



JETT BLACKBURN
REAL ESTATE Inc.

13549 Fields Denio Rd

Fields, OR 97710

\$2,950,000

Reduced to \$2,695,000

Running G Farm

640+/- Deeded Acres | 376.4+/- Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



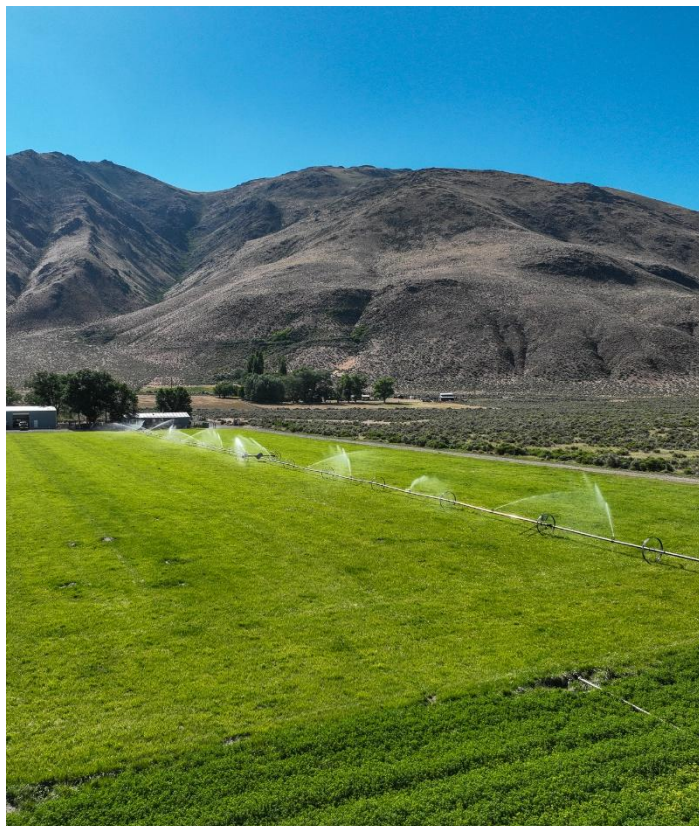
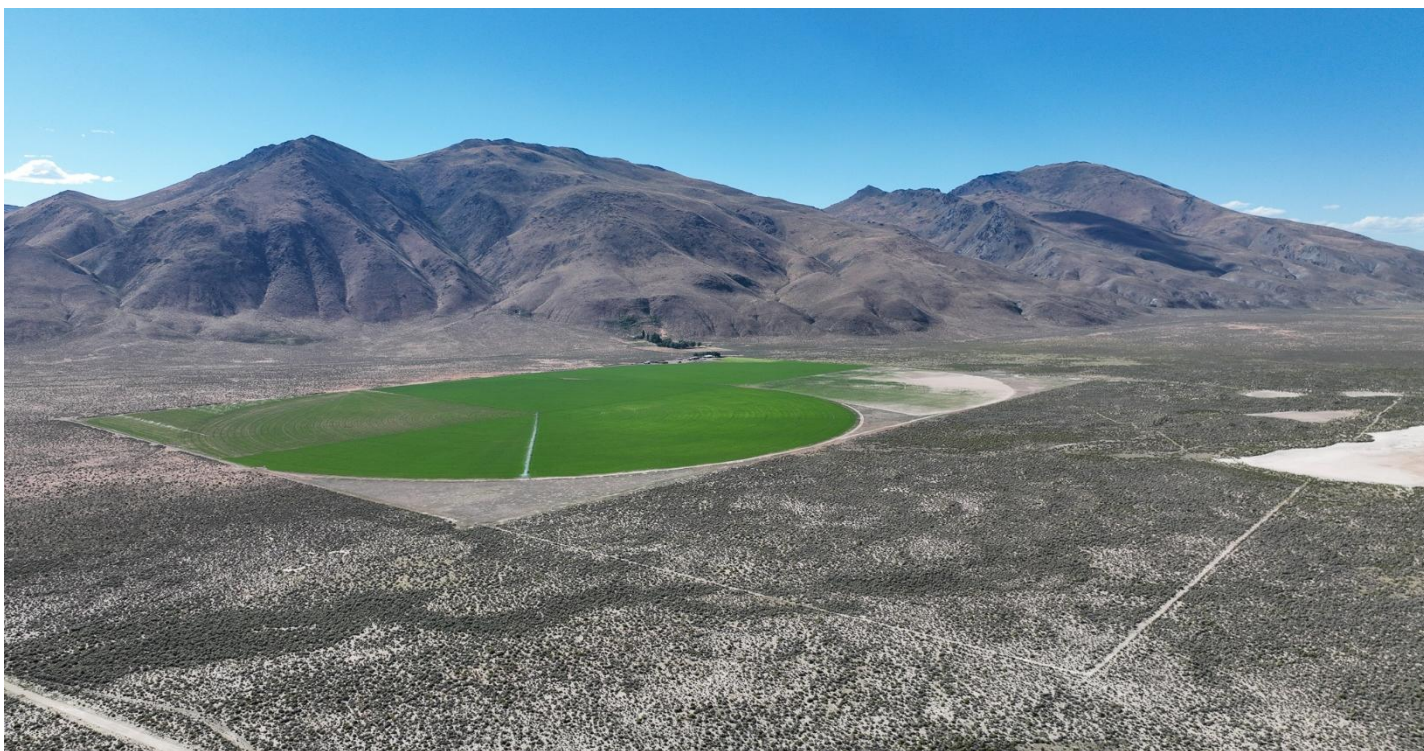
This Eastern Oregon Ranch has pride of ownership written all over it. The Running G Farm is located just north of the Nevada-Oregon border in a picturesque area in the high desert surrounded by vast amounts of mountain ranges & public grounds. The 640 deeded acres is nearly completely encompassed by BLM ground with 376 acres of water rights irrigated by two large wells.

