

Reduced to

\$2,130,000

Wrights Farms

453.85 Deeded Acres | 273.8 Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

Wrights Farm is situated in Eastern Oregon, south of the community of Burns Oregon. Nestled along the south-facing slope of Wright's Point, this farm offers spectacular scenery of the high desert & is its own private oasis at the end of a county road.

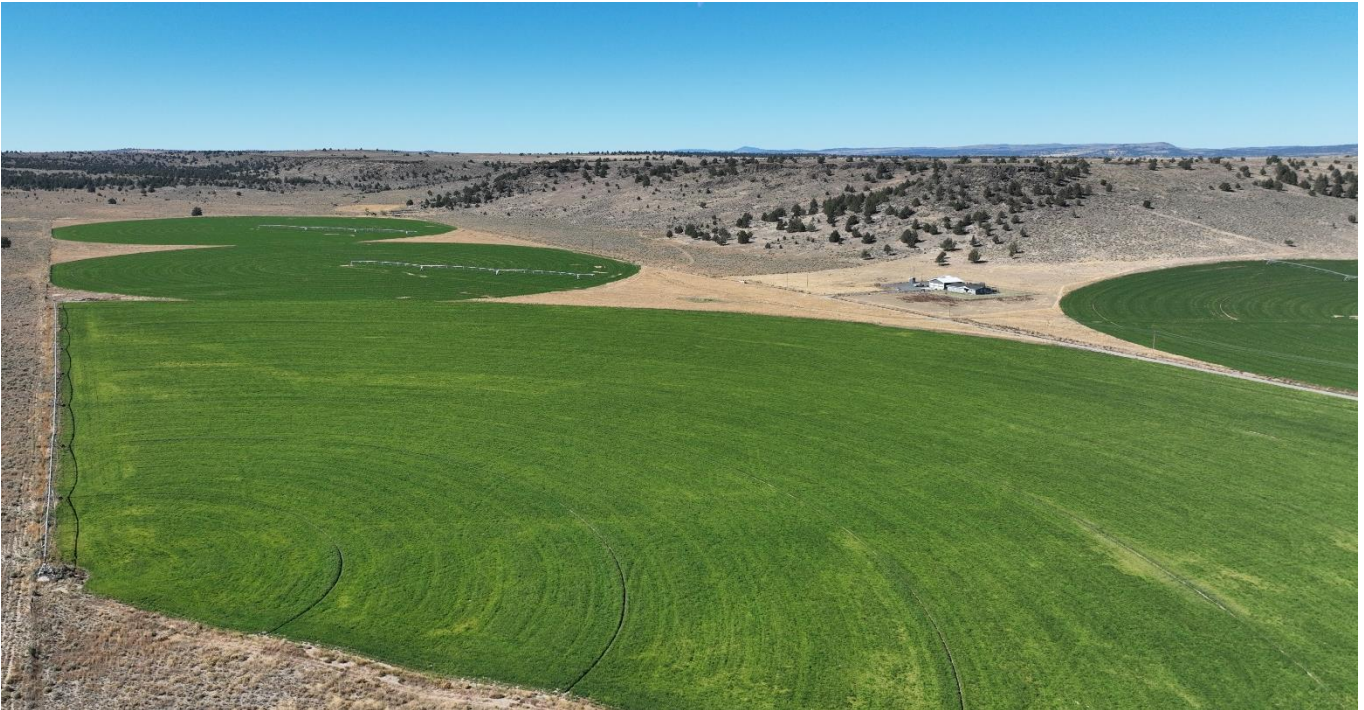
Most of the improvements have been constructed in the last five years. In 2019, a 3 bedroom 2¾ bathroom manufactured home was installed accompanied by a detached 40x48 shop. The 76x128 Hay cover provides on-site storage and convenience to export as it is located next to the truck scales & small working corrals.

Irrigation is supplied from 3 wells on the property with each mainline interconnected within the 7 pivots. Most of the irrigation is from the pivots while there are small sections of handline ground. One pivot is permanently used as pasture for cattle & horses.

The farm ground attracts various wildlife to the region. Elk, mule deer, & pronghorn can be found on the property grazing in the alfalfa fields. Larger bird species of hawks & eagles feed on rodents as well as geese and other species can be seen passing through. The ground also qualifies for 2 LOP tags & is in the Juniper Hunting Unit.

