



JETT BLACKBURN
REAL ESTATE Inc.

17425 Andy Hill Rd
Lakeview, OR 97630
\$2,850,000

Roberts Organic Outfit

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



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon organic outfit spans 561 deeded acres with 399 acres of senior water rights, reservoir storage, and a wide range of improvements, making it a rare opportunity for buyers looking to run cattle, farm, or establish a balanced operation. Just 15 minutes from Lakeview with direct access off Andy Hill Road and Shults Lane, the property offers easy access to nearby amenities.

The irrigation features three pivots that irrigate certified organic stands of alfalfa, grass, and alfalfa-grass mix, perfect for hay production or rotational grazing. In addition to the pivots, the outfit is supported by flood-irrigated fields and grass pasture, creating a balanced setup for cattle or mixed-use operations. A neighboring producer currently grazes a portion of the ground, generating lease income. With strong water infrastructure, multiple irrigation methods, and dependable water sources, this property is well-equipped for cattle, custom hay operations, or a balanced mix.

A custom-built home sits near the reservoir, offering picturesque views and a front-row seat to the surrounding wildlife habitat. The remaining improvements are strategically placed for efficiency and ease of use: a hay shed is conveniently located near the county road for easy loading and access, a shop sits adjacent to the residence for everyday use and equipment storage, and finally a horse stable equipped with multiple stalls, hay storage, and a tack room that is ideally positioned between the two. All structures are in good condition, providing a variety of potential uses for livestock, equipment, or expanded operations.

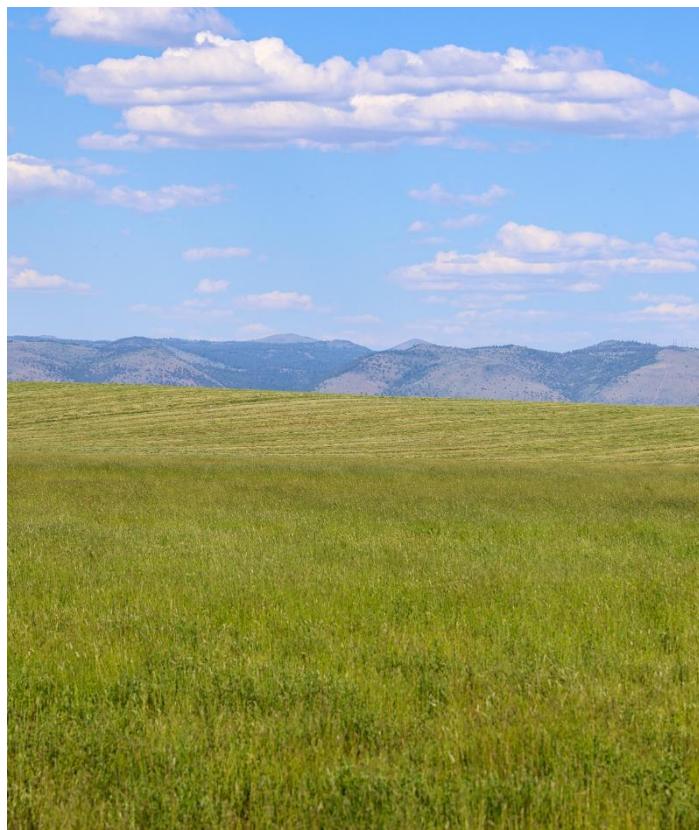
Clyde Fenimore Reservoir not only supports irrigation storage but also enhances wildlife habitat year-round. Waterfowl, upland birds, and deer frequent the area, adding scenic value and recreational appeal to this productive farm.

Whether pursuing an established cattle operation, expanding hay production, or building a diversified organic ranch, this property offers a unique combination of water, infrastructure, and location in the Lakeview region of southeastern Oregon.

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.



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Cattle

While currently used primarily for farming, the land is well-suited for conversion to cattle or livestock use. With reliable water sources and multiple irrigation systems in place, the property has the potential to be cross-fenced into six separate pastures, ideal for an efficient rotational grazing program. The current lessee utilizes hot wire in combination with existing barbed wire perimeter fencing to manage pasture rotations. With minimal additional infrastructure, this property could easily transition into a well-balanced operation, supporting both grazing and winter feed production off the irrigated ground.