The ground has sandy loam soil with a majority of the crops planted in alfalfa. Two pivots irrigate roughly 342 acres of the 376 acres of irrigation. The remaining irrigation is done by two small sets of wheel lines & strategically placed handlines to cover pivot corners. All the mainline are buried & interconnected to the two wells with soft starts.

Improvements are well kept & organized. The farm features a 1,512sqft manufactured home with 3 bedrooms & 1.75 bathrooms. A back patio provides beautiful scenery overlooking the irrigation fields & Trout Creek Mountains while the front has a large garden planted with a range of veggies, herbs, 2 apple trees, & a plum tree. A 2023 built metal framed shop includes a 20x14 oversized shop door for easy equipment access, 14x14 shop door, concrete floors, sheet siding, sheet roof, all of which is insulated & heated by a woodstove. Another shop built in the 70's is 1,600sqft with lean-to on the north & southern side provides great storage and cover for equipment. A stack yard is enclosed by a game fence & enough room for all the hay.

The location is a recreational dream as it is bordered by hundreds of thousands of public grounds. Nearby are attractions such as the Alvord Desert, Pueblo Mountains, Steens Mountain, Trout Creek Mountains, Fields Station, & more. The ground qualifies for up to 2 LOP tags in elk, antelope, & mule deer. Owners have harvested mule deer & antelope nearly every season.

Overall, this is a fantastic Eastern Oregon farm setup that is turnkey & extremely well put together. The Running G Farm has historically had high testing dairy hay with a combination of good farming practices, soils, water, & climate.







Irrigation

The irrigation mainlines are all buried & interconnected with the two high producing wells. The two wells have turbine pumps & are complemented with soft starts. The two pivots are both Zimmatic with field net & field boss for quick response to issues. Some of the pivot corners are irrigated by either handlines or wheel lines.

The fields are mostly planted in alfalfa and have a good crop rotation to keep producing high quality hay & good yields. This is a great place for hay production due to the soils, water, & climate that have made this farm a pristine high-density setup. Current owner & past owners have been selling hay to the same Buyer for over 25 years.



