

Reduced to 12,000,000

Silver Sage Farm

4,958.7+/- Deeded Acres | 2,721.72+/- Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Silver Sage Farm is an eastern Oregon outfit nestled in the high desert of Harney County approximately 25 miles south of Burns Oregon. Rolling hills with sandy loam make up the terrain for this large operation as it is located in some of the highest yields for hay production per acre in the region.

The farm consists of almost 5,000 continuously deeded acres. Of that acreage, 2,743+/- acres are irrigated under 35 pivots that currently are certified organic. The Seller is willing to consider purchasing back 10,000 tons of Organic hay annually.

Most of the irrigation system is interconnected with mainlines making it easy to push water around to different pivots. This farm has 5 newer large hay sheds, 60-ton truck scales, shop/commodity, and fuel located in the central part of the farm for easy access. Also centrally located is a large cinder pit that is use for roads, hay pads, and pivot tracks.

Located off a paved county-maintained road that dead ends at the property entrance. Within 20 minutes of the farm, one can export in any direction off 4 major highways: Hwy 20, Hwy 78, Hwy 205, & Hwy 395. The farm is also located roughly 5 hours from hay press facilities in Boardman, Junction City, & Aurora to export hay overseas.

The land is home to all types of wildlife. With the continuous acreage, the land allows landowner preference tags for hunting. Mule deer, antelope, & elk are seen throughout the area grazing pivots as they are highly attracted to the feed. Several other animal species such as bald eagles, hawks, coyotes, & more can be seen throughout the year.

The land is perimeter fenced with cross fencing throughout. Silver Sages location along with the current infrastructure in place creates an extremely large operation for the area.

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.







IMPROVEMENTS

Hay storage facilities which consist of 5 newer large sheds, shop/commodity, fueling station, and 60 Ton truck scales are in the center of the farm. There is one other older shop/storage shed on the south end of the farm. This farm has very nice road infrastructure and gravel hay pads throughout the farm. There is a nice sized cinder pit to save money & maintain roads, pivot tracks, pads, & areas around the improvements.





IRRIGATION

With over 2,743 acres of water rights nearly every acre is under pivots. Of the 35 pivots, a majority are Zimmatic but range in brand, some have LESA systems. A large portion of the pivots are tied into the same mainlines with existing wells & some sections have variable frequency drives making it easy to move water around. The majority of the fields are in alfalfa or triticales.



