

Harney Ranch

720 Deeded Acres | 715.2 Acres Water Rights

Reduced to \$2,225,000

FOR SALE



Nestled in the heart of Eastern Oregon, this agricultural gem enjoys a prime location approximately a quarter-mile off Hwy 78. Situated just 25 minutes east of the town of Burns and a mere 5 minutes west of Crane, this property capitalizes on the proximity to these two distinct Oregon communities.

Burns, renowned for its historic charm and modern amenities, serves as a cultural and economic hub in Harney County. Offering a welcoming community spirit, Burns provides essential services, educational institutions, and recreational opportunities, enriching the quality of life for both residents and visitors. With its array of shops, dining establishments, and cultural events, Burns contributes to the overall convenience and accessibility of the region.

On the western side, the town of Crane further complements the property's advantageous location. Known for its tranquility and scenic vistas, Crane provides a serene backdrop for rural living. This locale is renowned for its tight-knit community and its role in contributing to the region's agricultural and ranching heritage.

The farm's strategic position between these two distinct locales, Burns and Crane, offers not only operational convenience but also access to essential services, cultural experiences, and the timeless allure of Eastern Oregon's natural beauty. This property, with its array of amenities and operational efficiency, perfectly encapsulates the harmonious blend of agriculture and community that defines this picturesque corner of the state.

This Eastern Oregon farm comprises 720 acres of deeded land, the farm features 572+/- acres under efficient irrigation facilitated by 5 Reinke pivots, supported by a network of 4 irrigation wells. The cultivated acreage is thoughtfully allocated, with approximately 500+/- acres dedicated to alfalfa with 250+/- acres planted to new Alfalfa in 2023 and 72+/- acre of triticale in the fall of 2023. The irrigation infrastructure is notably advanced, incorporating an "On Trac" radio system across all pivots, which proactively alerts owners via mobile notifications in the event of any shutdowns, effectively mitigating downtime and operational disruptions.

This property's enhancements encompass a modest metal workshop, complete with a concrete floor, a secure storage container, and a generously sized gravel-paved expanse ideally purposed for hay storage. Evidencing a commitment to security and functionality, the property is fully enclosed by perimeter fencing, with supplementary utility derived from 2 additional stock wells.

Yielding a considerable output, the farm consistently yields between 2,250 to 2,500 tons of hay. Benefitting from its strategic positioning between the localities of Burns and Crane, this property offers both operational efficiency and geographical advantage.

For additional information or inquiries, we invite you to engage with the designated listing agents, who are equipped to provide comprehensive insights into this exceptional Eastern Oregon farming opportunity.







