



**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 triticales  
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 4<sup>th</sup> 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.





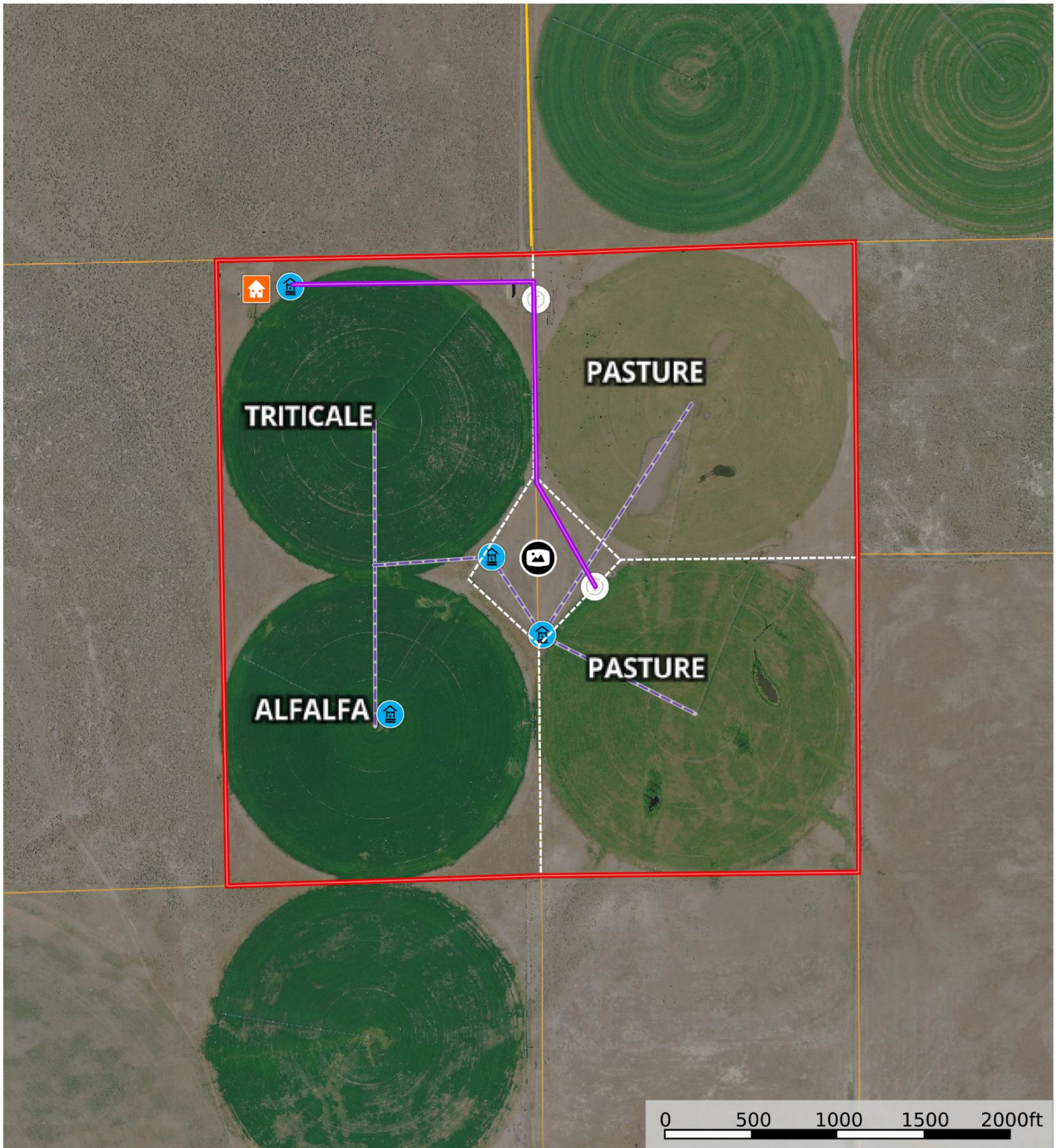






# Wilson

Oregon, 160 AC +/-



- Well
- House
- Trough
- Panoramic View
- Boundary
- Primary Road
- Fence
- Pipeline
- Pipeline