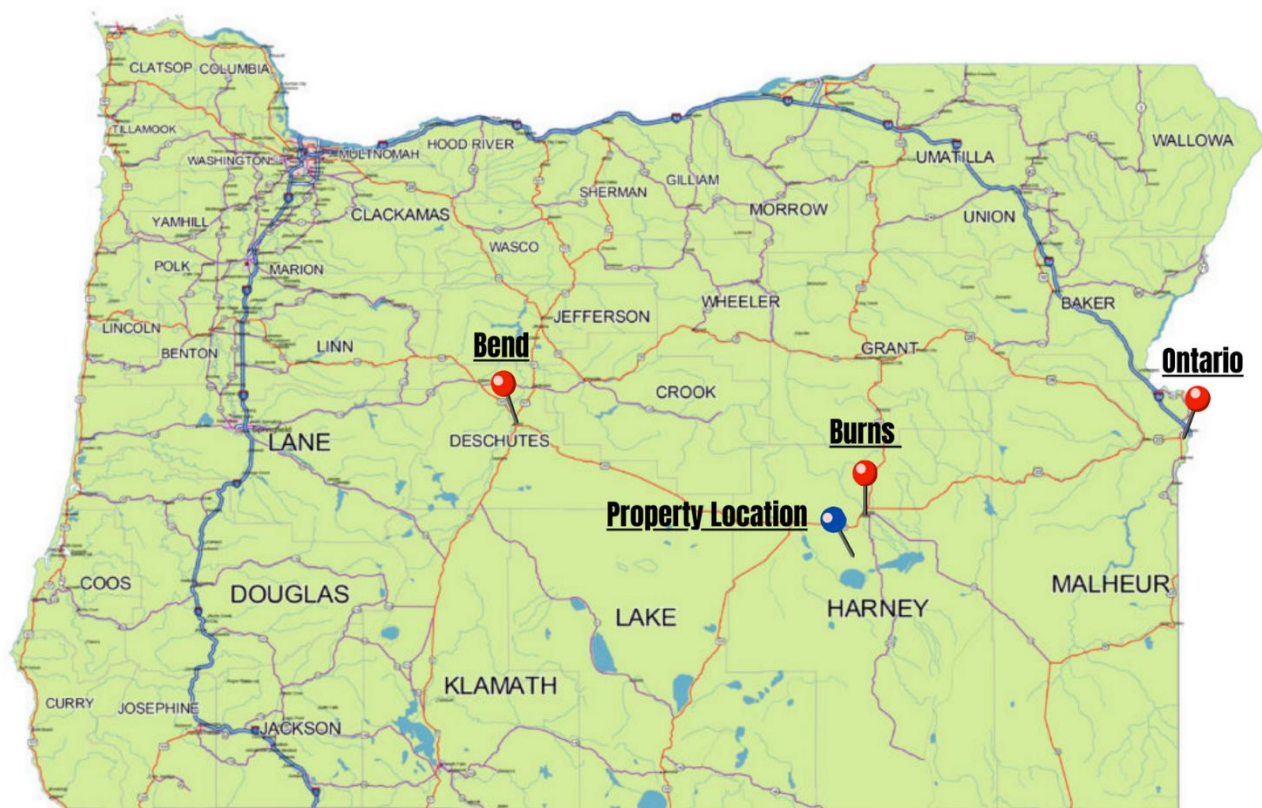


SURROUNDING AREA

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

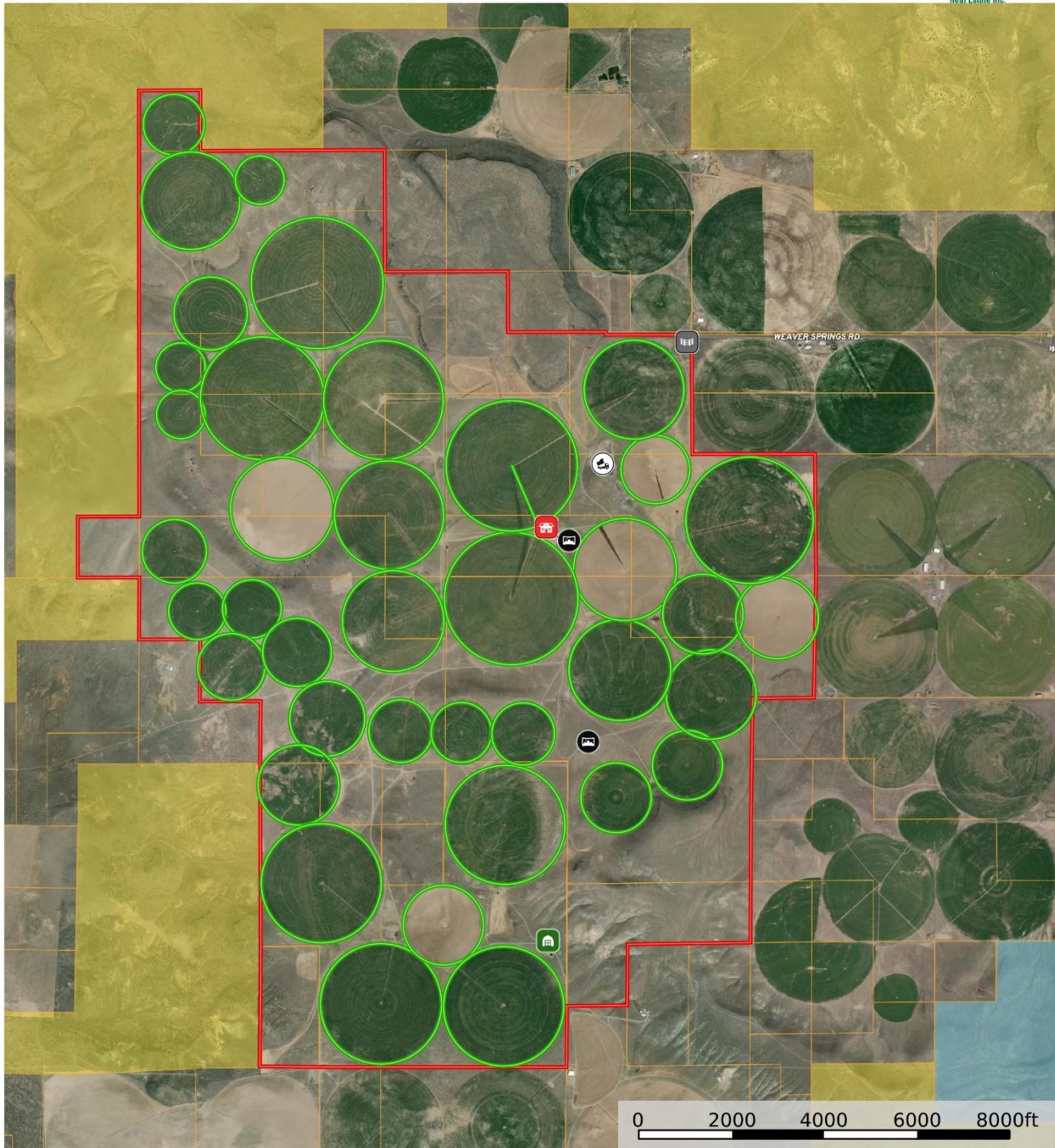
Burns Oregon: <https://www.cityofburnsor.gov/>
27 min (24.8 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 37 min (152 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hour 35 min (155 mi)
102,059 (2021)