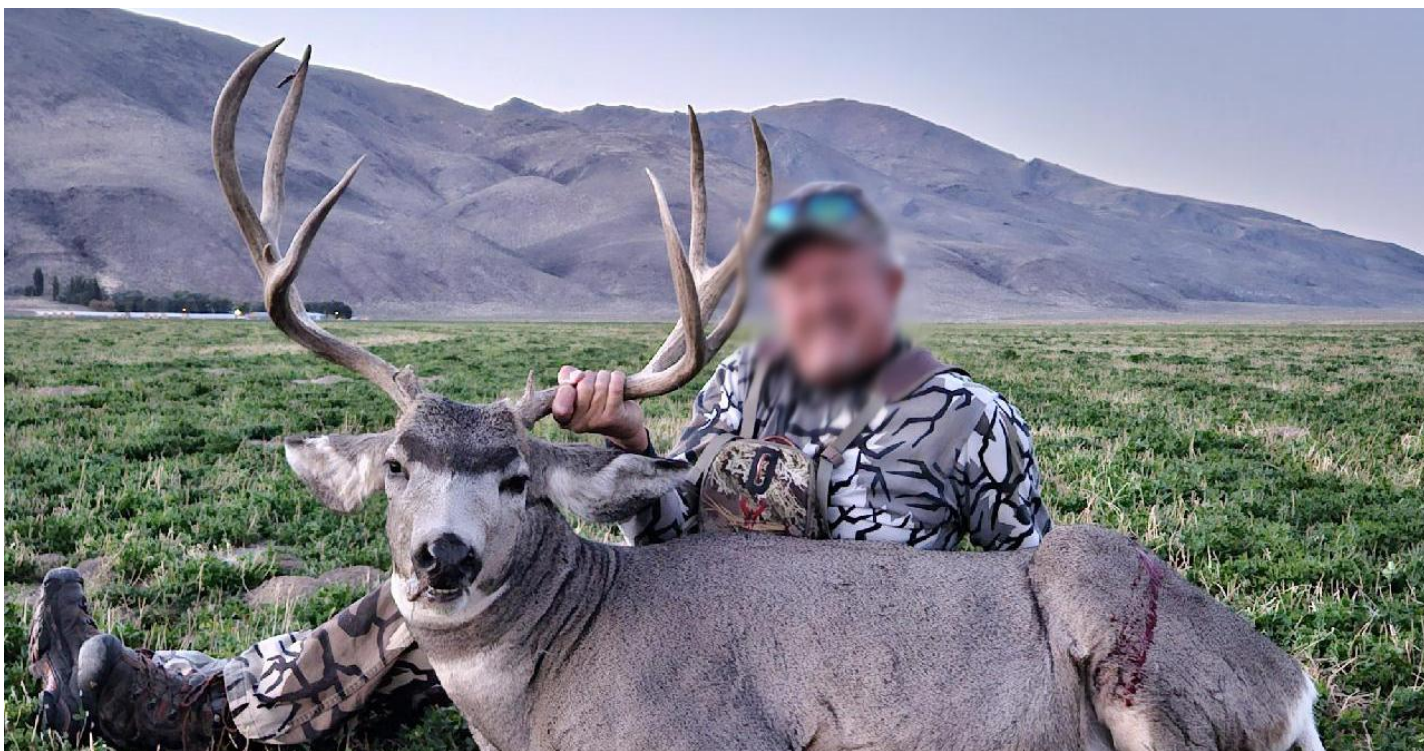


Recreation

Surrounded by thousands of acres of BLM ground, the farm has plenty of recreation in the surrounding area. The Alvord Desert, Steens Mountain, Pueblo Mountain, Trout Creek Range, & more have many opportunities to horseback riding, ATV trails, mountain biking, backpacking, hunting, fishing, & more.

Alvord desert has been one of the most well-known places in the area with its attraction for wind surfing, camping under the stars, & driving around due to its large surface of flat dried lakebed. The Alvord Hot Springs are located off the desert providing a great space to soak up & Fields Station has great food as well as their 'Worlds Famous Milkshakes'.

The irrigated alfalfa provides food & habitat for surrounding animals. Deer & antelope have been seen almost daily in the fields providing fantastic hunting opportunities to fill LOP tags. Big Horn sheep are found in the mountain ranges in the surrounding area. Quail, chukars, grouse, hawk, eagles, & more also can frequently been seen on the farm or nearby.





Improvements

The farm features a 2004 manufactured double wide that is a 3 bedroom 1.75 bathroom. The home had a new roof installed in 2022, new windows in 2023, & hardie plank siding. Inside are carpet bedrooms, laminate flooring, & linoleum tile throughout the entire home. The kitchen is open with a large pantry, dishwasher, & ample storage. The master suite includes carpet flooring with a walk-in closet & a private bathroom with the laundry room connected off it. The bathroom has a walk-in shower, his & her sinks, & a large towel closet. The remaining two bedrooms have good-sized rooms used as a guest room & storage. Outside the home is a freshly stained back patio overlooking the fields while the front has a large garden space with drip lines, pea gravel & two chicken coops located nearby. The garden currently has potatoes, onions, tomatoes, cucumbers, carrots, cantaloupe, watermelon, zucchini & herbs of lavender, calendula, chamomile, peppermint, echinacea, marshmallow, thyme, oregano, cilantro, yarrow.

The farm has well-kept improvements around the Northwest portion of it. A 1,600 sq ft shop has a woodstove for heat, LED lighting, metal roof, & new siding of plywood & sheet metal. A 2023 built shop is a metal construction with concrete floors, sheet siding, & sheet roof. The shop has a 20x14 door, 14x14 door, is plumbed but not connected to the septic, & is heated by a woodstove. A GP building previously was used as a guest house but now has meat freezers, storage, & a growing room for herbs/veggies. A variety of shipping containers are placed around the improvement site used for storage. The farm has a game fence around the stack yard to keep antelope & mule deer.





