

**Reduced to \$2,850,000**

# Roberts Organic Farm

561.39+/- Deeded Acres | 399.10+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

# FOR SALE



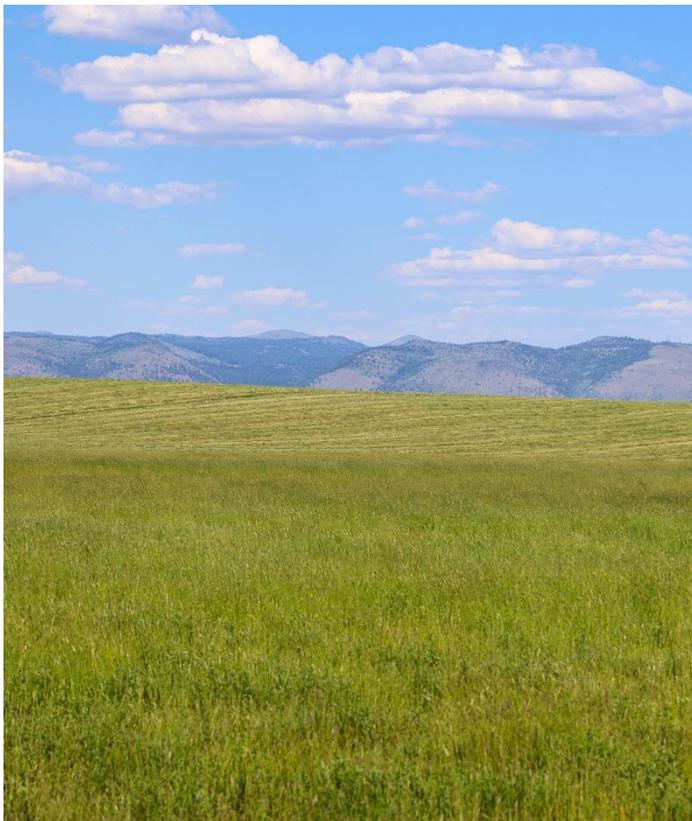
This Eastern Oregon Organic Farm features 561 deeded acres, 399 acres of water rights, reservoir, & a variety of improvements making it an ideal setup for a range of Buyers. Located nearly 15 minutes from Lakeview, the farm has access off Andy Hill Rd allowing for a brief trip to amenities.

The irrigation features a large well that feeds into Clyde Fenimore Reservoir thereafter, disbursed to the three valley pivots by three booster pump. The wheel line portion has risers off the mainline feeding into the reservoir while the flood portion is on the southwest portion of the farm. All crops under the pivots are alfalfa grass mix, with the wheel line and flood pasture fields in Grass. A neighbor grazes a portion of the ground providing additional income.

A Custom-built home sits near the reservoir providing a beautiful setting. The home is a 2 bed, 2.5 bath house with vaulted ceilings & an oversized two car garage with a smaller door for ATV's, rangers, or smaller toys. A 2,000sqft shop is located near the home with an oversized shop door making easy access of farm equipment. A stable setup supports five stalls, hay storage, & enclosed tack room with water heater for a wash station. A 5,000sqft hay shed is found at the property entrance for easy distribution of hay.

Clyde Fenimore Reservoir provides an amazing habitat for animals of all sizes. Ducks, geese, & a variety of birds are seen on the water yearly while larger animals such as mule deer can hide in the willows nearby. In past years it was stocked with large mouth bass & crappie fish.

Overall, this organic farm provides a beautiful oasis with its reservoir and irrigated ground nestled in the Valley overlooking the surrounding hillside. There is also a nice variety of recreational activities in the area with include Fishing, Boating, Hunting, Hot Springs, and Winter sports such as skiing and a snowmobiling. This exceptional farm in Lakeview Oregon combines the best of rural living with Organic Farming, Equation capabilities, cattle graving and endless recreational possibilities. Don't miss the chance to own a piece of paradise in the picturesque southeastern corner of Oregon.





