



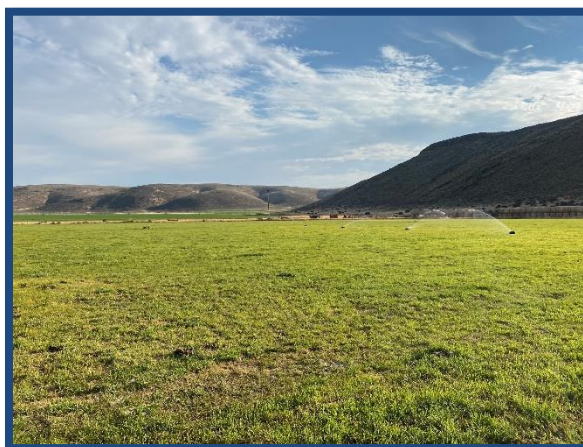
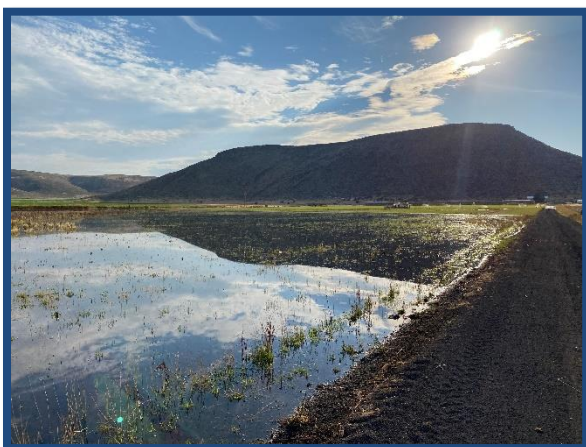
**Jett Blackburn
Real Estate Inc.**



Sword Ranch Princeton, Oregon

\$1,995,000

**Presented by
United Country Jett Blackburn Real Estate Inc.
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Location: 52695 Hwy 78, Princeton OR
37 miles SE of Burns Oregon on Hwy 78

Acreage: 2015.37 +/- acres consisting of:

- 1650 +/- ac of native & tall wheat range
- 324.3 +/- ac irrigated by pivots
- 37.5 +/- ac sprinkler/flood irrigated
- 3.57 +/- ac improvements

BLM: Beckley Home, 25 Head, 6/01 to 10/15, 113 total AUM's

Water Rights:	<u>Cert/Permit #</u>	<u>Priority</u>	<u>Acres</u>	<u>Source</u>
	94207 (certificate)	June 1, 1960	97.9	Well
	G-16407 (permit)	Nov 30, 2007	263.\9	Well

Wells:

- 3 – irrigation
- 1 – domestic
- 1 – stock

Irrigation Equipment:

- 1 – Pierce pivot irrigating approx.
- 1 – Zimmatic pivot irrigating approx.
- 1 – T&L Pivot irrigating approx.
- 3 – Turbine irrigation pumps

Power Costs:

- 2018 = \$16,663.66
- 2019 = \$12,838.19

Improvements:

- 1 – 1977 triple wide MH, 3 bdrm, 2 bath, 1632 sq.ft., detached 1152 sq.ft. carport
- 1 – 4 bay machine shed
- 1 – smaller shop/machine shed
- 1 – 1440 sq.ft. pole barn covering travel trailer
- Misc livestock shelters & corrals

Crops: 250 +/- ac alfalfa
73 +/- ac barley
37.50 +/- ac rye/grass

Taxes: \$3,911.90 (2019/2020) farm deferral

Price: \$1,995,000

Comments: This is a great cattle and hay ranch approximately 37 miles SE of Burns Oregon on Hwy 78. The current owner pastures approximately 125 head of heifers all summer on the deeded land on a small BLM permit that is out the back door. There is also hay production under 3 pivots irrigating 324 acres from 3 irrigation wells that produce great water. You could increase the cattle running capacity easily by converting some or all the pivots into irrigated pasture.

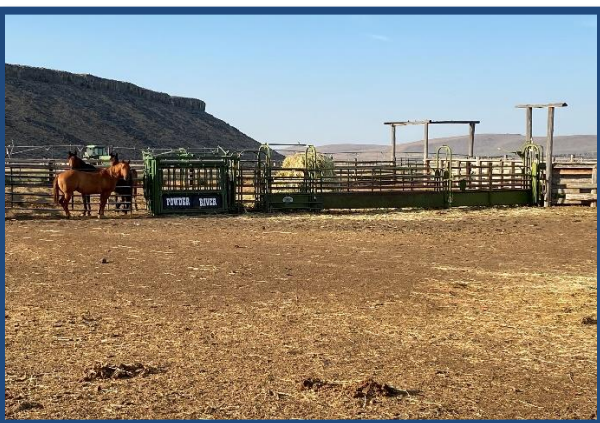
Improvements include a triplewide manufactured home sitting on a westerly sloping hillside overlooking the irrigated ground with ranch amenities of machines sheds, small hay barns & working corrals.