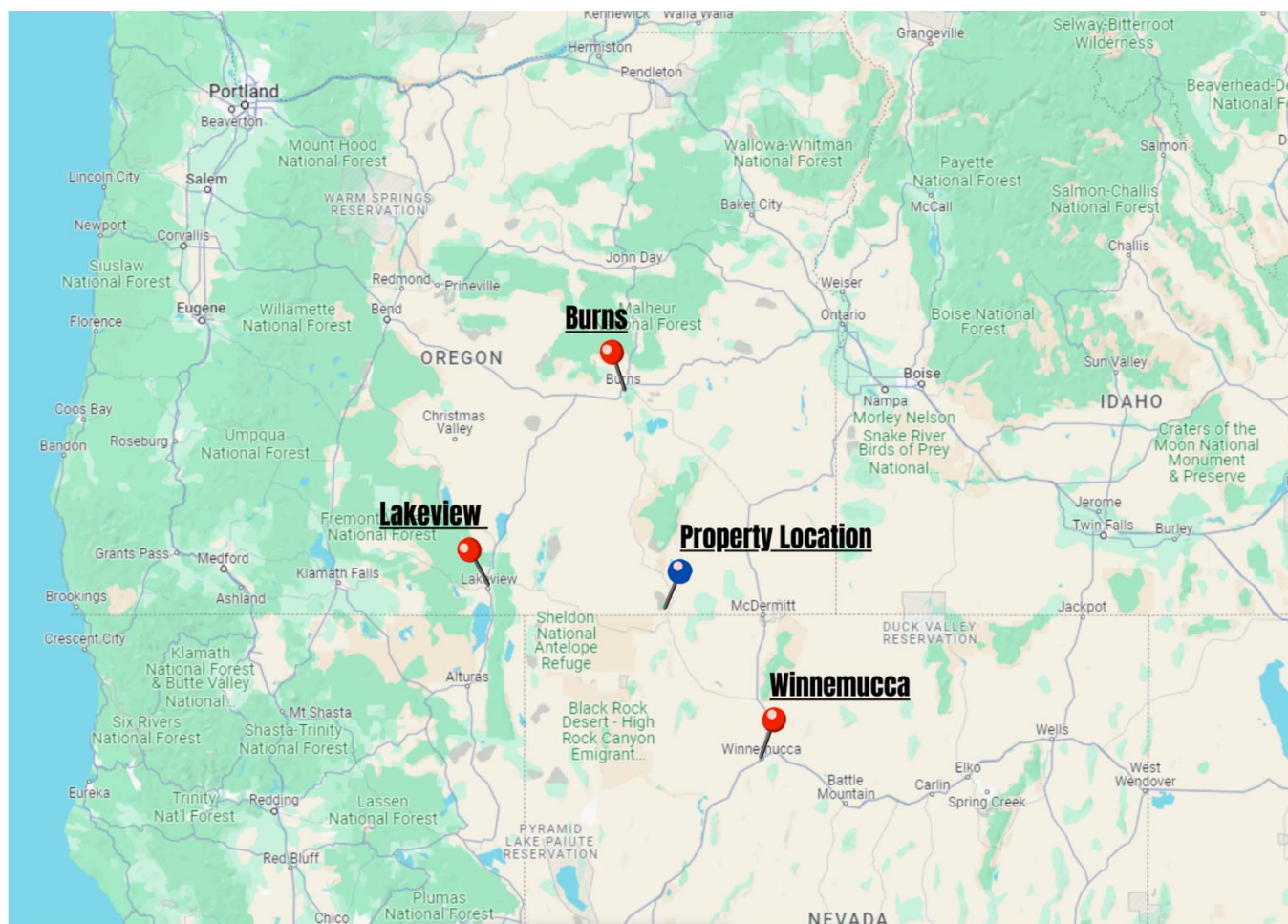


Surrounding Area

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.





