

**Reduced to \$195,000**

# Highway 78 Pivot

157.67+/- Deeded Acres | 157.67 Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

# FOR SALE



This Eastern Oregon 157 deeded acres has fantastic access as it borders highway 78 nearly 20 minutes east of Burns, Oregon. The property has 157 acres of water rights certificate 93820 with a priority of Oct. 29, 2008. The ground has a Lockwood pivot that is set up to irrigate 125 +/- acres. The irrigation well is needing cleaned out plus a stock well is in the northeast property corner, the property could be a great starter farm.

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.





### Surrounding Area

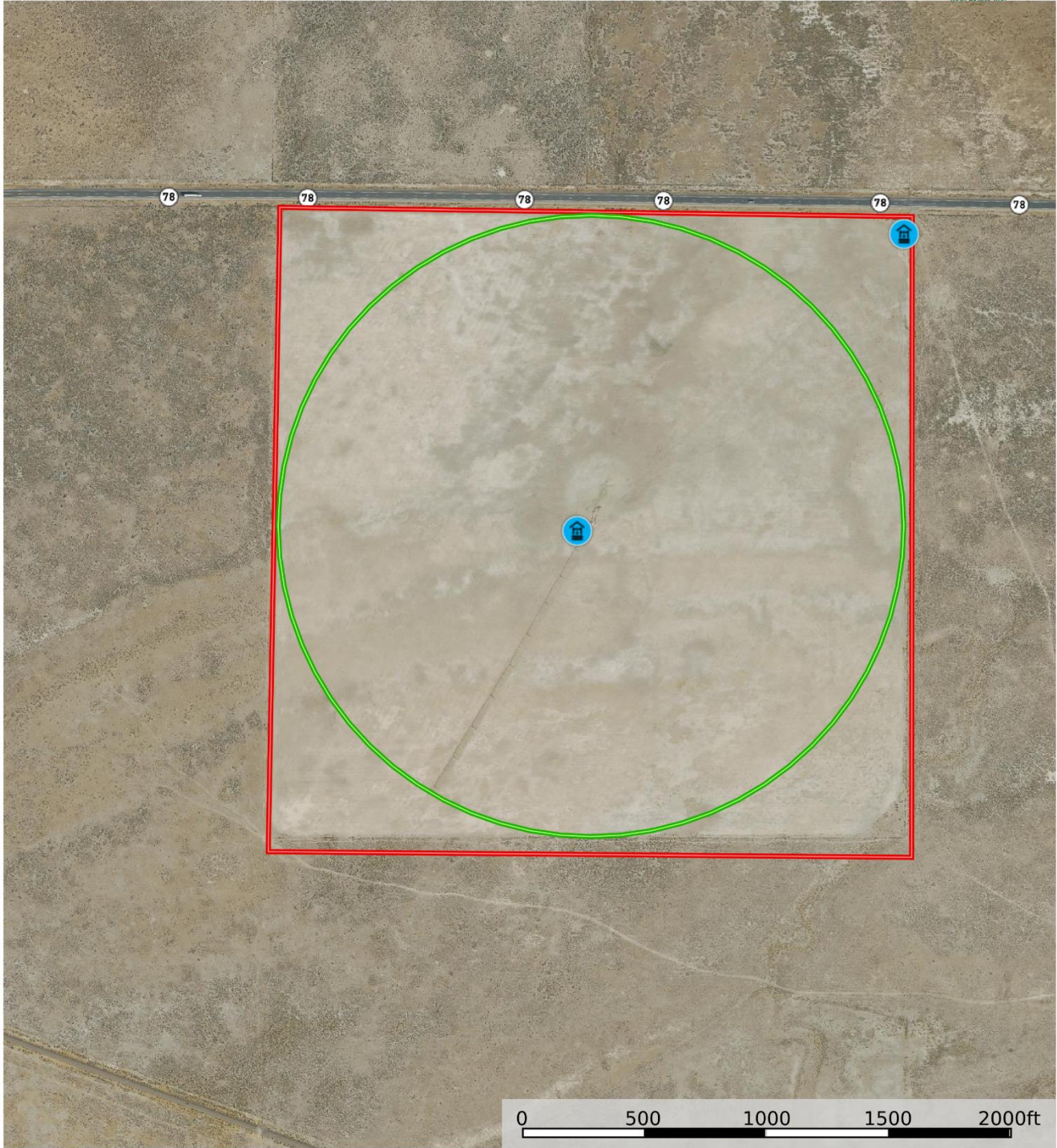
Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning 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.