Overall, Wrights Farm offers a well-maintained, easy-going farm setup. With 453 deeded acres, the property provides ample space for various pursuits whether you're interested in a horse setup, managing a small cattle herd, exporting feed, or establishing a substantial hay base for livestock.

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.





Irrigated Ground

The farm has 7 pivots (2 Reinke, 5 Zimmatic) & a few handlines irrigating the 273.8 acres. There are 3 irrigation wells that are all connected by mainline to all systems, including one pump having a variable frequency drive to regulate the water pressure. Of the seven, five pivots are planted in alfalfa with one currently in rotation, one irrigated pasture, & the last one is an orchard grass alfalfa mix.





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- Domestic Water
- Irrigation Water
- Mainline
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservator Easements



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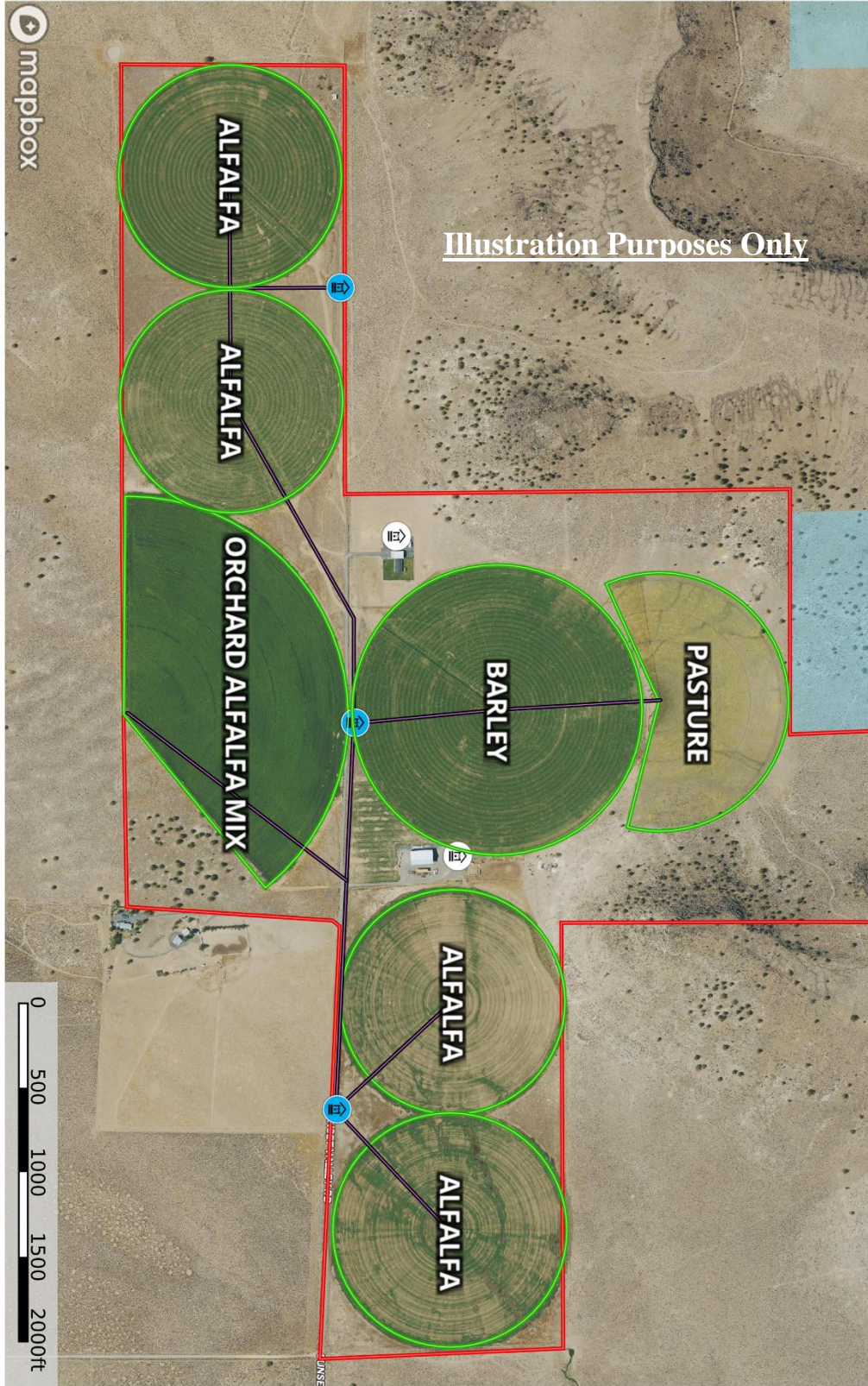