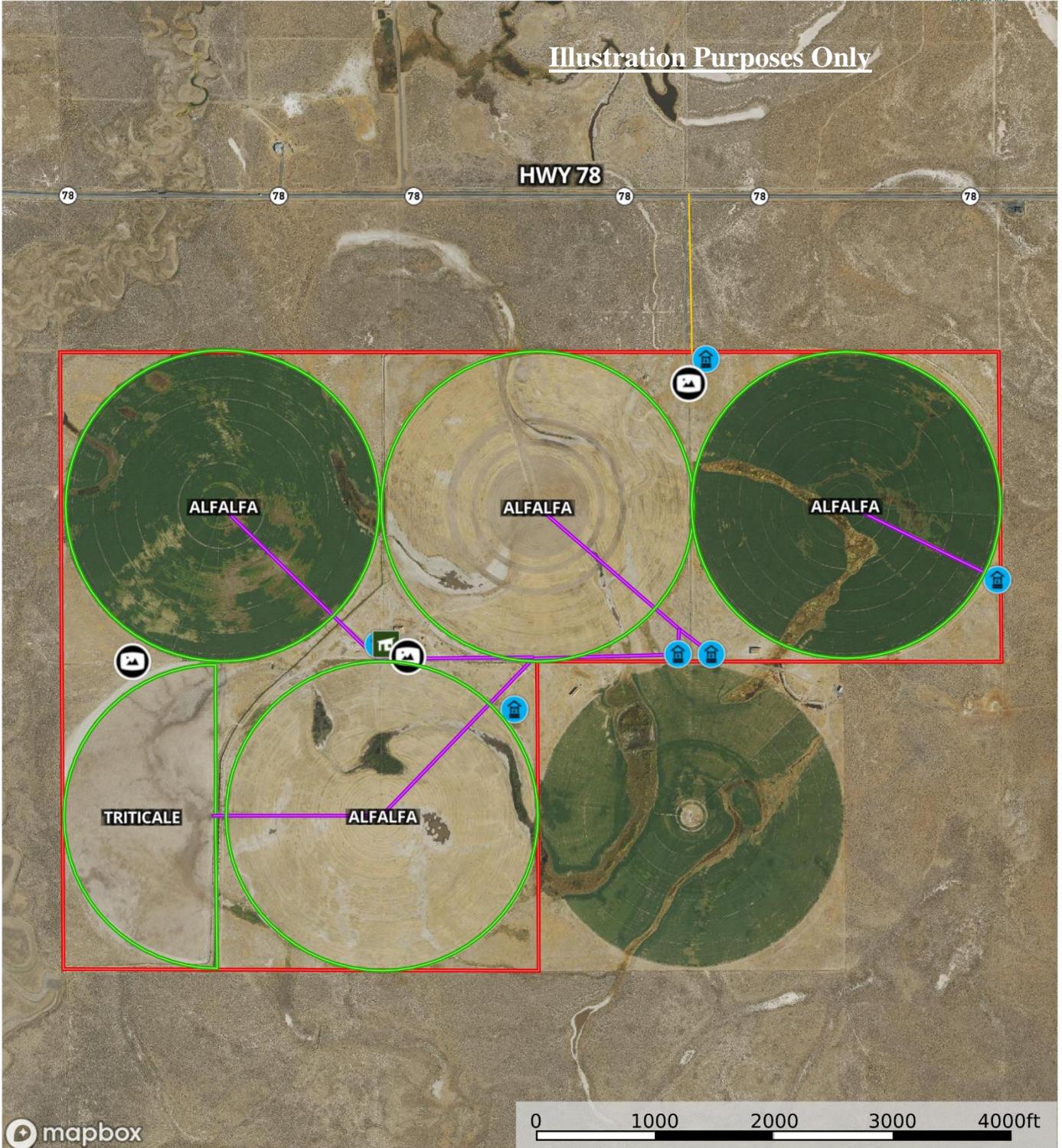




Oregon, 720 AC +/-

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Real Estate Inc.