ACW Portion - Silver Sage Farm - 30040 Weaver Springs -
Oregon, AC +/-



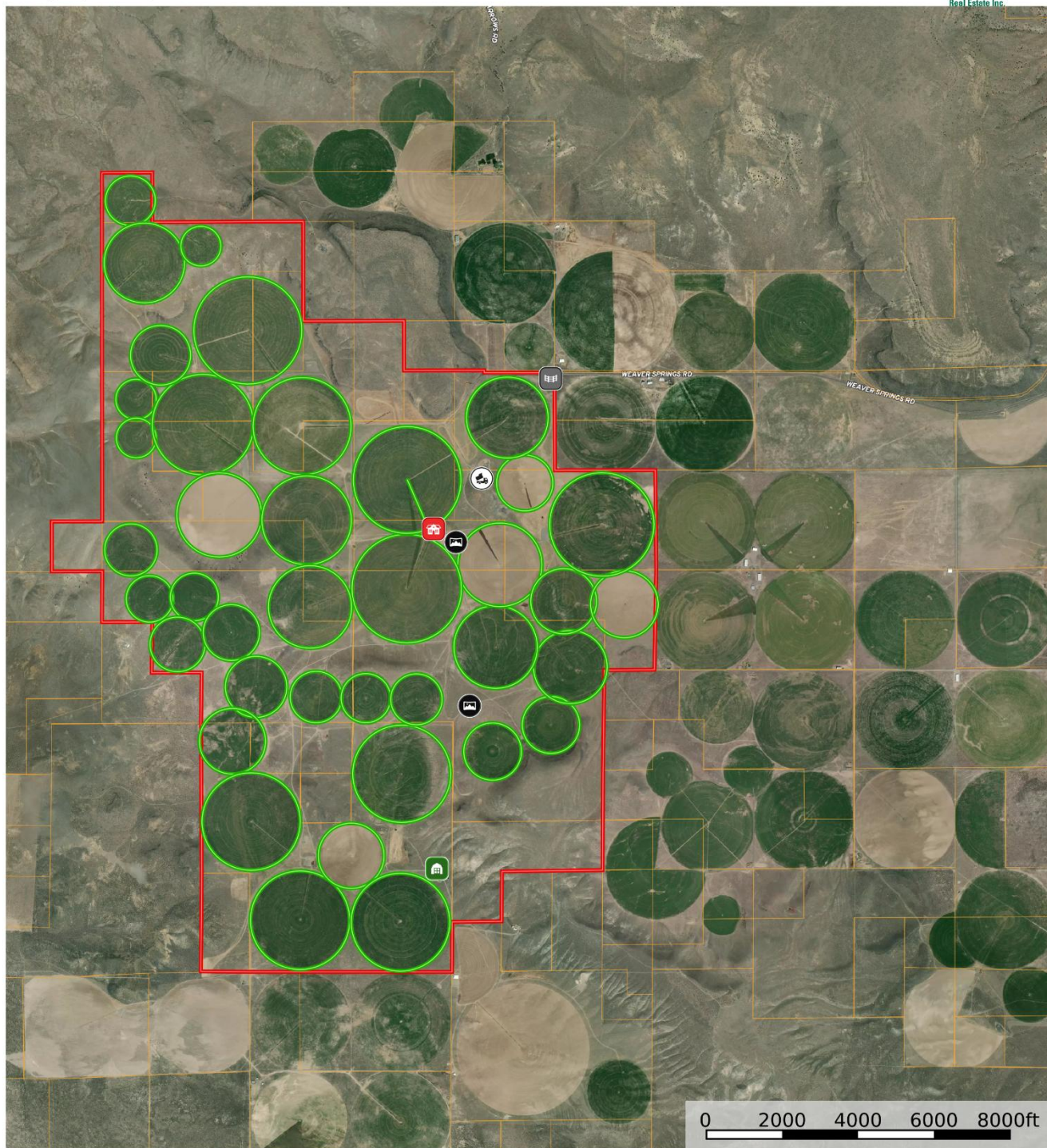
- Panoramic View
- Compound
- Rock Pit
- Corrals
- Shop
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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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Oregon, AC +/-