Illustration Purposes Only





Improvements

The home on the property is a Marlette manufactured home that was installed in 2019. Built on a full foundation with hardie plank siding, vinyl windows, & a comp roof, this home was made to withstand any weather. Around the outside of the home is an orchard, underground sprinklers in a large yard with perimeter metal fence, & stamped concrete walkways. On the backside of the home is a private back patio with trex decking & a bar setting with a small pergola.

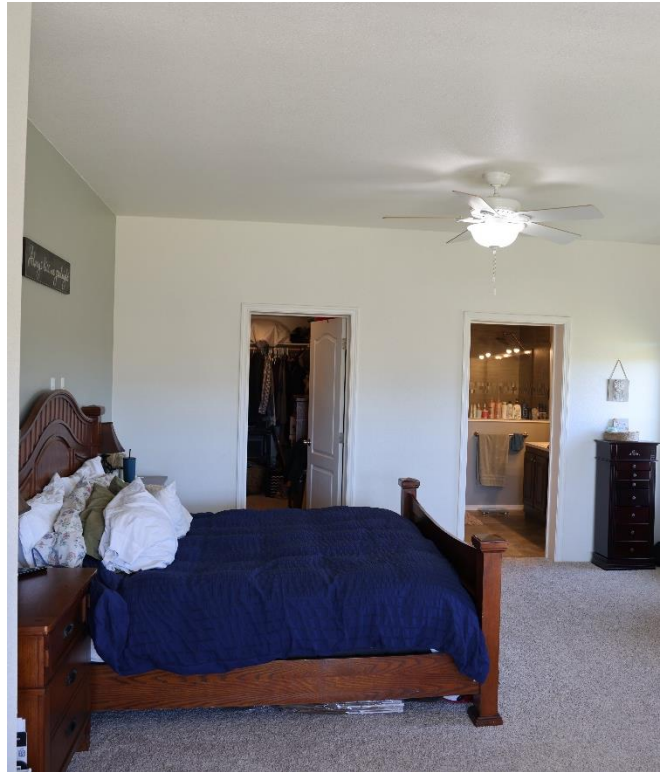
Inside the home you'll first notice the open concept with laminate flooring running throughout the home. The kitchen has ample counter space & overlooks the dining area. Cabinets are made with knotty alder complimented by quartz countertops. Extra storage can be found from the island space or a nearby pantry.

All three of the bedrooms have carpet flooring. The master suite is a large space as the current owners use it both as an office space & bedroom. Included in the master suite are a walk-in closet & a private ¾ bath with a tile shower. The remaining two bathrooms are full setups that are typical size & have vanity storage.



Storage can be found throughout the home as closets are located throughout. The laundry room is set up with garage access & is used as a mud room. The large laundry room has extra cabinet & counter space for more storage as needed.







Next to the home is a detached shop. Three large bay doors are located on the south side with a pull through door on the north end. The structure is partially insulated with concrete floors & LED lighting inside, while having metal siding & roof for the outside. Outside the shop is a metal dog kennel setup with concrete floors with french drains.





Improvements

Located elsewhere on the premises is a 76x128 pole barn. The barn is used for hay storage & has an elevated crushed rock base, making it easy to get in & out. The structure has a metal roof & a lean-to on the west side that is enclosed. A 10x40 truck scale is located next to the enclosed lean-to & are located for convenience as they are easily accessible to get in & out. Near the hay setup is a small working corral area for livestock.



