

Eggleston Homestead

161.67+/- Deeded Acres | 160+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE

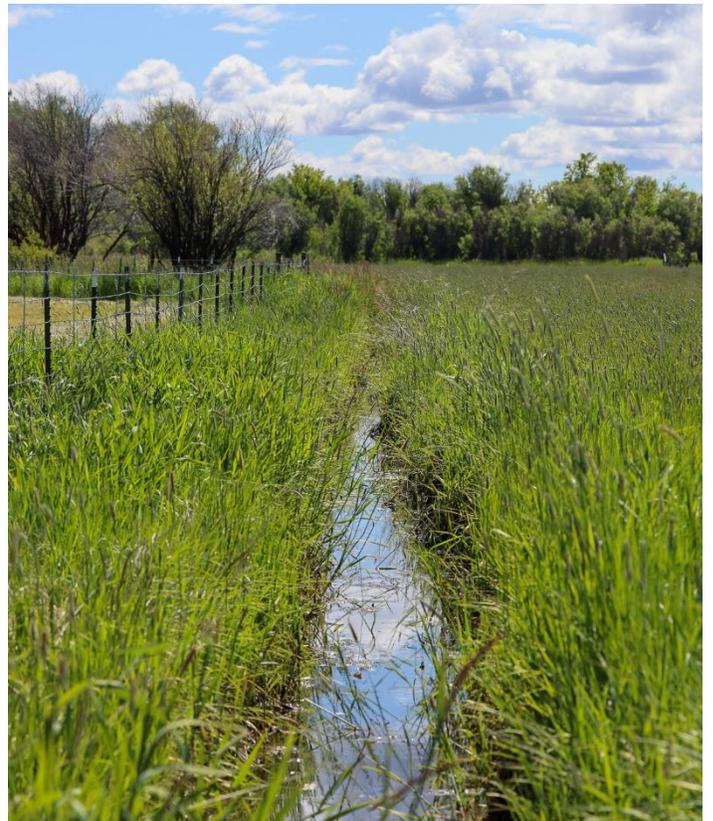


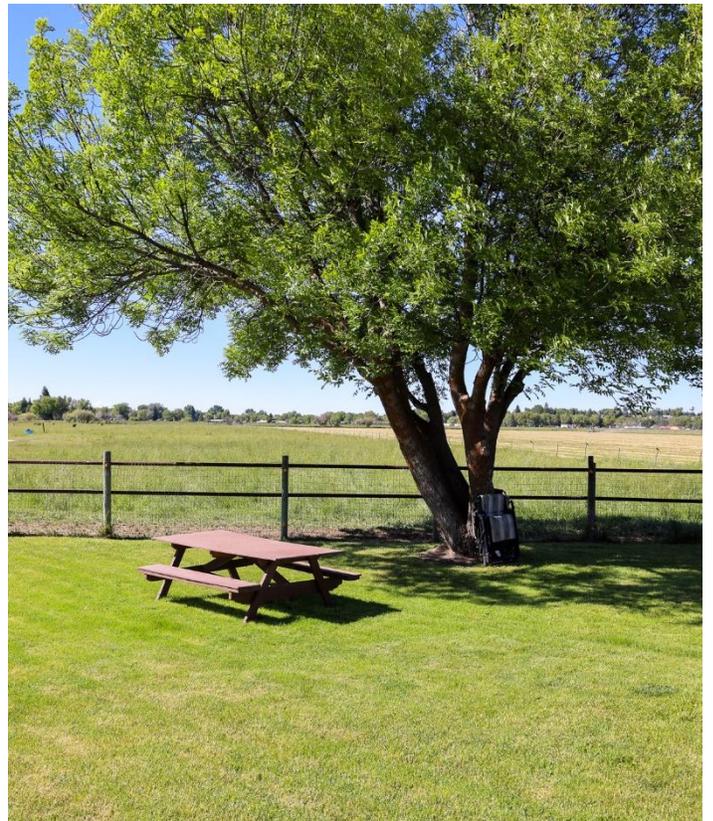
This Eastern Oregon farm is located North of Burns, Oregon with the southern portion of it being in city limits. The 161 acre farm is located on the corner of Foley Dr & Stanclift Rd with the Silvies River running along the Eastern portion of the farm. The land features 160 irrigated acres of water rights from the Silvies River while having an additional acreage in supplemental rights from an irrigation well. The land is cross fenced in several locations with a handful of improvements to make this a fantastic hobby farm.