Irrigation

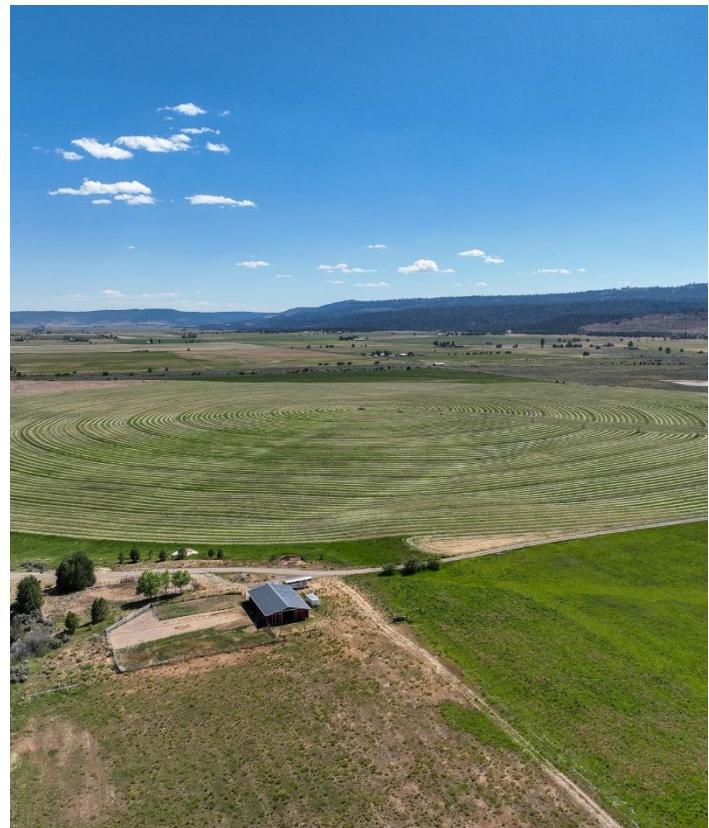
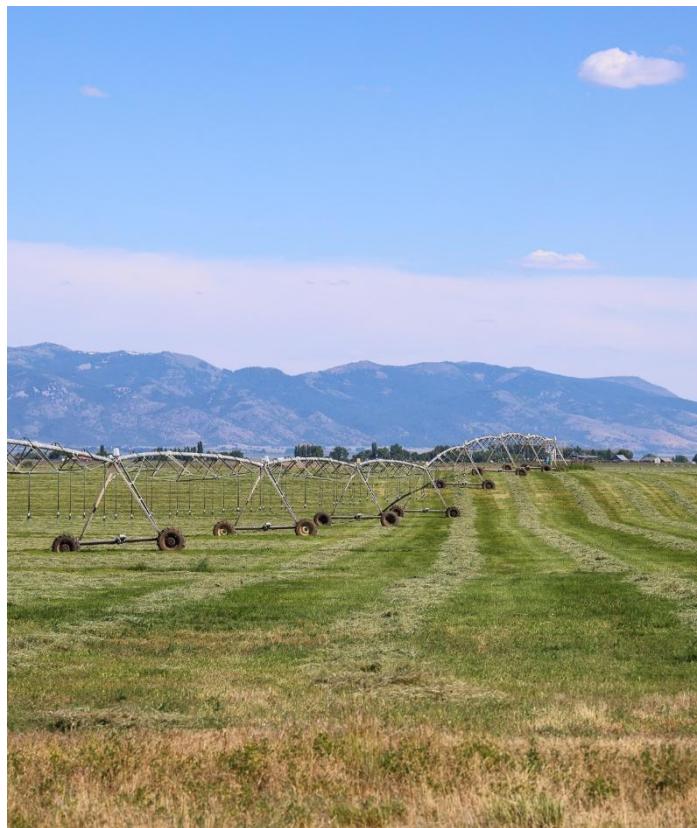
The 399.1+/- acres of irrigation have a variety of forms to irrigate. Nearly 281 acres of irrigation are done by 3 Valley Pivots with 54+/- acres are irrigated by wheel lines & the remaining 64 acres are flood irrigated. The water is pumped from a large irrigation well that feeds into the Clyde Fenimore 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.



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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.