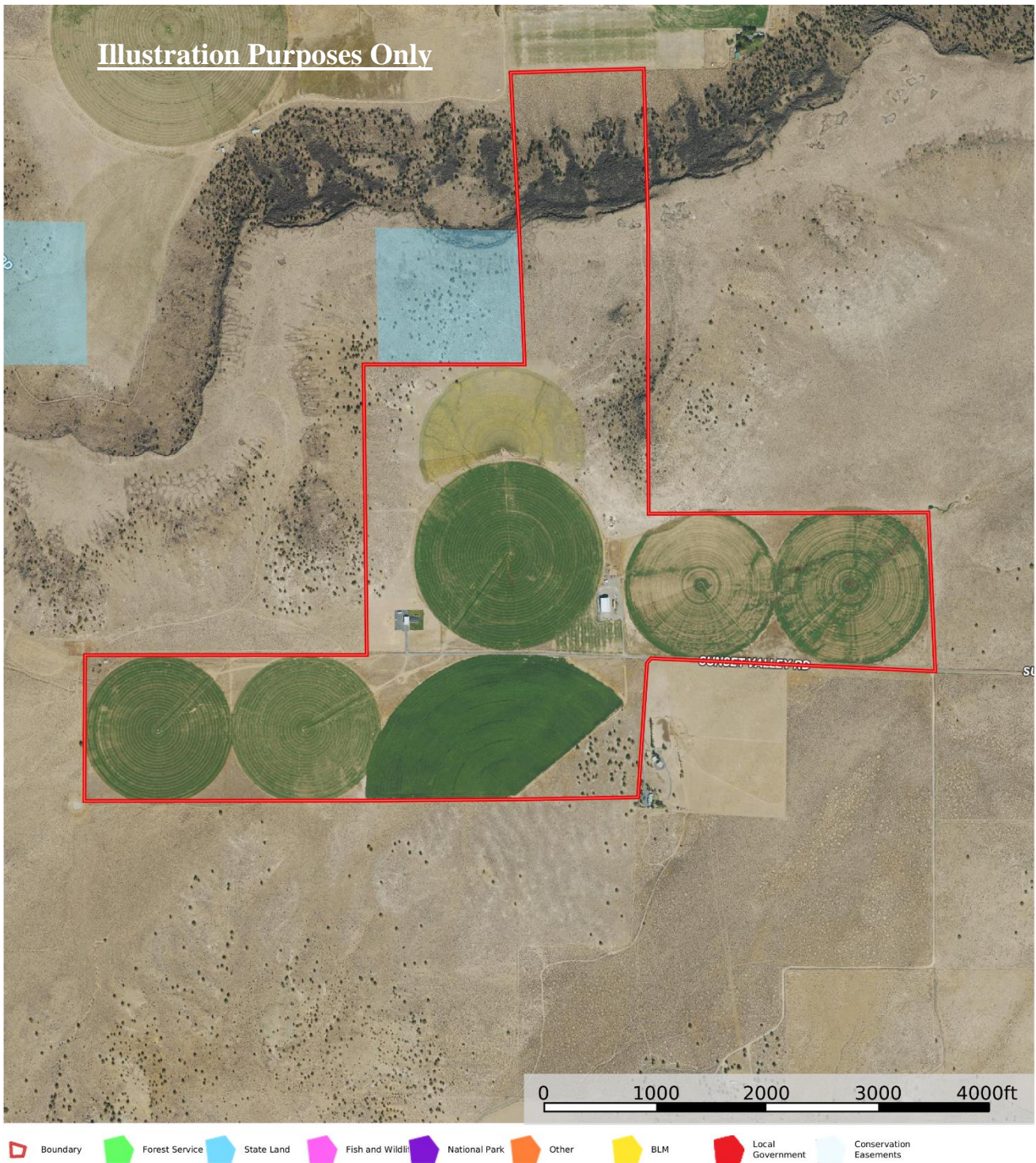


Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country

Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





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Summary

TAX LOT MAPS:

T25S R30E SEC 1 TL 100, 400
T25S R31E SEC 6 TL 1200, 200, 400

ACREAGE: 453.85+/- Deeded Acres Consisting of:

273.8+/- Acres of Water Rights
236.8+/- Under Pivots
23.4+/- Acres of Irrigated Pasture
13.6+/- Irrigated with Handline

WATER RIGHTS:

<u>Permit#</u>	<u>Priority Date</u>	<u>Acreage</u>	<u>Source</u>
G-16295	Nov 8, 2006	273.8	Ground

This permit has been approved for certificate & owner to pay for expediting said certificate. Should be done Summer/Fall '24

IMPROVEMENTS:

Main House - 2019: 2,920 sq/ft - 3 Bed, 2¾ Bath
Garage/Shop: 40x48ft
Hay Shed: 16x128ft
Dog Kennels: 144 sq/ft
10x40 Truck Scales

UTILITIES:

Power Company: Harney Electric Cooperative
Phone Company: CenturyLink
Internet: Starlink or MiWave

TAXES: \$3,508.61 (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 Properties.



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