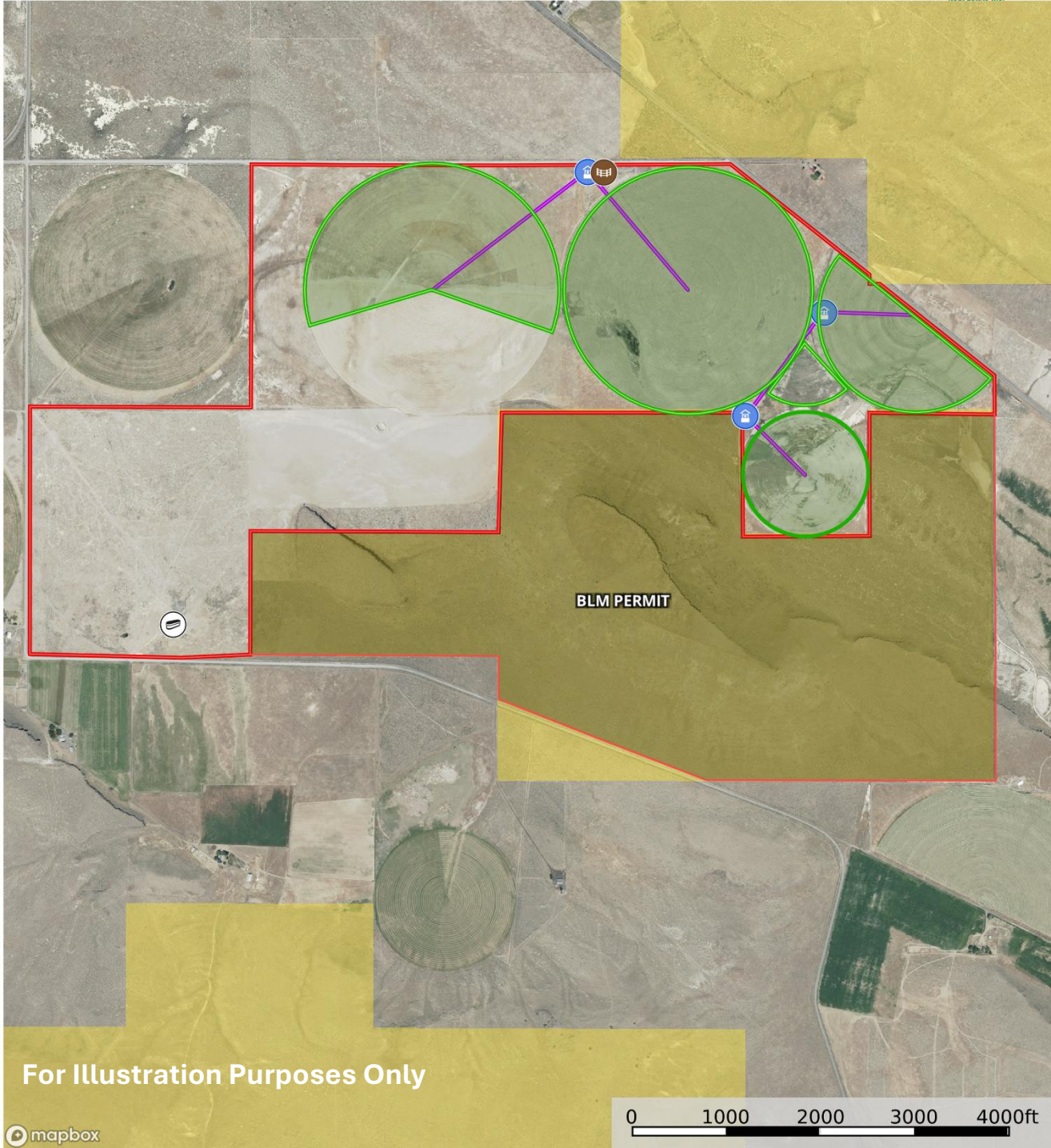
John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 49 min (107 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 15 min (135 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 44 min (170 mi)
Population: 106,926 (2024)



Buffalo Pivots, Princeton Spur Rd, Princeton OR - Gilmour
 Harney County, Oregon, 295.8 AC +/-



For Illustration Purposes Only

- Pens
- Trough
- Well
- Pipeline
- BLM Permit
- Boundary
- Pivot 4
- Pivot 3
- Pivot 2
- Pivot 1
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

United Country 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.

