

Meadow Land Ranch

1,220.24(+/-) Deeded Acres | 725.3(+/-) Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon farm is situated 15 minutes East of Burns Oregon off highway 20. The farm encompasses a total of 1,220+/- acres with 725+/- acres in water rights. The primary irrigation system is 4 pivots with the remaining acreage in irrigated pasture(rye) & wheel lines(rye). Pasture ground makes up much of the remaining acreage consisting of crested wheat stands & other native feed.

The property has two homes on it. The main home site is a 1999 triple wide manufactured home with 3 bedrooms & 2 full baths. The second home, currently rented, is a 1998 double wide manufacture consisting of 3 bedrooms & 2 full baths. Next to it is a set of working corrals & a 960sqft machine shed that is enclosed on 3 sides. At the farm entrance, a spacious 6,000sqft hay cover allows for easy access to ship from.

Deeded ground has perimeter fencing & cross fencing throughout. Additional acreage is grazed from surrounding land owners & water is located appropriately for livestock access.

The land hosts exceptional amounts of wildlife throughout the year. Water from the irrigation & the pond allows for habitats for all sorts of bird and animal species including waterfowl, ducks, sandhill cranes, eagles, hawks, coyotes, fox, antelope, & mule deer.

The farm is a balanced outfit that runs 75 head of cattle throughout the year with additional income from hay sales. The current owner's work shows great ownership as it is a clean well maintained setup.





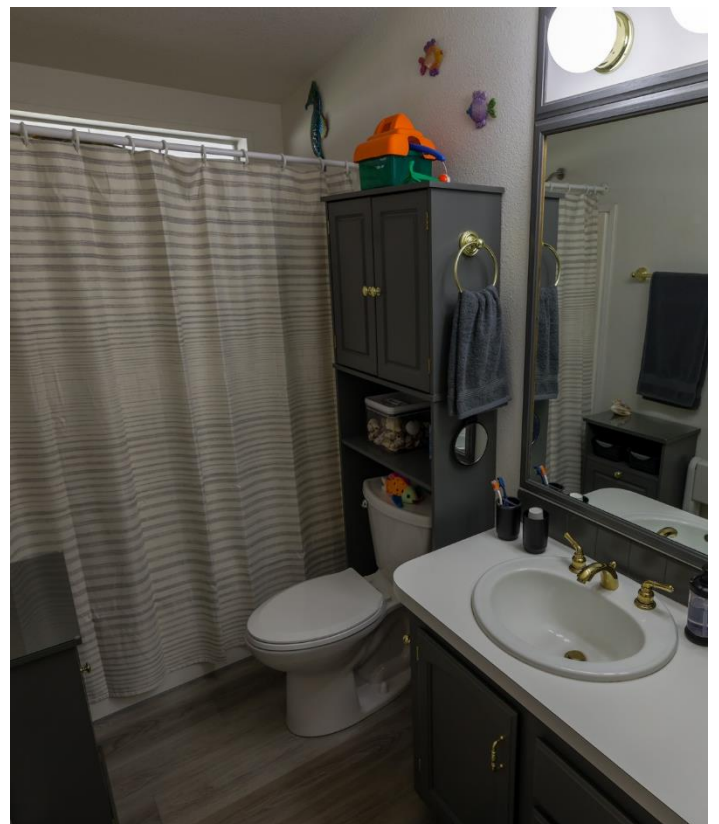
Improvements

The primary residence is a triple-wide manufactured home built in 1999. Upon the first approach, it presents as clean setup, featuring a spacious crushed rock driveway, charming landscaping including raised garden beds and mature trees, and a sizable lawn area. The house has a comp roof, T1-11 siding, vinyl windows, and a single-car garage. Both entrances to the home are covered, with the front entrance accessed by a concrete walkway and the rear entrance leading to a covered patio overlooking the basin.