Location

Burns Oregon: <https://www.cityofburnsor.gov/>
2 hr 16 min (130.7 mi)
Population: 2,733 (2022)

Lakeview Oregon: <https://townoflakeview.org/>
2 hr 6 min (119.3 mi)
2,487 (2022)

Winnemucca Nevada: <http://www.winnemucca.com/>
1 hr 30 min (102 mi)
8,388 (2022)



Waalkes
Oregon, AC +/-

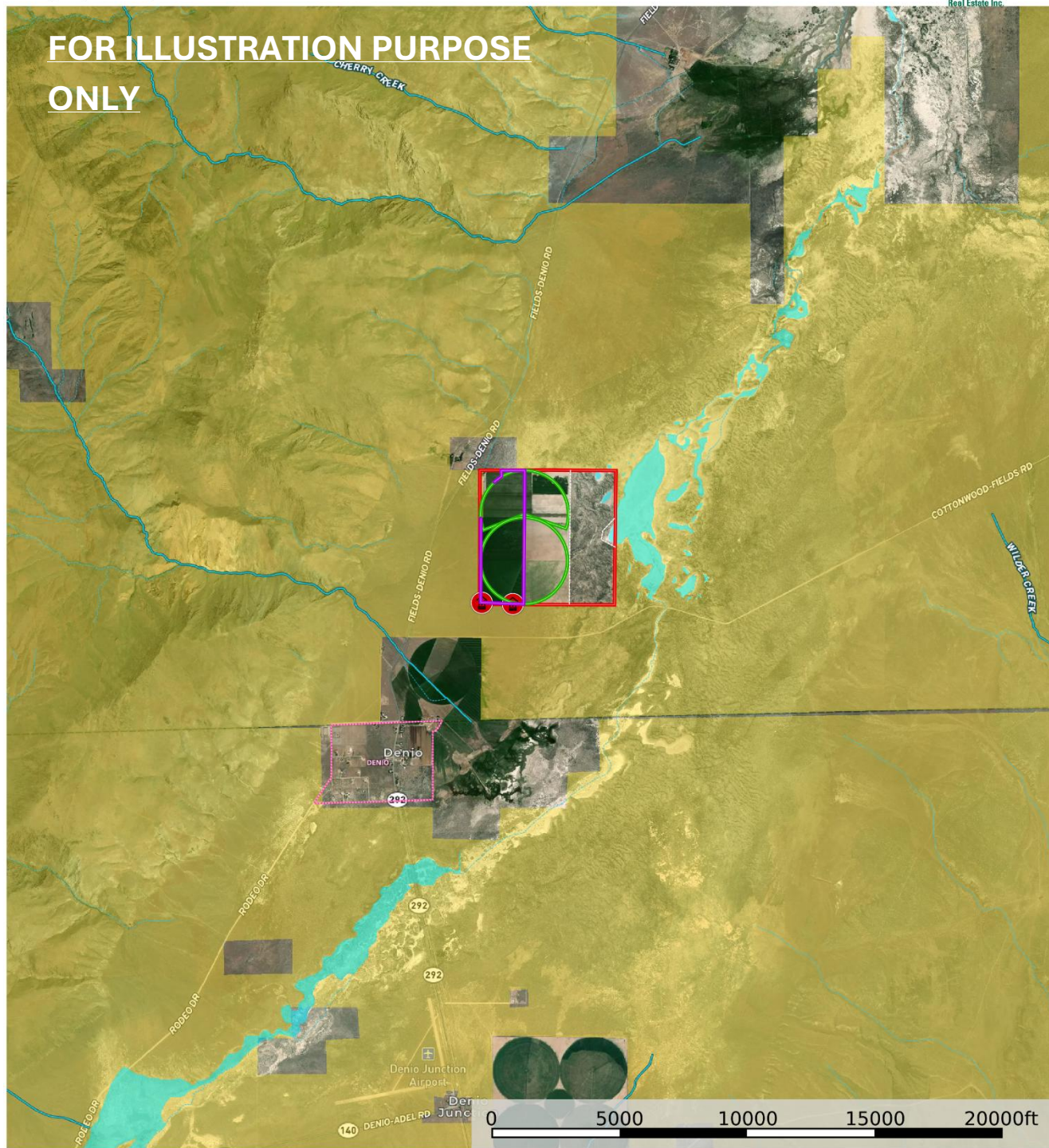




Waalkes
Oregon, AC +/-



**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

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.



LOCATION: 13549 Fields Denio Rd, Fields, OR 97710

LEGAL: 41S35E00-00-00400
41S35E00-00-00401

IMPROVEMENTS: 2004 MH Double Wide - 1,512sqft – 3 bed/1.75 bath
Livestock Shed – 77sqft
GP Shed – 512,sqft
Shop – 1,600sqft
2023 Built Shop

ACREAGE: 640+/- Deeded Acres – Per County Records
- 376.4+/- Acres Water Rights
- 342+/- Acres Irrigated Pivot
- 35.4 +/- Acres Wheel Line / Wheel Line
- 220+/- Acres Range
- 44.6+/- Acres Site / Stack Yard

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
91669	238.2	--	June 8, 1977	Well
91670	138.2	--	June 25, 1964	Well

FINANCING: Cash or Bank Financing

TAXES: \$3,775.76 – 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



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774