



A Division of United Country Real Estate



**Jett Blackburn
Real Estate Inc.**



Sunset Valley

\$650,000



Contact Card

Presented by
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LOCATION: 31734 Sunset Valley Ln, Burns OR

ACREAGE: 160 acres consisting of:

- 130 acres of irrigated pivot ground
- 27 acres of pivot corners
- 3 acres with improvements

WATER RIGHTS: 130 .85 acres of water rights with a priority of Aug 20, 2009

IRRIG EQUIP: 4 - Zimmatic Pivots (1 with LESA system)

CROPS:
35 +/- acres alfalfa
33 +/- acres triticale
63 +/- acres of grass (pasture mix)

IMPROVEMENTS: 1 - 2000 Triplewide MH, 3 bdrm, 2 bath, plus den, 1794 sq.ft.
1 - Pump House
1 - Storage shed

TAXES: \$2,052.29 (farm deferral)

PRICE: \$650,000.00

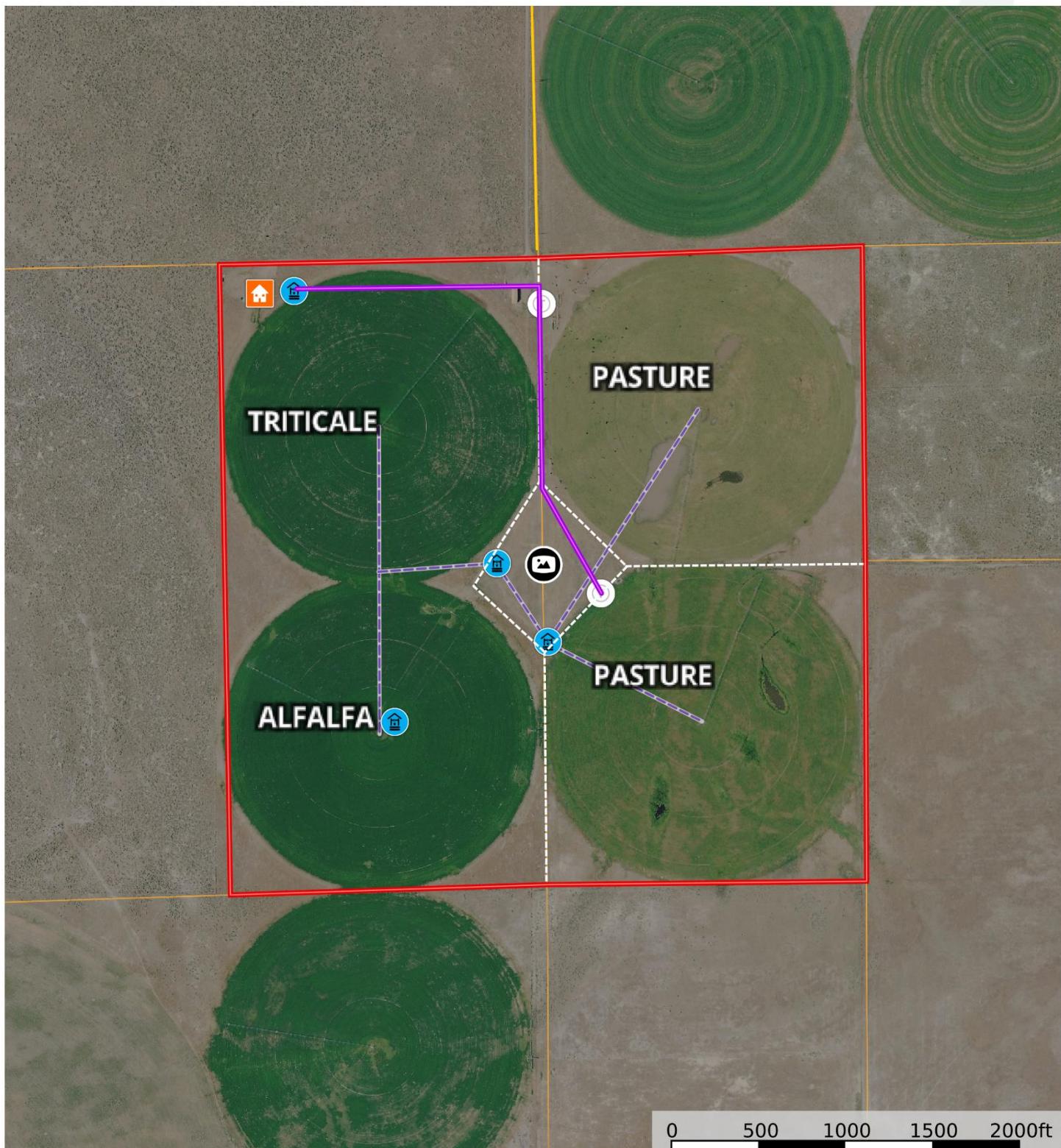
REMARKS: This Hobby Farm is a little over 14 miles from Burns Oregon. There are four newer pivots of which one has a LESA irrigation sprinkler package. The current owners use two pivots for irrigating pasture for their cattle herd and hays the other two pivots. There is a nice steel piped corrals with chute and powder river tub. The triple wide manufactured home has an open kitchen floor plan to the family room with breakfast bar & skylights. Besides the 3 bedrooms and 2 baths, there is a den with double doors that could be used for a 4th bedroom. The house has newer laminated floors and a Blaze King woodstove. Great location with only a few minutes from Burns and would make a great Hobby Farm for someone who works for Burns or Hines.