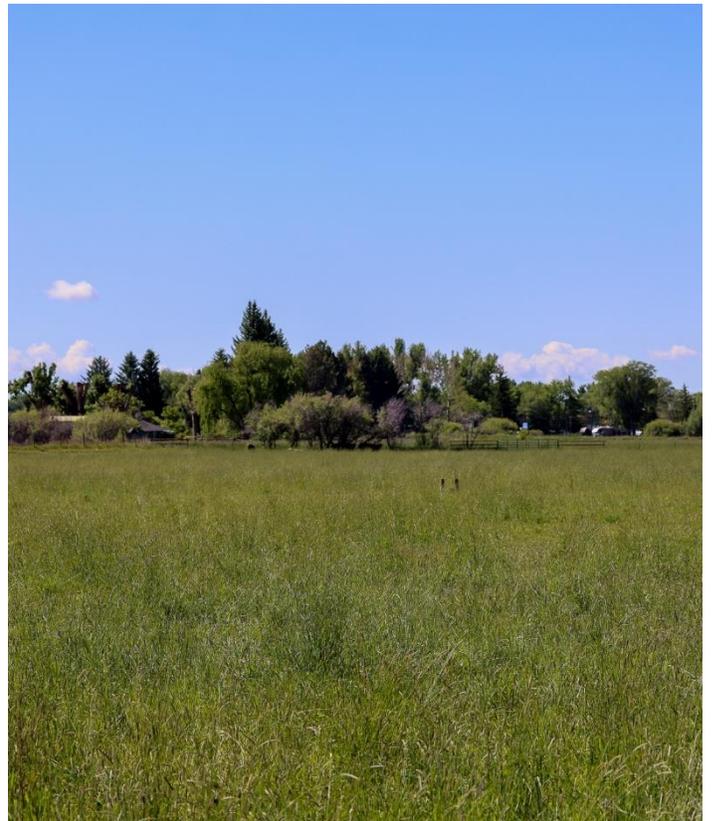
Flood irrigation comes from the Silvies River with multiple diversions to push water across the irrigated portions. Roughly 75 acres perimeter fenced are irrigated primarily with three sections of wheel lines, with another 55 acres fenced off & flood irrigated by a series of diversion points and flood ditches. The remaining portion of irrigation is an 8-acre irrigated allotment with several flood risers to push water over the surface.

The improvements are all in good shape and mostly made for the agriculture use. The original homestead rents out for \$1000/month with 1,188 sqft. On the main floor and has a upstairs utilized for storage. Wood floor runs throughout the family room & dining area with a ceiling fan. Both bedrooms are located off the family room space with the kitchen being a galley concept to the backside of the home where the bathroom, laundry room, & utility room are located. Outside is a beautiful setting with mature trees & willows to provide a private oasis. A detached car port is connected to an old outbuilding allowing for close storage to the home. Working corrals, livestock shed, barn, in close proximation of the house. The corralled portion has a livestock cover & an alley with a squeeze chute.