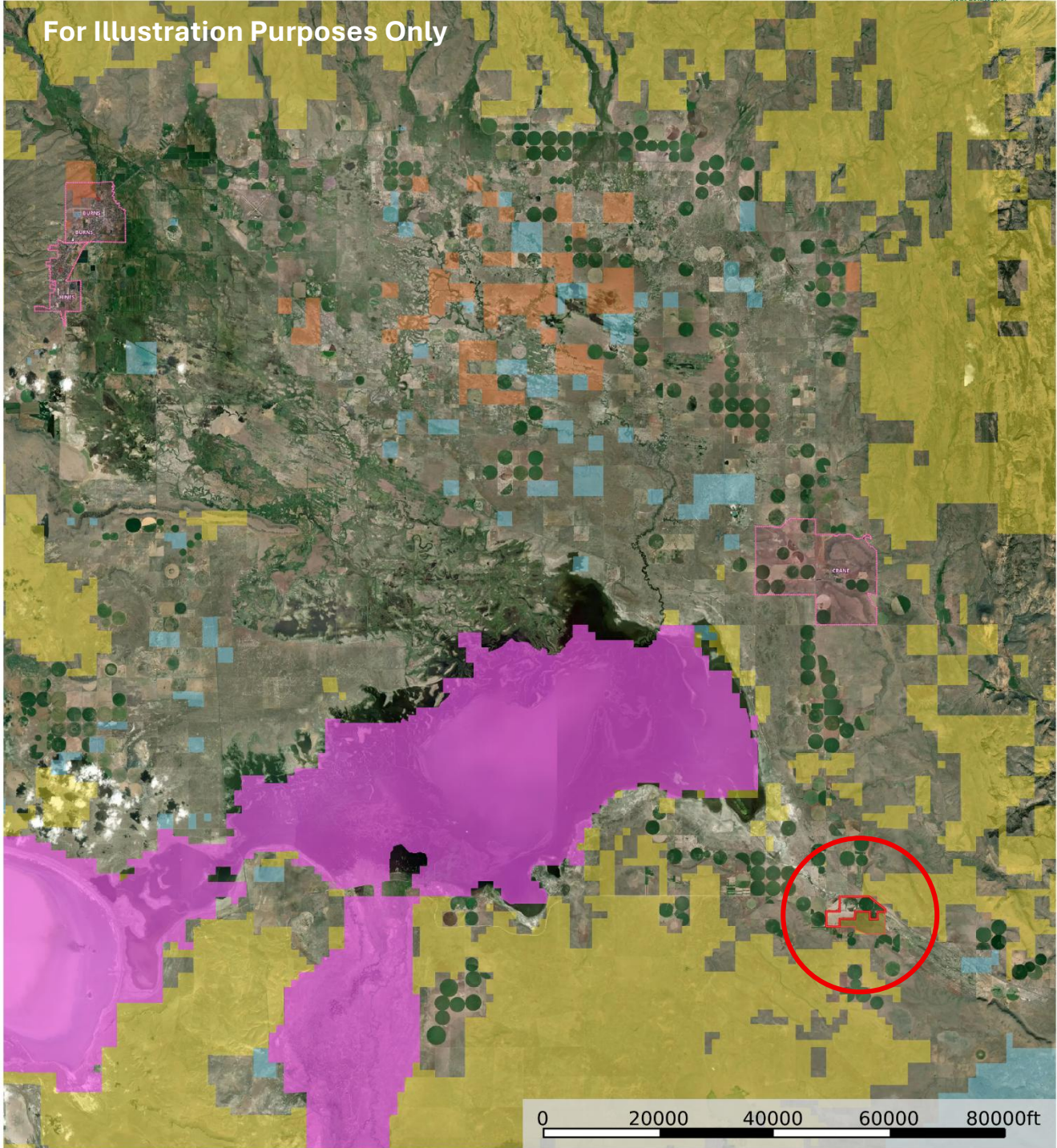


Buffalo Pivots, Princeton Spur Rd, Princeton OR - Gilmour

 Harney County, Oregon, 295.8 AC +/-




For Illustration Purposes Only



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

United Country 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.



LEGAL: 27S34E00-00-00700 & 27S34E00-00-00601

IMPROVEMENTS: Corrals

ACREAGE: 676.28+/- Deeded Acres – Per County Records
 - 271+/- Acres – Irrigated Pivot
 - 403.78+/- Acres – Range
 - 1.5+/- Acres – Site

CROPS: Alfalfa/Grass – 77+/- Acres
 Alfalfa – 68.5+/- Acres
 Triticale – 125.7+/- Acres

IRRIGATION EQUIP.: (1) Valley Pivot
 (3) Pierce Pivot
 (1) Zimmatic Pivot
 (1) Turbin Irrigation Pump
 (1) Submersible Irrigation Pump

WATER RIGHTS:

<u>Cert./Permit#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
96822	9.20	--	8/22/2012	Well
95966	9.40	--	3/29/1979	Well
91034	33.30	--	7/8/1999	Well
98951	125.7	--	5/17/1990	Well
97231	55.20	--	4/13/1992	Well
95518	38.20	--	7/8/1999	Well

Currently have several transfers being done to place water rights under pivots

PERMIT: Hatt Butte (BLM) – 490+/- Acres

FINANCING: Cash or Bank Financing

TAXES: \$2,478.51 – Per County Records for 25/26 Tax Year (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



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774