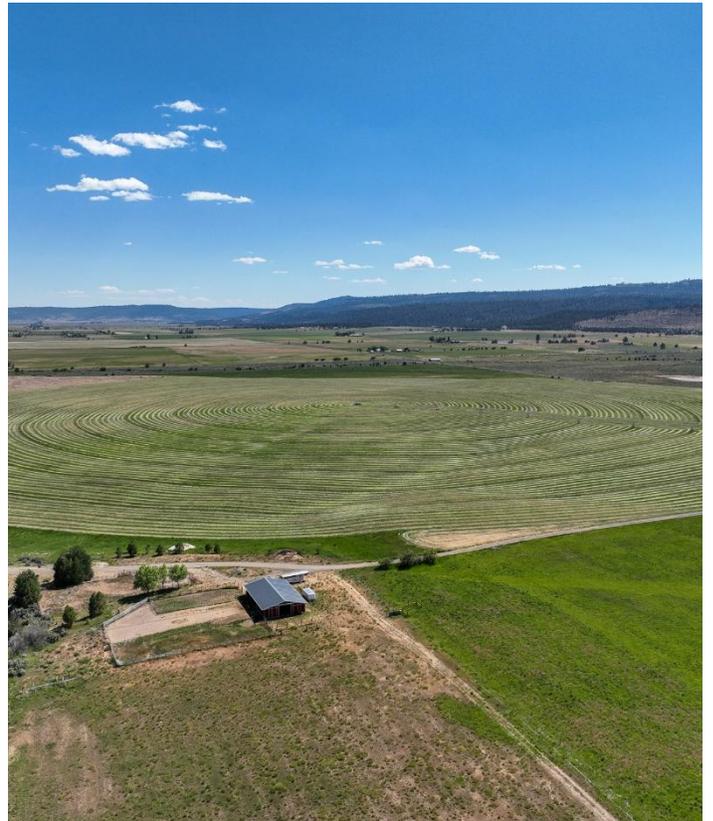
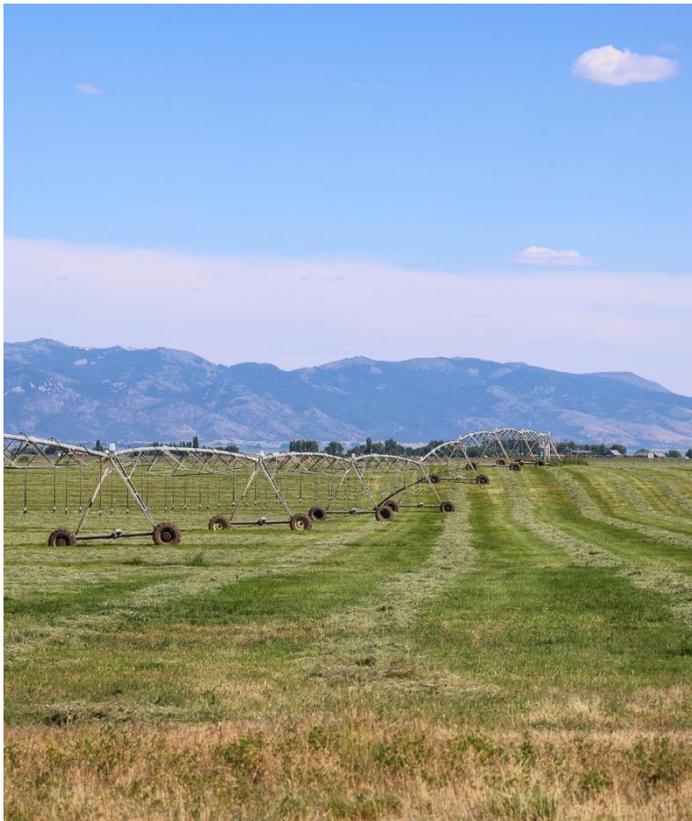


### **Irrigation**

The 399.1+/- acres of irrigation have a variety of forms to irrigate. Nearly 281 acres of irrigation are done by 3 Valley Pivots with 54+/- acres are irrigated by wheel lines & the remaining 64 acres are flood irrigated. The water is pumped from a large irrigation well that feeds into the Clyde Fenimore Reservoir thereafter disbursed to pivots from 3 separate booster pumps. Wheel lines are irrigated by the mainline feeding into the reservoir while the flood has mainline off the well.

Clyde Fenimore Reservoir has storage capacity for 57 acre feet dating back to 1960. The reservoir provides ample storage for irrigation while also an oasis for wildlife. Ducks & geese are frequently seen around the pond while deer come & go. The reservoir was stocked in the past by largemouth bass & crappie fish.

Crops have been certified organic since 1999 through OTCO with a base of alfalfa & alfalfa grass mix.