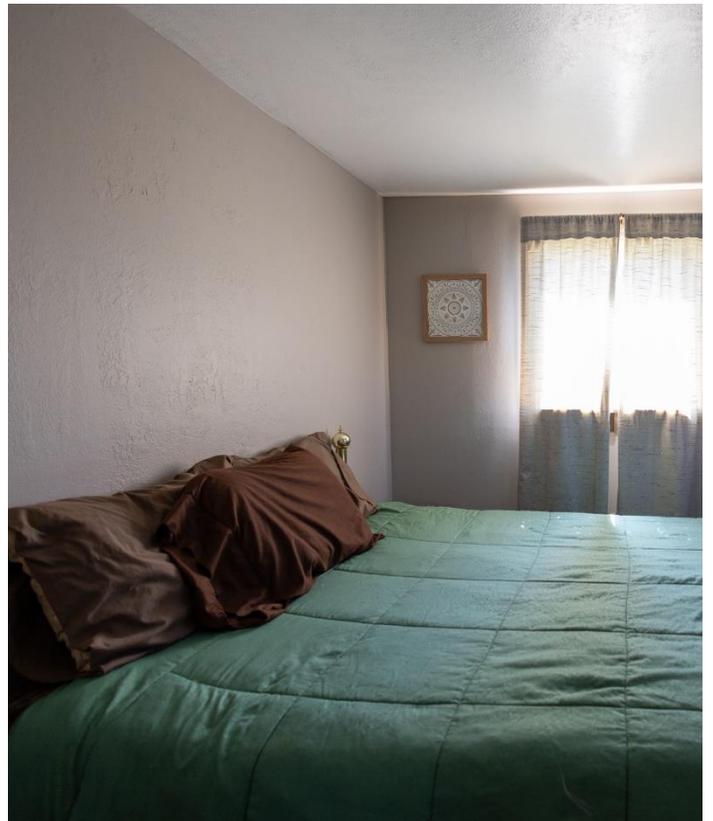
Overall, this property provides for a beautiful setting directly off the pavement along Silvies River & turnkey operation. All the fencing and irrigation are in great shape showing pride of ownership & an easy transition. The land is currently in 3 tax lots with a potential of future development for Buyers.

