

Leathers Farm

1,700+/- Deeded Acres | 1,054.20+/- Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE

Leathers Farm is an agricultural operation located in the high desert of Harney County, approximately 30 miles south of Burns, Oregon. Set amidst rolling hills and sandy loam soils, this eastern Oregon farm is known for being situated in one of the region's most productive hay-growing areas.

The acreage features 1,700 deeded acres with 1,054.2+/- acres of water rights that are irrigated by 11 pivots. The pivots are primarily Zimmatic with several featuring LESA systems, all crops are currently certified organic. The current owner is open to annually purchasing back a portion of the organic hay, offering a unique income opportunity for the buyer. The property's certified organic status, combined with top-tier infrastructure, positions it well for continued success in organic hay production or dairy support.

A range of improvements can be found throughout the acreage with most being for ag use. Two homes can be found on the property, one being 2,419 Sq.Ft. stick-built home that is a 4 bedroom 3 bathroom setup. The ag buildings consist of several hay sheds, livestock sheds, 2 small sets of working corrals, loft barn, & a 2,200' feed bunk. The Feed bunk features a 2,000 head CAFO permit, currently used for replacement dairy heifers, making this an ideal setup for those looking to expand or integrate livestock operations.

Access to Leathers is convenient, with it being located within 25 minutes of Burns Oregon and four major highways, Hwy 20, Hwy 78, Hwy 205, and Hwy 395, that allow for efficient distribution in all directions. Additionally, the property is approximately five hours from hay press facilities in Boardman, Junction City, and Aurora, which support hay exports overseas.

The continuous land and varied terrain offer excellent opportunities for recreation and hunting. The farm qualifies for landowner preference hunting tags and is home to mule deer, antelope, and various bird species including bald eagles and hawks. Coyotes and other native wildlife are also frequently seen. The entire property is perimeter fenced, with cross fencing throughout.