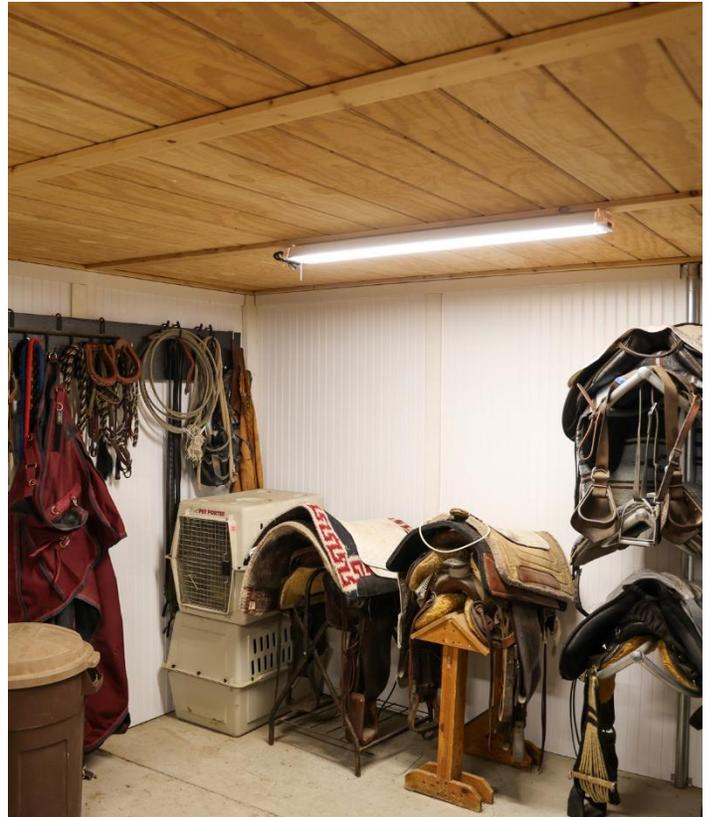


### Improvements

The farm features a beautiful custom built home overlooking the Clyde Fenimore Reservoir & the habitat it entails. Featuring an open kitchen with custom oak cabinets, granite countertops, wolf appliances, & a large walk in pantry, it overlooks the dining room & family room with its wood beams, vaulted ceiling, & views of the reservoir. Off the kitchen is a large laundry room with a half bath that is an ideal mud room accessed from the oversized three car garage. Both bedrooms are extremely spacious with tall ceilings & fans. The master suit has its own private bath with His & Her sinks, ample storage, heated towel racks, marble walk in shower, & a walk in closet. The remaining bathroom has tiled flooring and marble shower as well. The entire home is heated with floor heat equipped with an on demand water heater. The home is nearly finished with the current owners willing to leave left over materials to the next owners to add the finishing touches.

A variety of out buildings can be found throughout the farm showcasing a pristine horse stable, 2,000 sqft shop, & 5,000 sqft hay cover. The horse stables are in great shape that include a metal structure, 5 stalls, hay storage, tack room with concrete flooring, & water heater for a washing station. The shop has concrete floors with an oversized shop door for farm equipment & a loft for extra storage. The hay cover is enclosed on two sides with storage up to 500 tons, crushed rock base, & is a pole barn with metal siding, roof.