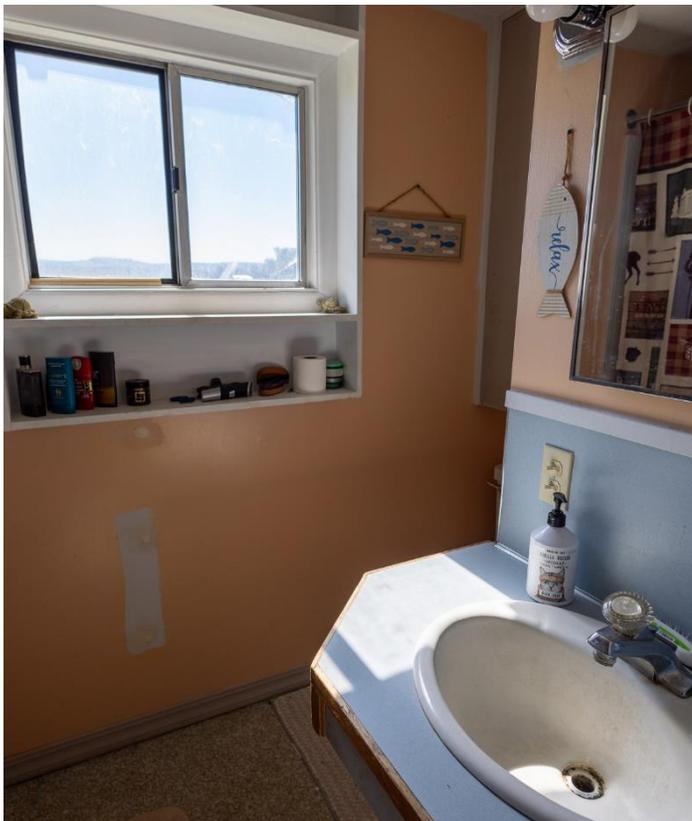
















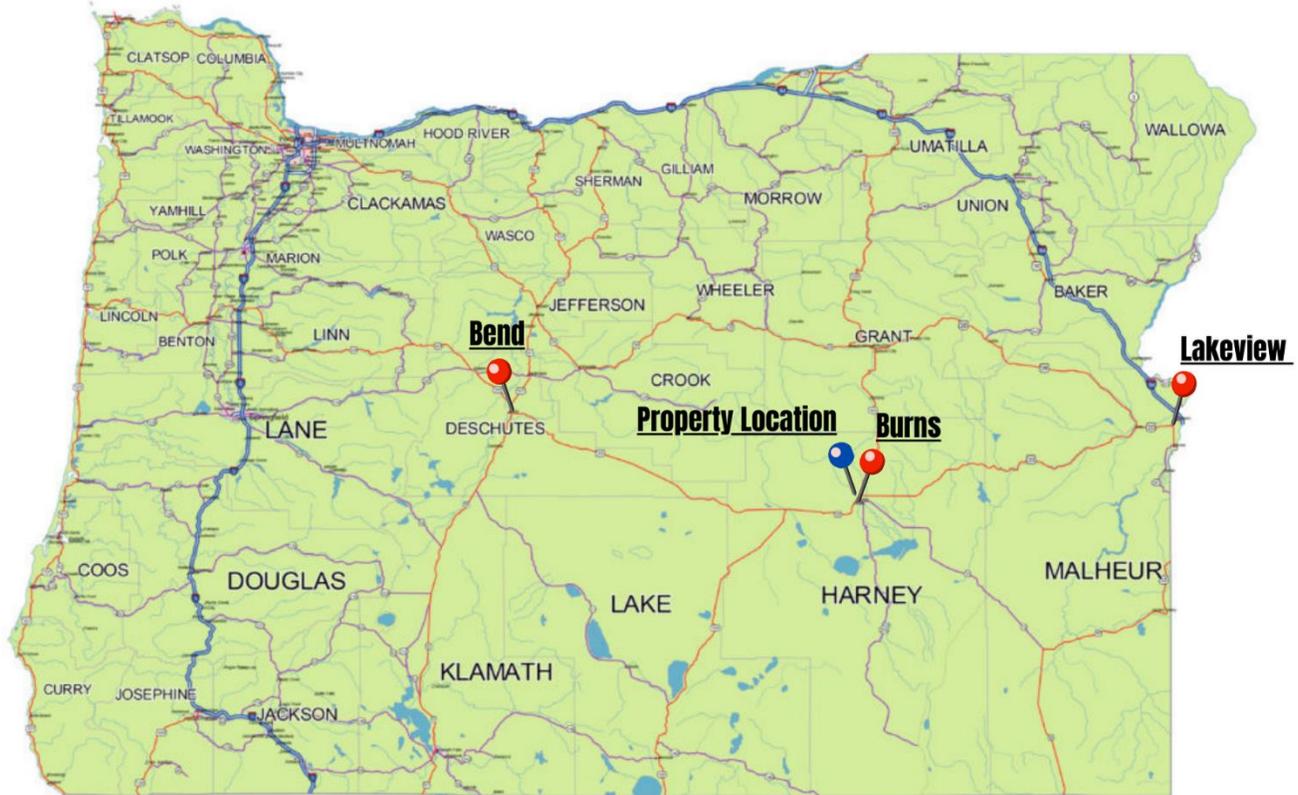


Surrounding Area

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.