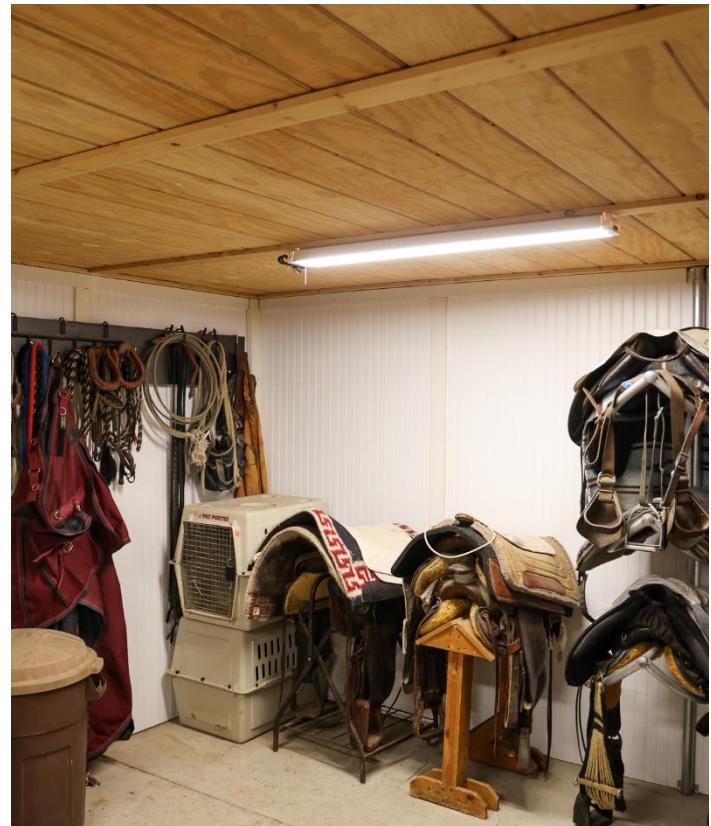


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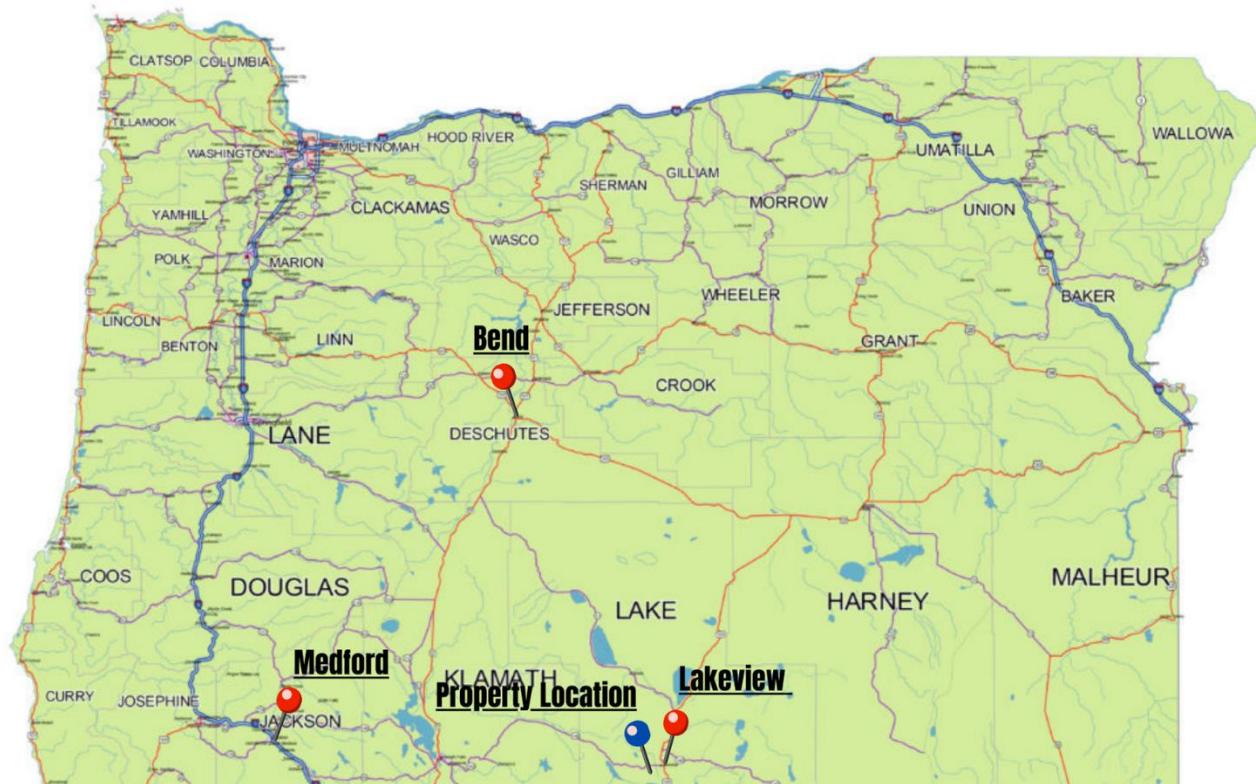