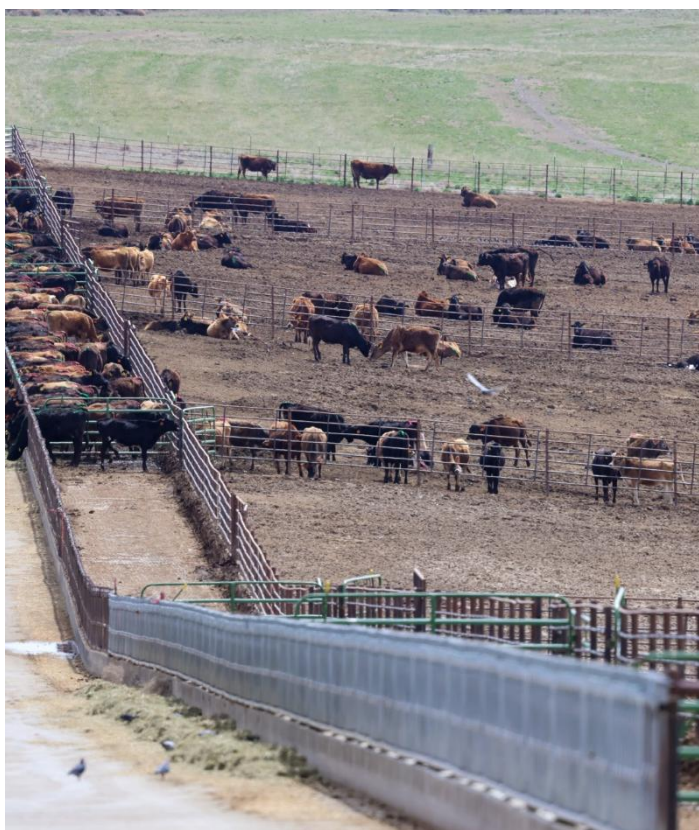
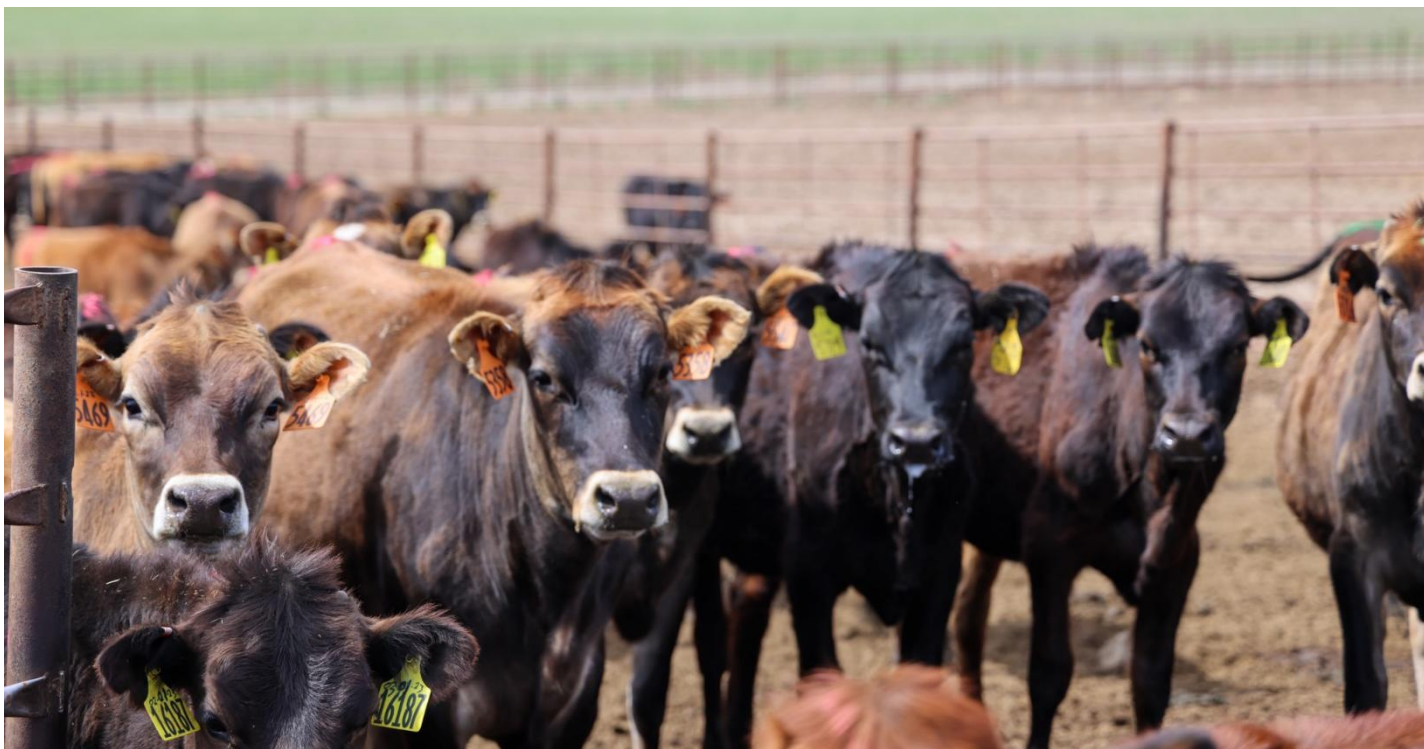
Leathers Farm offers a solid opportunity for producers or investors looking for a well-established operation in Eastern Oregon. With certified organic ground, irrigation infrastructure, and a strong setup for livestock production, it's ready to work from day one.