0 100 200 Miles

OREGON

Location

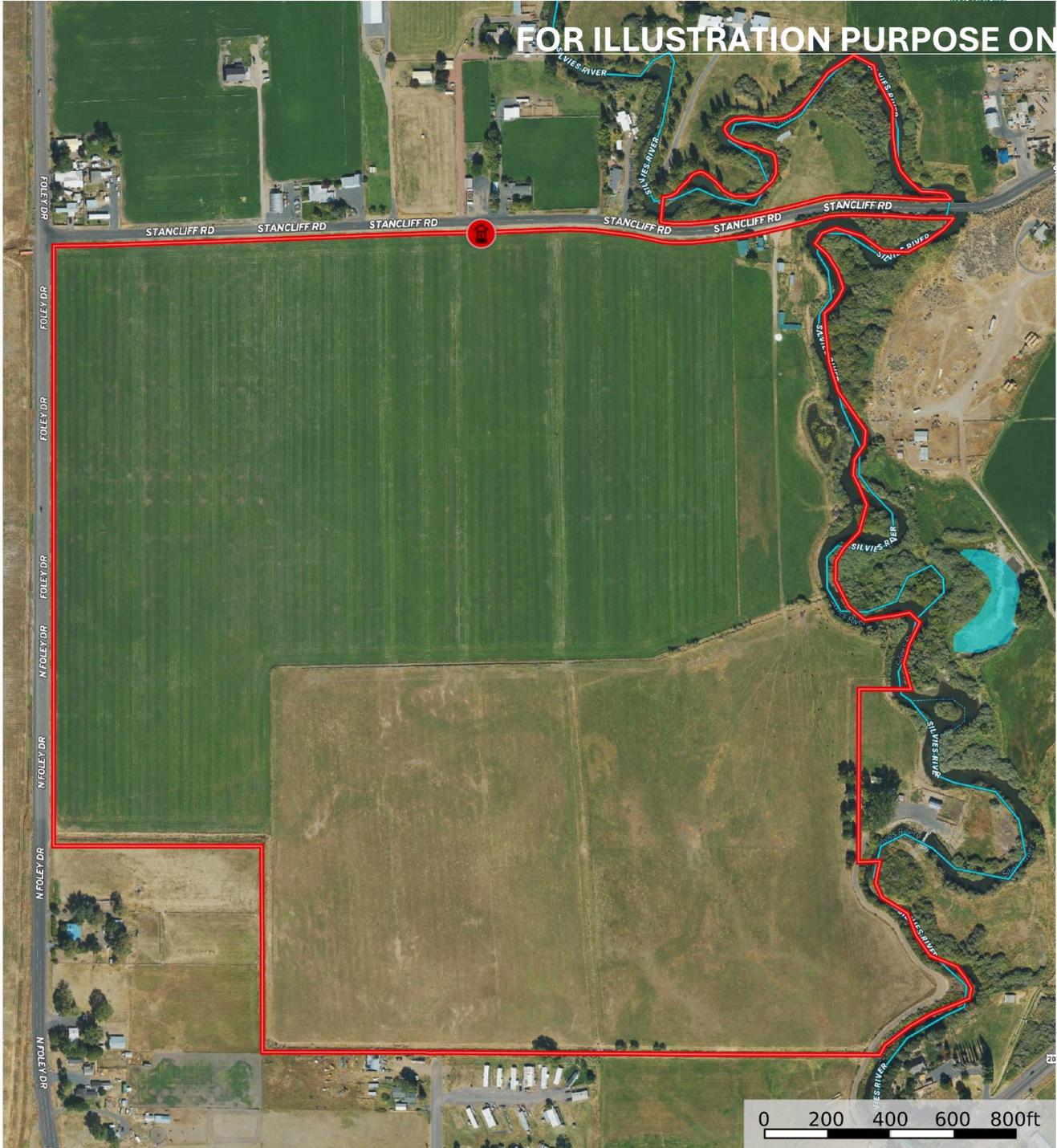
Burns Oregon: <https://www.cityofburnsor.gov/>
1 min (130.7 mi)
Population: 2,733 (2022)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 17 min (132.7 mi)
103,254 (2022)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 17 min (128.9 mi)
11,732 (2022)