Upon entry, the interior showcases vinyl flooring with carpet accents in the bedrooms and family room. The family room is spacious with vaulted ceilings, wood stove, & built-in white hutch offering storage. The kitchen is well-appointed with a sizable pantry, an island for additional storage, & ample countertop space. The master suite features a walk-in closet & a private $\frac{3}{4}$ bath, which is spacious and includes vanity storage and a walk-in shower.

The two remaining bedrooms are situated on the opposite side of the home, featuring ample closet space & storage above. Adjacent to these bedrooms is a bathroom, conveniently accessible for guests and family members, equipped with vanity storage and an overhead cabinet with open storage above the toilet. A laundry room is positioned near the garage access, complete with additional overhead cabinets, countertop space, and a farmhouse sink.







Improvements

Close to the primary home is a 6,000sqft hay cover that is spacious for trucks & equipment. Across the acreage is where the second home is located, which is a 1998 manufactured home. The home has a metal roof, full foundation and enclosed porch. It is a total of 1,080sqft with a 3 bedrooms & 2 bath setup. A nice set of working corals are located next to the home as well as a 960sqft machine shed. The machine shed is enclosed on three sides & has been used as a small hay storage.





Irrigation

The irrigation is well taken care of with all the mainlines interconnected with the wells & equipment. A total of 725+/- acres of water rights are irrigated in various ways. Pivots have a substantial portion of the irrigated consisting of 477+/- acres while 160+/- acres are irrigated from wheel lines, & the flood irrigated pasture. In addition is a pond with 9.2 acres of water storage rights.

Alfalfa is the primary crop planted under the pivots & it is farmed in half pivot rotations. Two of the pivots are equipped with LESA systems & all pivots collectively have produced 5½ tons per acre over the years. One pivot is situated on a separate 160 acre parcel located nearly 11.5 miles east of the main farm.

The irrigated pasture has above ground mainline and the ability to flood the water throughout. The wheel line acreage has centralized mainline going down the middle with cross fencing allowing for irrigated pasture or the ability to harvest.







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.





OREGON

Location

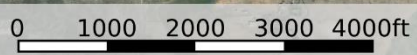
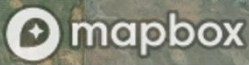
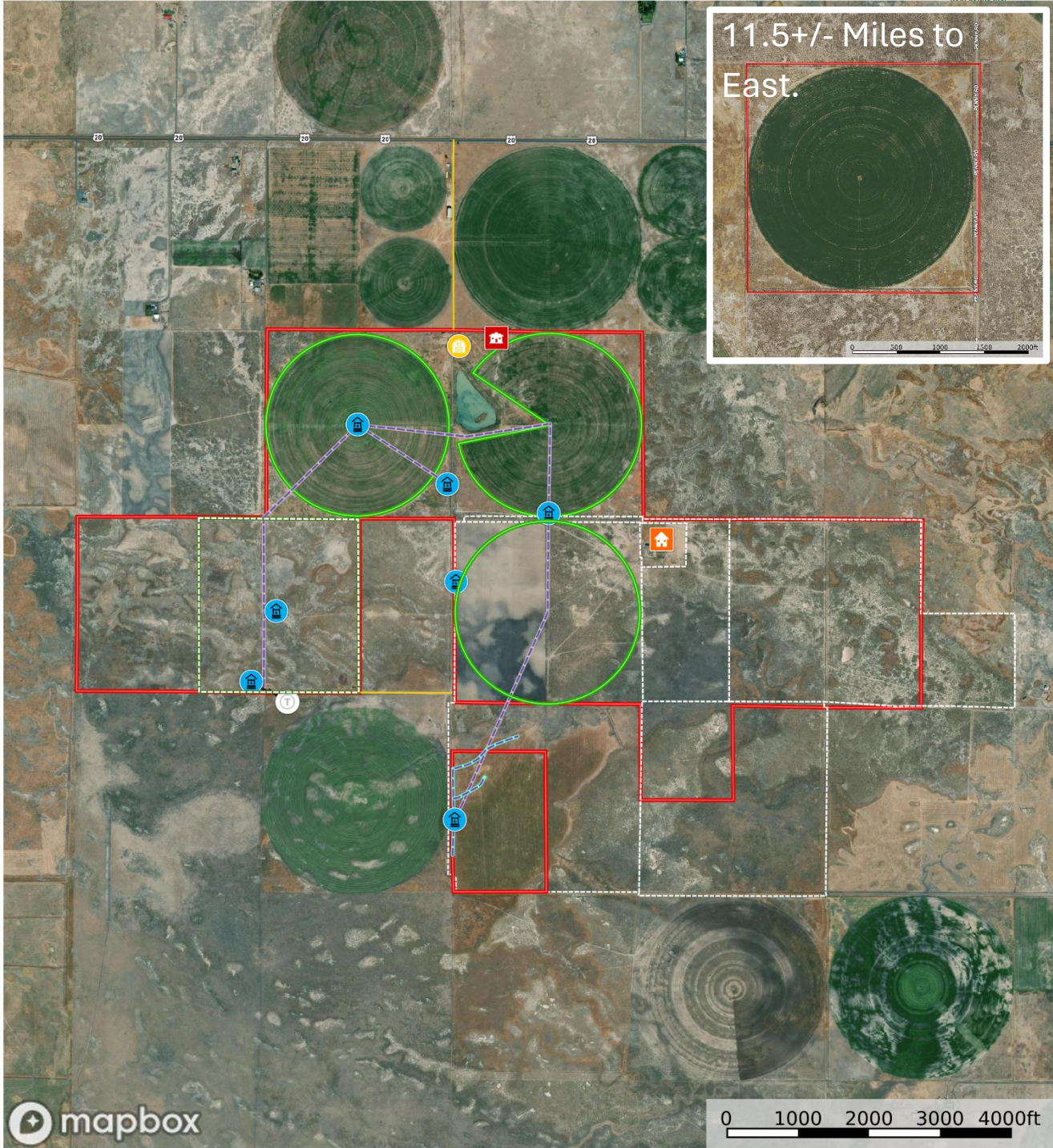
Burns Oregon: <https://www.cityofburnsor.gov/>
14 min (11.4 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 7 min (119.9 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 24 min (142 mi)
102,059 (2021)