Illustration Purposes Only

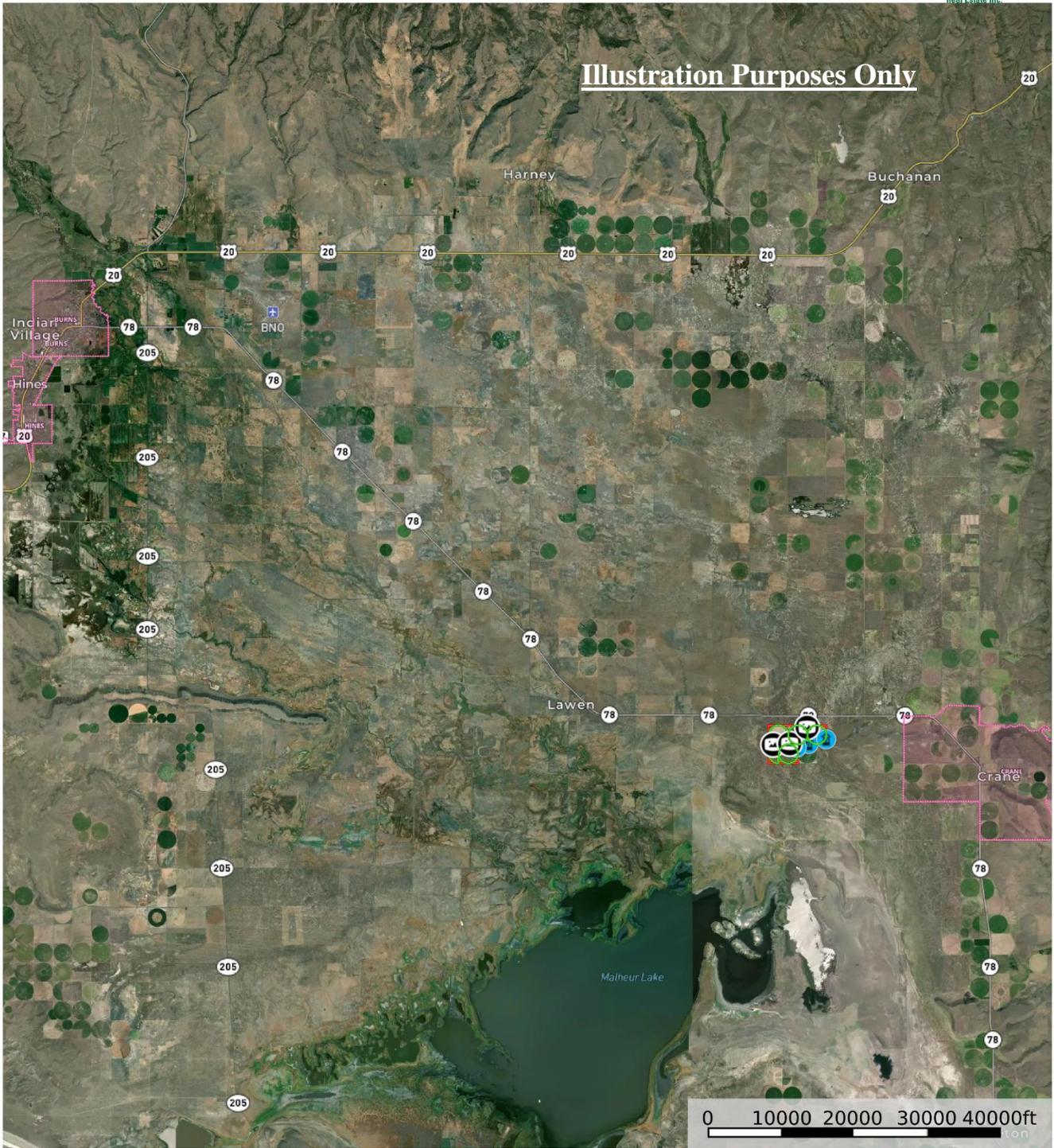


- Panoramic View
- Shop
- Well
- Primary Road
- Mainline
- Boundary
- Pivot



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- LOCATION:** Approx. 25 miles east of Burns, Oregon off Hwy 78
- ACREAGE:** 720 deeded acres consisting of the following:
572 +/- acres pivot irrigated
146 +/- acres pivot corners, roads & open ground
2 +/- acres improvements & haystack yard
- CROPS:** 500 +/- acres planted in alfalfa hay (250+/- ac planted in 2023)
72 +/- acres planted in triticale
- IRRIG. EQUIP:** 2 – Turbine pumps
2 – Submersible pump with variable speed & soft start
4 – approx. ¼ mile Reinke Pivots installed in 2009
1 – approx. ¼ mile Reinke Pivot to be installed in 2022
- WELLS:** 4 – irrigation wells
2 – stock well
- WATER RIGHTS:**
- | <u>Certificate #</u> | <u>Priority Date</u> | <u>Acres</u> |
|----------------------|----------------------|--------------|
| 94462 | May 29, 2008 | 715.2 |
- IMPROVEMENTS:**
1 – 864 sq. ft. metal shop with concrete floor
1 – storage container
- TAXES:** \$4,466.76 (2022/2023)
- PRICE:** ~~\$2,600,000~~ **Reduced to \$2,225,000**

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.



United Country 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 Properties.

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.

Presented By



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