Wilson

Oregon, 160 AC +/-



Well



House



Trough



Panoramic View



Boundary



Primary Road



Fence

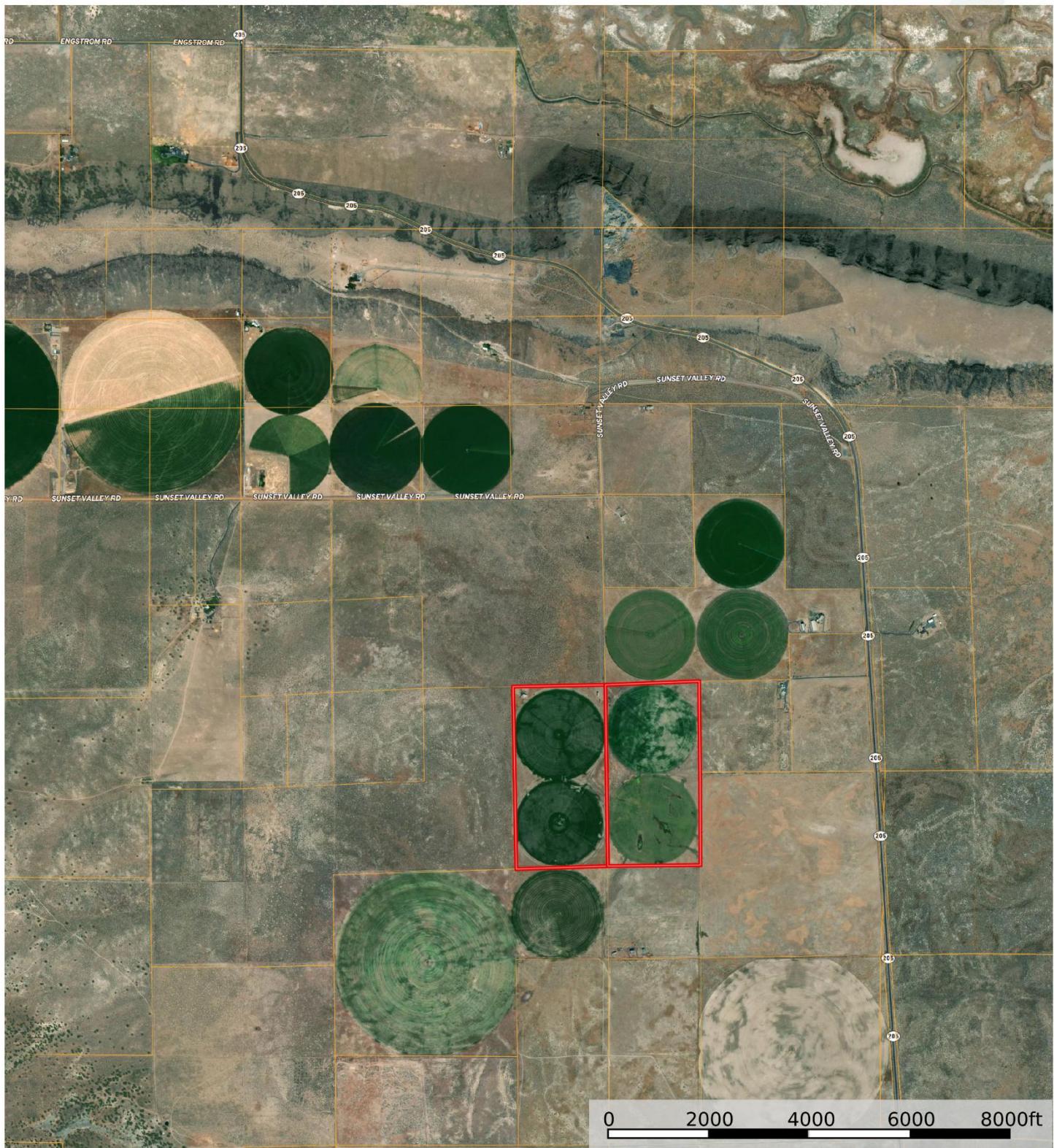


Pipeline



Pipeline

Oregon, AC +/-



Boundary

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