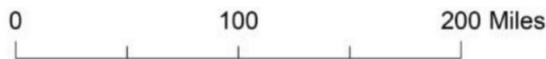
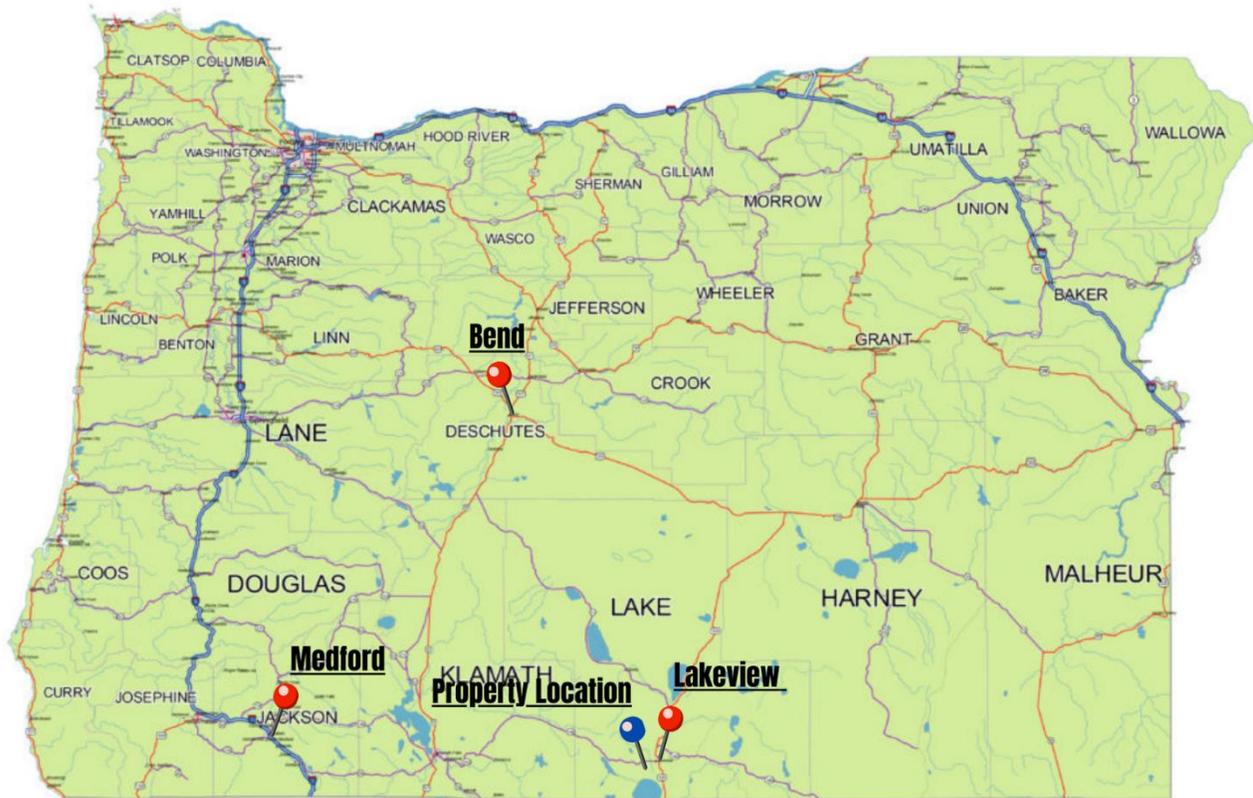




### Surrounding Area

Located in Lake County, Lakeview is the largest town & considered the ‘Oregon’s Tallest Town’ due to its elevation. The county is known for its recreation as it has vast lands of unpopulated areas that are ideal for star gazing, skies, as it is in a Dark Sky region. North of Lakeview is the Warner Canyon Ski Resort that is owned and operated by locals, Hart Mountain is located to the Northeast as it is known for antelope hunting, hot springs, wildlife & more. As the county has lots of public lands, there are plenty of opportunities for recreational activities whether that is going to a nearby lakes, fishing, hunting, hitting the dunes, or just driving throughout the vast county.