Sheley Ranch
 Oregon, AC +/-



- ① Trough
- 🏠 Hay Barn
- 🏠 House
- 🏠 Main House
- 🏠 Well
- Primary Road
- Above Ground Mainline
- Above Ground Mainline
- Mainline
- Fence
- 🌿 Wheel Lines
- 🔺 Boundary
- 🟢 Pivot

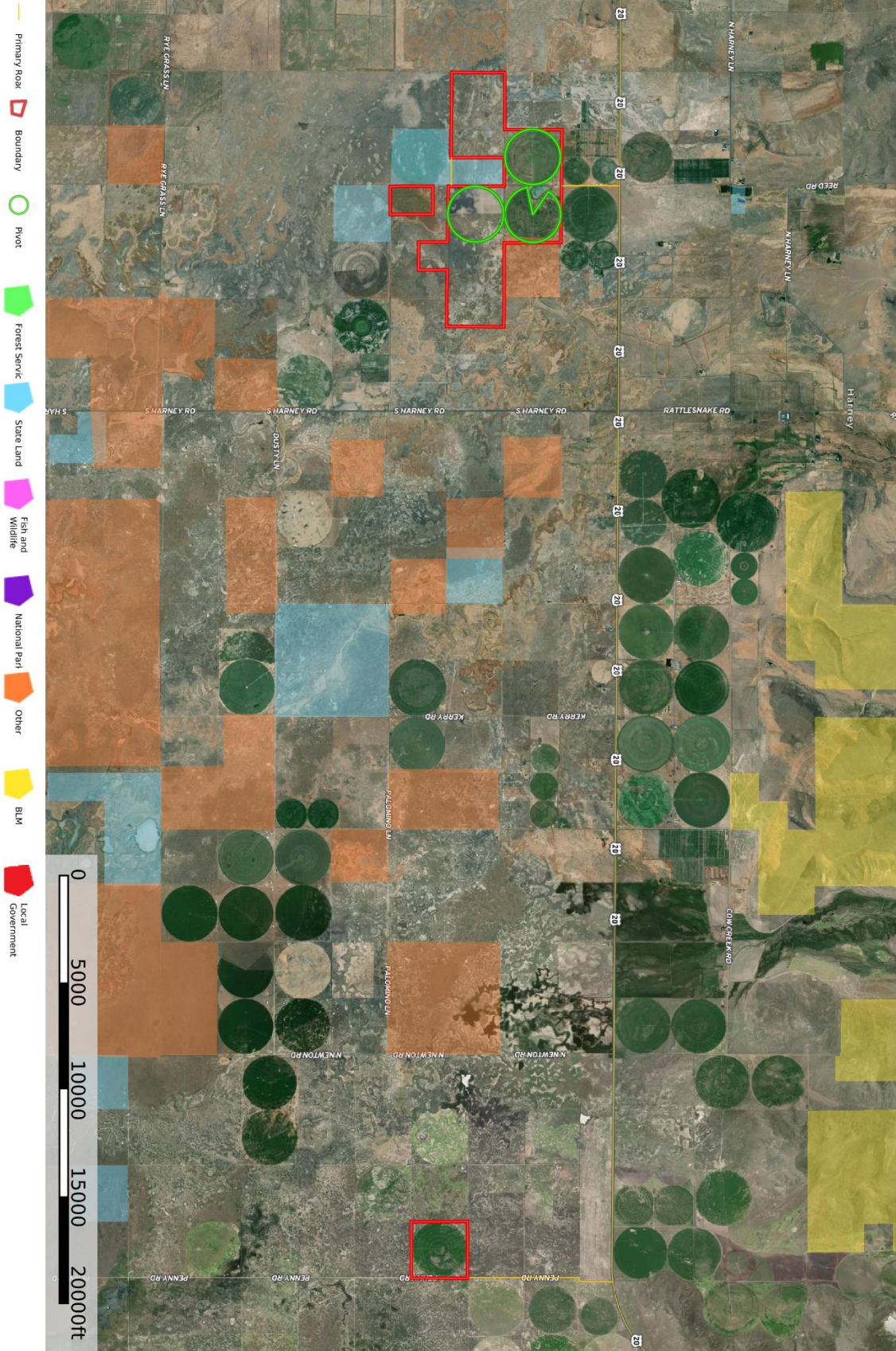
United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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Sheley Ranch
 Oregon, AC +/-

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ADDRESS: 71111 Ruhl Rd, Burns, OR 97720

LOCATION: Approximately 11 miles East of Burns Oregon off highway 20

ACREAGE: 1,220.24 (+/-) Deeded Acres – Per County Records

- 477+/- Acres Pivot Irrigated
- 160 +/- Acres Wheel line Irrigated
- 510 +/- Acres Dryland Pasture
- 60 +/- Acres Sub Irrigated Pasture
- 9 +/- Acres Pond
- 4.24 +/- Acres Improvements

WATER RIGHTS:

<u>Certificate#</u>	<u>#Acres</u>	<u>Priority Date</u>	<u>SOURCE</u>
93478	56.1	Nov 17, 2003	Well
96844	16.4	Sept 1, 1976	Well
96843	60	July 6, 1973	Well
96845	49.7	Sept 9, 1994	Well
95596	160	March 10, 2014	Well
95748	126	Jan 20, 1984	Well
95915	96.9	Sept 9, 1994	Well
44695	151	June 15, 1970	Well
	9.4	1994	Pond

IMPROVEMENTS: 1999 MH – 3 Bedroom, 1 ¾ Bath – 1,794 qft

 -Attached single car garage

 6,000sqft Hay Cover –

 1998 MH – 3 Bedroom, 2 Bath – 1,080sqft

 960sqft Machine Shed

FINANCING: Cash or Bank Financing

TAXES: \$7,170.32 – Per County Records (Farm deferral)

PRICE: \$3,800,000.00



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

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