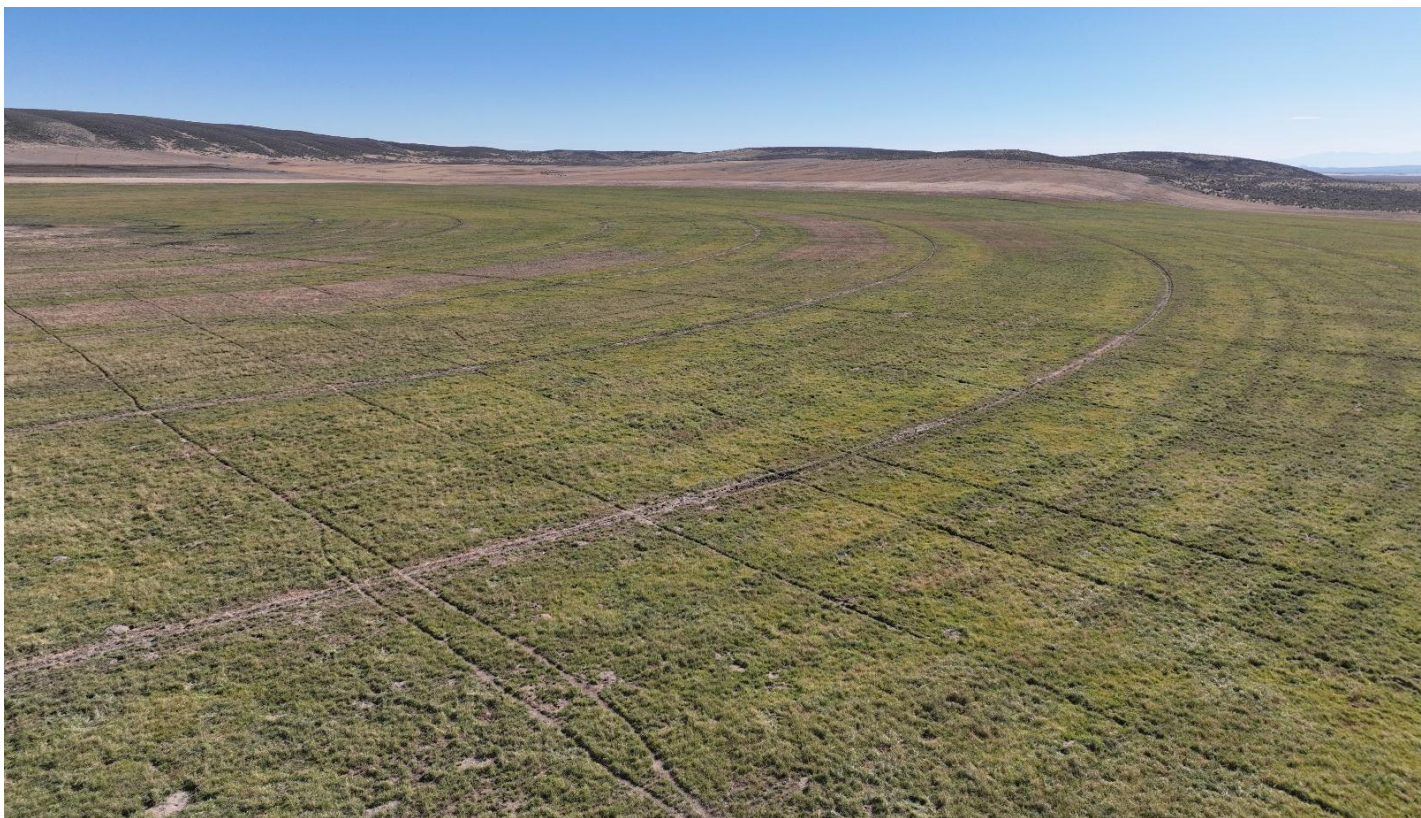
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the 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.