Wildlife include Rocky Mountain Elk, mule deer, antelope, chuckers, quail, geese & ducks.

The ranch terrain ranges from valley flat lands where the irrigation is next to, westerly sloping hillside with draws, rimrocks, ranging 800' in elevation overlooking the Harney Valley.

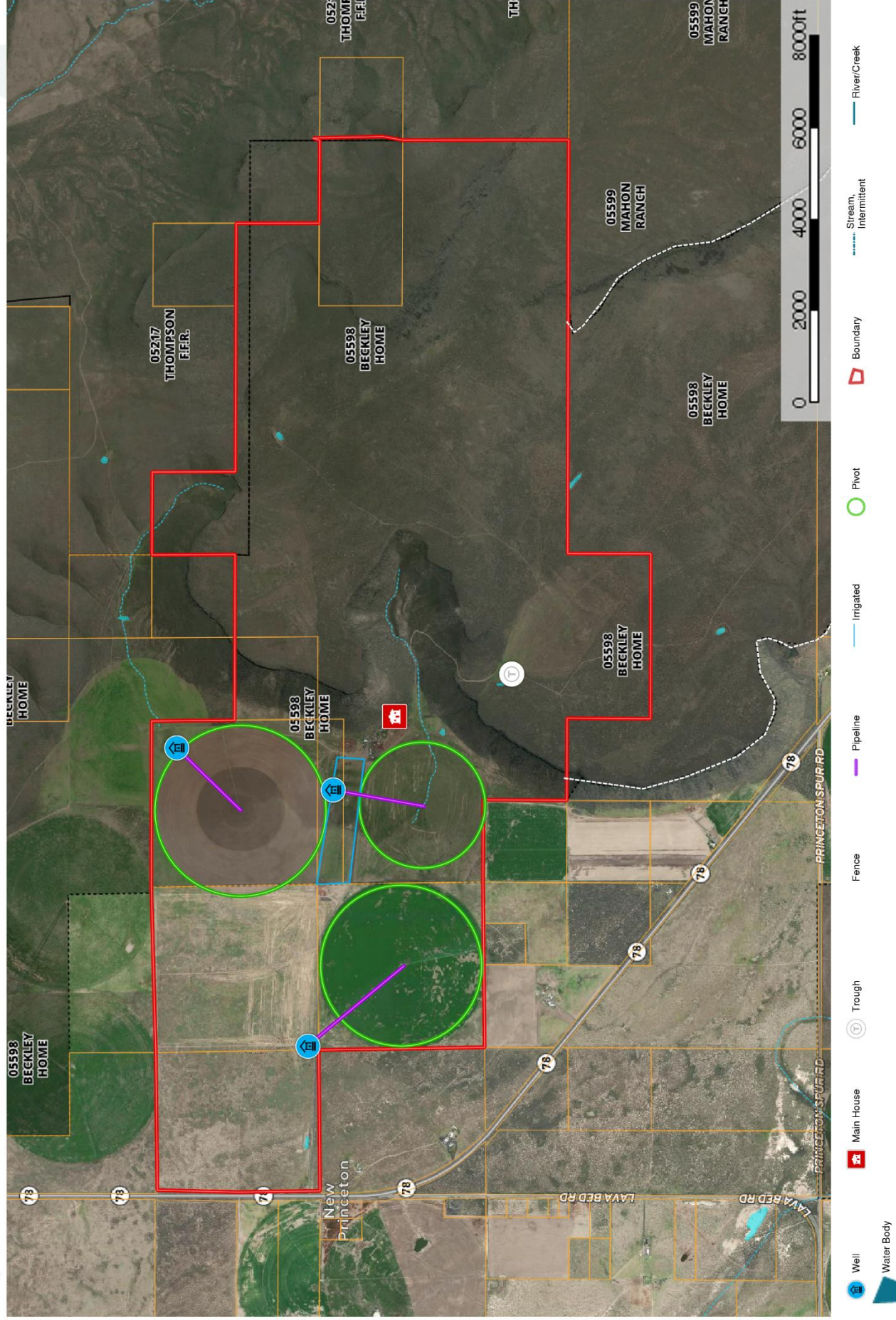
This Eastern Oregon Ranch/Farm has a lot of potential for whatever direction you are looking for whether it be cattle operation or hay production.

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.





Beckley Ranch Oregon, 2015.37 AC +/-



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