30492 Stancliff Ln, Burns - Molt
 Oregon, AC +/-



- Irrigation Well
- ▭ Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body

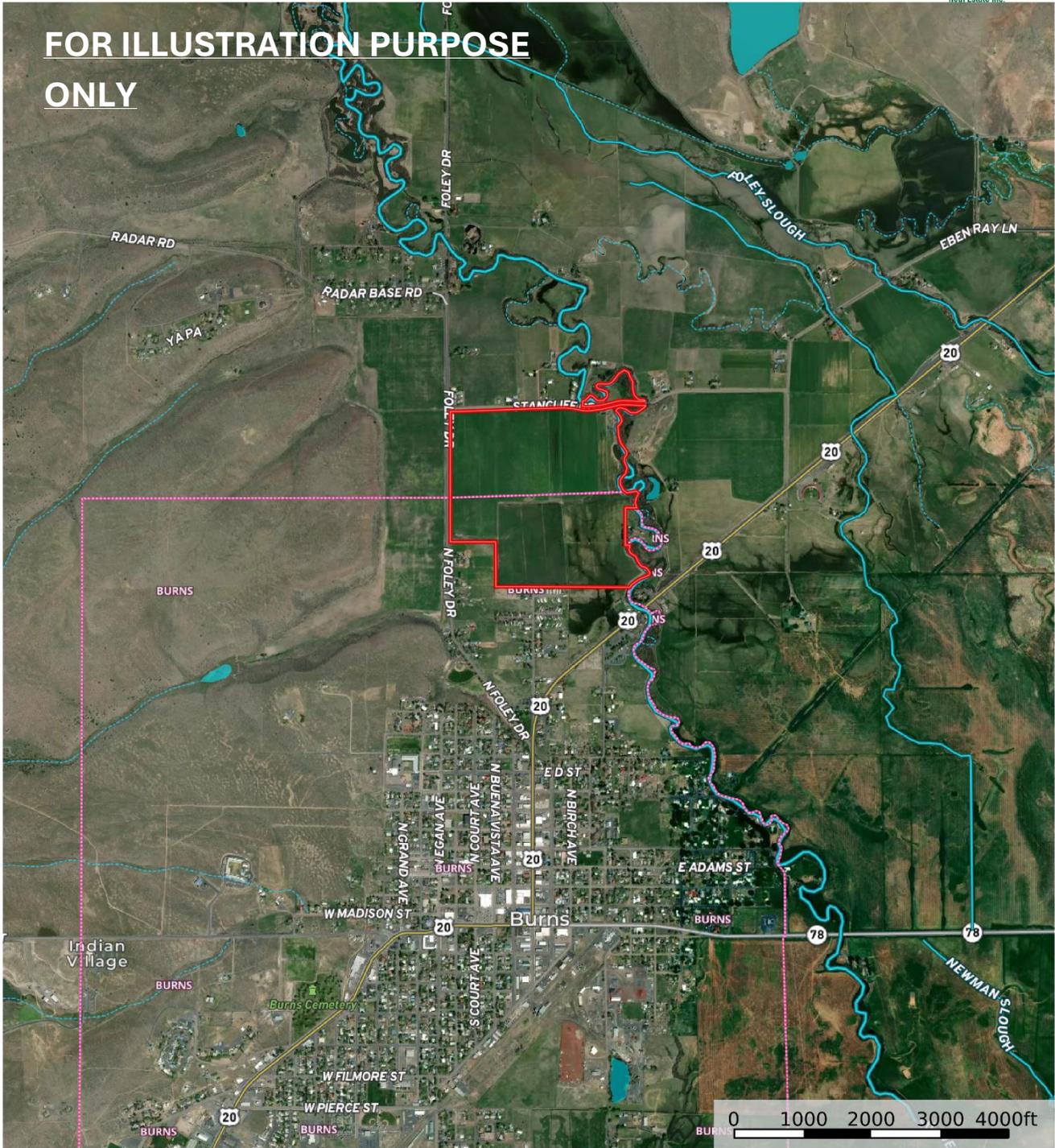
United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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.



30492 Stanclift Ln, Burns - Molt
 Oregon, AC +/-

FOR ILLUSTRATION PURPOSE ONLY



Boundary
 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.



LOCATION: 30492 Stanclift Ln, Burns, OR 97720

LEGAL: 23S31E06-00-01600
23S31E06-CC-00100
23S31E06-00-01700

IMPROVEMENTS: Home – 1,188sqft – 2 Bedroom, 1 Full Bathroom
GP Shed – 500sqft
GP Shed – 480sqft
Livestock Shed – 994sqft
Corrals
Livestock Shed – 672sqft
Livestock Shed – 360sqft

APPLIANCES: Range, washer, dryer

ACREAGE: 161.67+/- Deeded Acres – Per County Records

WATER RIGHTS:

<u>Certificate#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
Silvies River Decree 90457	160 --	-- 136.7	Dec. 31, 1886 March 22, 2005	Silvies River Well

FINANCING: Cash or Bank Financing

TAXES: \$1,662.69 – Per County Records (Farm deferral)

PRICE: \$890,000.00



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