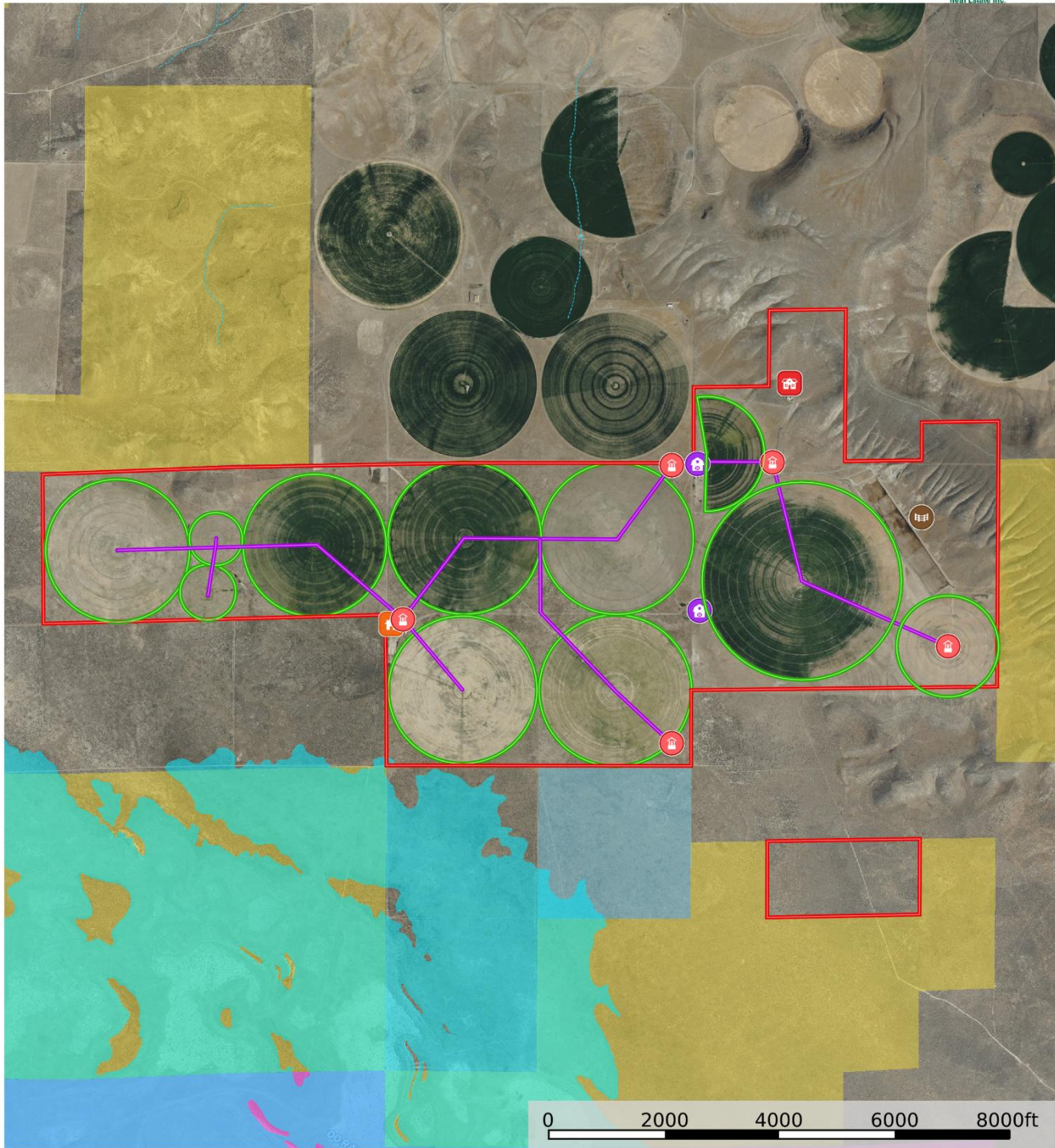
Location

Burns Oregon: <https://www.cityofburnsor.gov/>
27 min (24.8 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 37 min (152 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hour 35 min (155 mi)
102,059 (2021)