Surrounding Area

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)

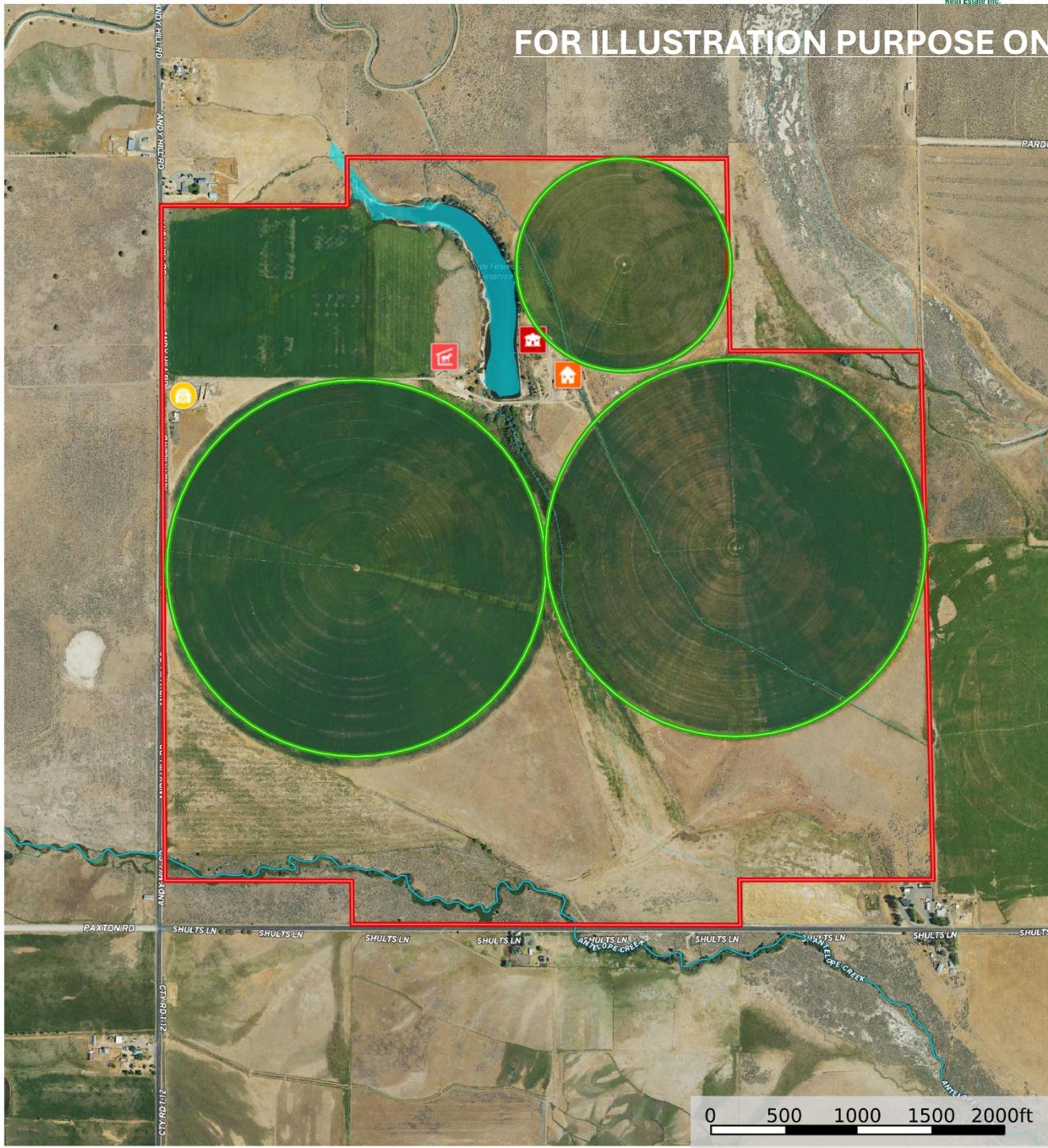
Bend Oregon: <https://www.bendoregon.gov/>
3 hr 7 min (187.1 mi)
102,059 (2021)



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



FOR ILLUSTRATION PURPOSE ONLY



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

 The information contained herein was obtained from sources deemed to be reliable.
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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
TOTALS:	399.1	330.7		
Storage Rights				
31173	57 Acre Ft.		Jan. 15, 1960	Clyde Fenimore Res.

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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