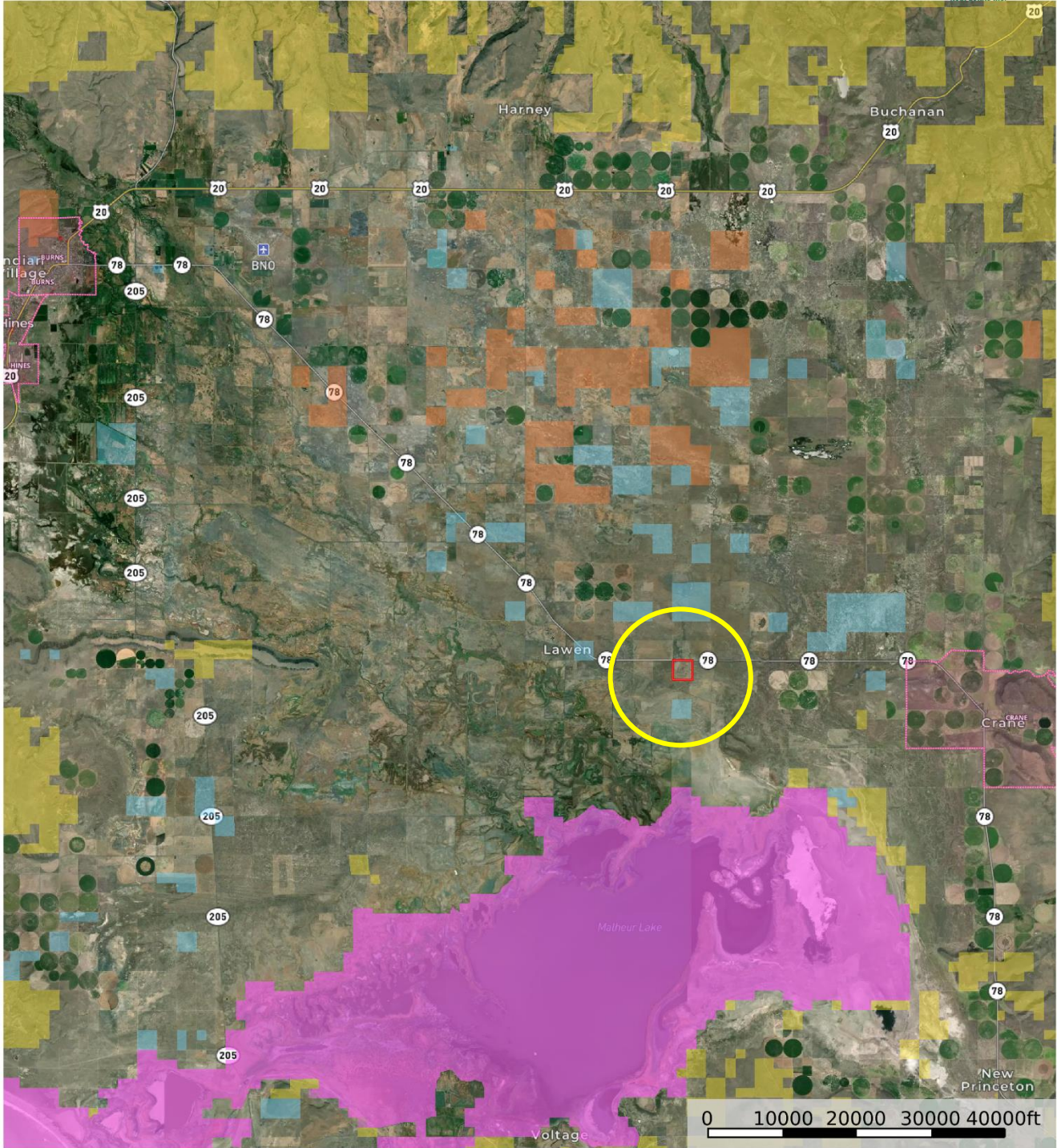
**B & L Cattle Co. LLC**  
Harney County, Oregon, 157 AC +/-



Well Boundary Pivot



**B & L Cattle Co. LLC**  
 Harney County, Oregon, 157 AC +/-



- ▢ Boundary
- ▢ 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](http://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:** Approximately 20 miles southeast of Burns along Hwy 78

**TAX LOT MAPS:** 25S32V00-00-00400

**ACREAGE:** 157.67 +/- Deeded Acres – Per County Records  
- 125+/- Acres Under Pivot  
- 36.07+/- Acres Pivot Corners

**WATER RIGHTS:**

<u>Certificate #</u>	<u>Primary</u>	<u>Supplemental</u>	<u>Priority Date</u>	<u>Source</u>
93820	157.67	--	Oct. 29, 2008	Well

**WELLS:** 1 Stock (Harn 2018)  
1 Irrigation (Harn 50790)

**UTILITIES:** Power – Harney Electric Co-op

**TAXES:** \$933.97



**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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