

Reduced to \$6,200,000

Dog Mountain Farm

1,719.45+/- Deeded Acres | 1,305.5+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon farm is truly one of the nicest alfalfa hay farms in Harney County. Most of the soils are sandy loam and the owner has been proactive in water management which they have installed a Precision Mobile Drip Irrigation (PMDI) on 5 pivots plus have oversized most of the main lines to reduce friction losses. The crops have been regularly rotated for good production. All of the improvements and roads show pride of ownership and are in excellent condition. There is a private cinder pit for the roads.

The improvements include 4 hay sheds of which 3 are sided, 2 manufactured homes for farm labor and a custom built main house, large shop with pull through doors and an office. This hay farm is turn-key. A complete package with over 1000 acres of some of the oldest water rights in the valley.

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.



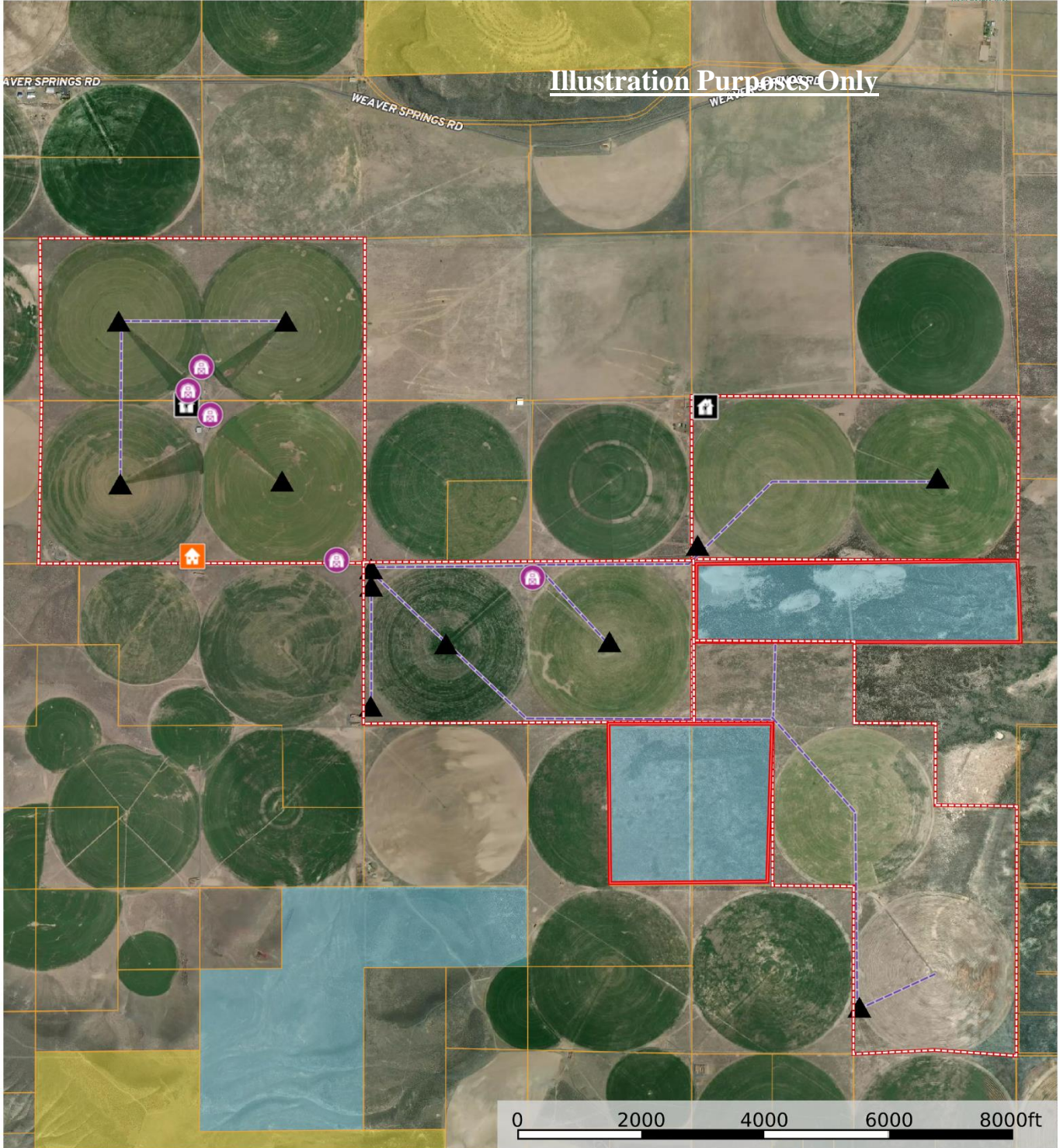






Dog Mt. Farms

Harney County, Oregon, 1719.45 AC +/-



-  Barn
-  Foreman's House
-  House
-  Irrigation Well
-  Pipeline
-  Boundary
-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government
-  Conservation Easements



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.





Summary

LOCATION: Approximately 25 miles south of Burns, OR off of Weaver Springs Road

ACREAGE: 1,719.45 +/- deeded acres consisting of the following:
- 1,306.5 +/- acres irrigated
- 407 +/- acres of pivot corners, roads & native pasture
- 5.95 +/- acres of improvements

STATE LEASE: 318.69 acres sagebrush

WATER RIGHTS:

<u>Cert. #</u>	<u>Permit</u>	<u>Acres</u>	<u>Priority Dates</u>
81597	G-8979	1,056.5	June 4, 1980
-	G-17943	354.0	May 23, 2007*

*The CBU has been completed in September 2018

<u>Crops:</u>	<u>Acres:</u>
Alfalfa	310+/-
Barley	996+/-

IRRIGATION EQUIPMENT:

Pumps:

- (1) 100 hp turbine (VFD)
- (7) 75 hp turbine
- (1) 40 hp turbine
- (1) 150 hp turbine
- (1) 40 hp submergible
- (1) 60 hp turbine

Sprinklers:

- 10 - Valley pivots (of which 4 pivots have Precision Mobile Drip Irrigation)
- 1 - Pierce Pivot



IMPROVEMENTS:

- 3 - 82' x 180' hay sheds with sides
- 1 - 44' x 108' hay shed
- 1 - 92' x 108' equipment/hay shed
- 1 - 70' x 84' shop with doors at each end , 12' x 20' office, used oil furnace
- 1 - 20' x 30' pump house
- 1 - 24' x 48' Doublewide house
- 1 - 2016 Fleetwood Doublewide MH, 4 bdrm 2 bath
- 1 - 1800 plus sq ft custom home built in 2000. This 3 bedroom, 2 bath house has cherry cabinets in the kitchen, the great room has a gas fireplace, hot tub room with cedar siding, wired for stereo speakers. There is a nice screened in porch overlooking the crop land. Large lawn with automatic sprinkler system. There are several Poplar trees surrounding the home on three sides. Last but not least there is a 30' x 30' double car garage.

IRRIGATION COST:

<u>Season</u>	<u>Amount</u>
2019	\$75,282.86

SCHOOLS: This is in the Crane School District but children may attend the Burns School District from the bus stop 11 miles from the farm.

TAXES: \$18,984.26 (2023/2024)



United Country 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.

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.

Presented By



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