Panoramic View Compound Rock Pit Corrals Shop Boundary Pivot

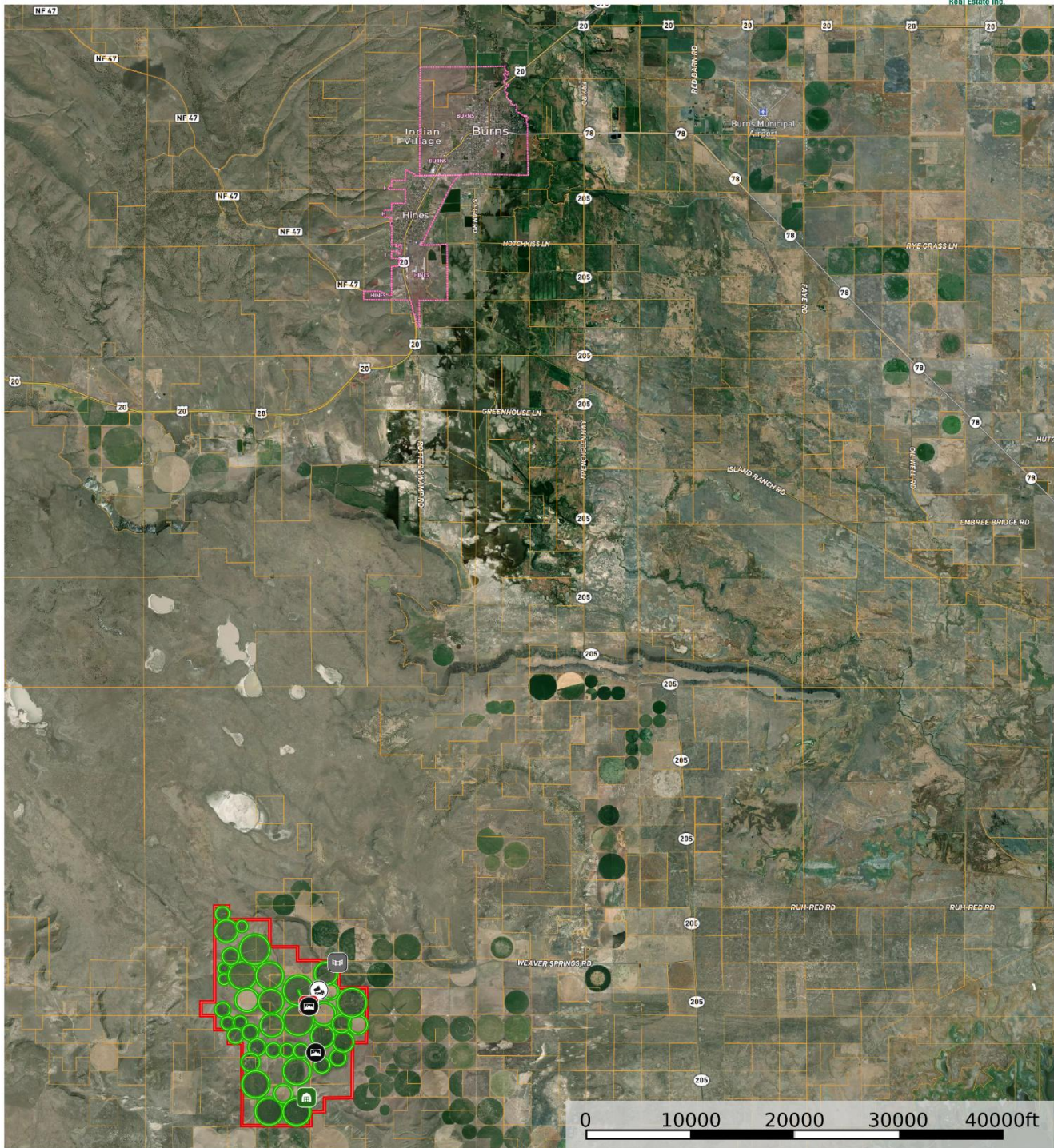
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Curt & Jake Blackburn | office@jettblackburn.com | (541)413-5660



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Oregon, AC +/-



Panoramic View
 Compound
 Rock Pit
 Corrals
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ADDRESS: Approx. 25 miles south of Burns off Weaver Springs Rd

ACREAGE: 4,958.7+/- Total Deeded Acres consisting of:

- 2,721.72+/- Irrigated under pivots
- 2,219+/- Native pasture, pivot corners, dryland
- 23.08+/- Acres with improvements

IRR. EQUIPMENT: 48 Pivots

WATER RIGHTS:

<u>Acres</u>	<u>Permit #</u>	<u>Certificate</u>	<u>Priority Date</u>
150	G-5287	95739	Oct. 21, 1970
304.6	G-9419	95738	April 10, 1981
393.5	G-12841	95656	July 20, 1995
393.6	G-16165	96174	May 16, 2005
273.8	G-16165	96175	Feb. 21, 2006
400	G-17987	95740	Dec. 17, 2007
37.6	G-17991	95742	Nov. 24, 2008
434.62	G-17992	95743	March 10, 2011
355.9	G-17990	95741	June 7, 2012

IMPROVEMENTS:

- 1973 Shop/storage building – 3,200 sq ft
- (5) Hay Sheds 2016/2017 – 6,480 sq ft
- Shop/Commodity Building – 6,864 sq ft
- Cinder Pits
- 60 Ton Truck Scales

UTILITIES: Power - Harney Electric Coop
Water/Sewer – Wells & private septic
Internet – Starlink

TAXES: \$48,076



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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