**OREGON**

**Location**

**Lakeview Oregon:** <https://townoflakeview.org/>  
16 min (12.8 mi)  
Population: 2,487 (2022)

**Medford Oregon:** <https://www.travelmedford.org/>  
2 hr 59 min (167.6 mi)  
85,556 (2022)

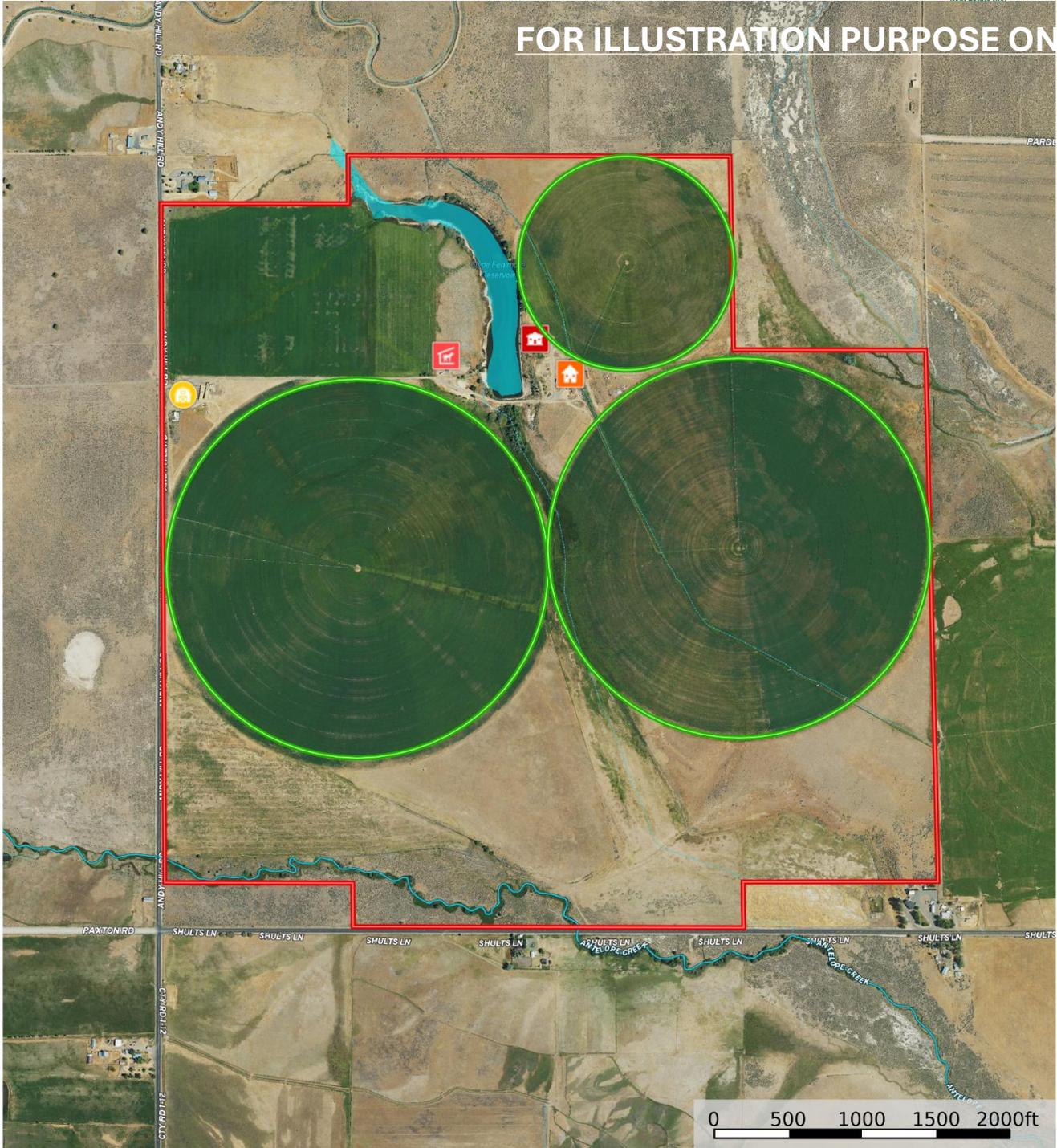
**Bend Oregon:** <https://www.bendoregon.gov/>  
3 hr 7 min (187.1 mi)  
102,059 (2021)



**17425 Andy Hill Rd - Roberts Hutchinson 2005 Trust**  
 Oregon, AC +/-



**FOR ILLUSTRATION PURPOSE ONLY**



0 500 1000 1500 2000ft

- Shop
- Main House
- Hay Barn
- Horse Stall
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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**LOCATION:** 17425 Andy Hill Rd, Lakeview, OR 97630

**IMPROVEMENTS:** 2014 Custom Built Home, 2 Bedroom, 2.5 Bath, 3 Car Garage – 2,501 sqft  
 Shop w/ Concrete Floors & Oversized Door – 2,000 sqft  
 Hay Cover w/ Crushed Rock Base – 5,000sqft  
 Horse Stables w/ 5 Stalls, Enclosed Tack Room, Wash Area, Storage – 2,000 sqft  
 Pump House

**ACREAGE:** 561.39+/- Deeded Acres – Per County Records  
 - 281+/- Acres Irrigated Pivot  
 - 54+/- Acres Irrigated Wheel Line  
 - 64+/- Acres Irrigated Flood

**WATER RIGHTS:**

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
31174	28	--	Jan 15, 1960	Clyde Fenimore Res.
46584	46	--	Jan 18, 1972	Well
40081	325.1	2.8	Feb. 10, 1970	Well
51011	--	327.9	Jan. 7, 1976	Well
<b>TOTALS:</b>	<b>399.1</b>	<b>330.7</b>		

**Storage Rights**

31173	57 Acre Ft.		Jan. 15, 1960	Clyde Fenimore Res.
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**IRR. EQUIPMENT:** 3 Valley Pivots  
 3 Well Lines  
 4 Booster Pumps  
 1 Irrigation Well

**FINANCING:** Cash or Bank Financing

**TAXES:** \$7,389.48 – Per County Records (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.

**Presented By**



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