**Curt Blackburn**  
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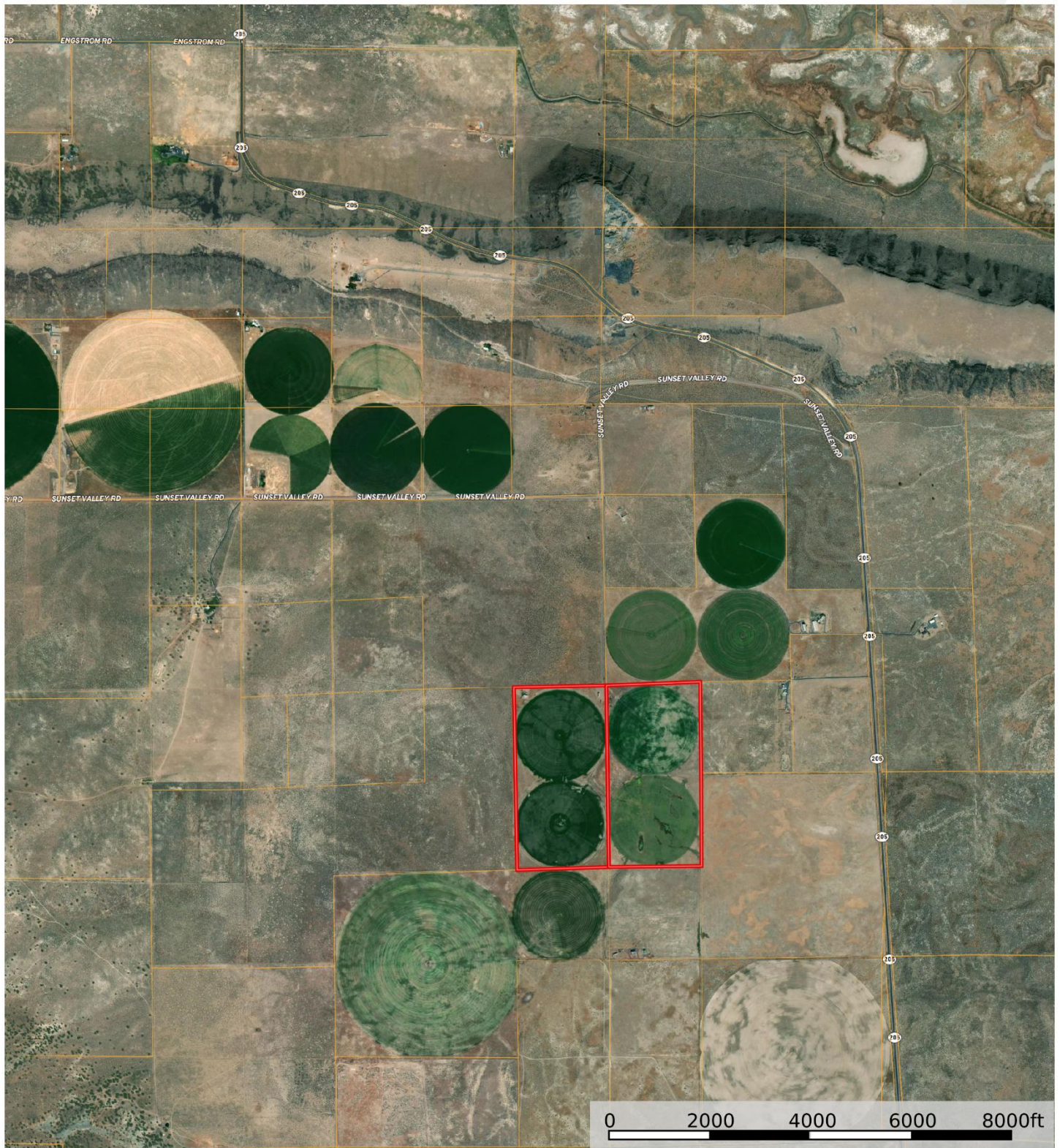
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# Oregon, AC +/-




 Boundary

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