Leathers - Eggerts
Oregon, AC +/-



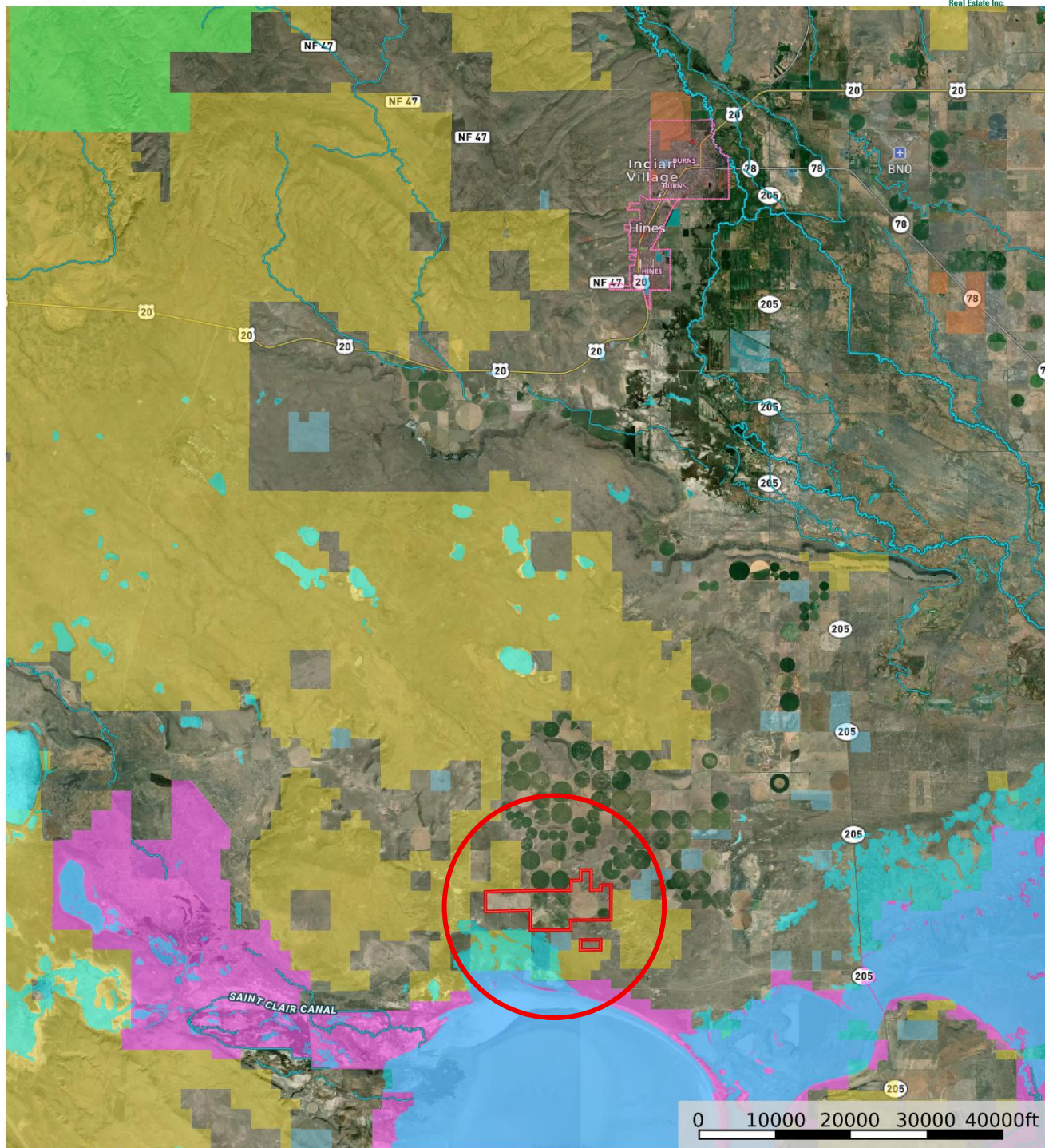
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|-------------------|---------------|-------|------|------------------|----------------------|-------------|------------|----------------|------------|
| Irrigation Well | Feedlot | House | Barn | Main House | Irrigation Mainline | Boundary | Pivot | Forest Service | State Land |
| Fish and Wildlife | National Park | Other | BLM | Local Government | 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.

Leathers - Eggerts

Oregon, AC +/-



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ADDRESS: Approx. 25 miles south of Burns off Weaver Springs Rd

ACREAGE: 1,700+/- Total Deeded Acres consisting of:
- 1,054.2+/- Acres – Irrigated Pivot
- 640.8+/- Acres – Native Pasture, Pivot Corners, Dryland.
- 5+/- Acres – Site Improvements

IRR. EQUIP.: 11 Pivots

WATER RIGHTS:

| <u>Cert.#</u> | <u>Permit</u> | <u>Acres</u> | <u>Priority Date</u> |
|---------------|---------------|--------------|----------------------|
| 96926 | G-17189 | 291.2 | 3/17/2009 |
| 93885 | G-14135 | 486.4 | 7/20/1995 |
| 94527 | G-16599 | 276.6 | 1/13/2006 |

IMPROVEMENTS:

- 2006 Hay Shed – 864 Sq.Ft.
- 2009 Loft Barn – 1,200 Sq.Ft.
- 2009 Hay Cover – 10,320 Sq.Ft.
- Shop – 2,880 Sq.Ft.
- 2003 Home – 4 Bed, 3 Bath – 2,419 Sq.Ft.
- (2) Corrals
- Concrete Feed Lot – 2,200’

TAXES: \$17,556.77

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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

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