

Lower Silvies River Ranch

2,905.98+/- Deeded Acres | 1,990.26+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon Property is located approximately 30 minutes Southeast of Burns, Oregon. The owner has been using the ranch as summer pasture for roughly 300 head of cattle from April 15th to the end of October along with putting up 100-400 tons of meadow hay on a regular water year. The property has good stock water and approximately 1.5 miles of Silvie's running through the property.

The acreage has nearly 2,000 acres of irrigated ground from the Silvie's River, all of which is flood irrigated. Crops are primarily native hay meadows with the remaining consisting of native pasture. The ground has several portions of cross-fenced and the entire border being cross-fenced.

Improvements on the ground are two sets of working corals, a stacking yard, a GP shed, & a stick-built home. The home consists of 2,690 sqft & is currently being renovated by the homeowner. It is a 4 bed & 2 bath setup providing an adequate setup for a future owner or ranch hand.

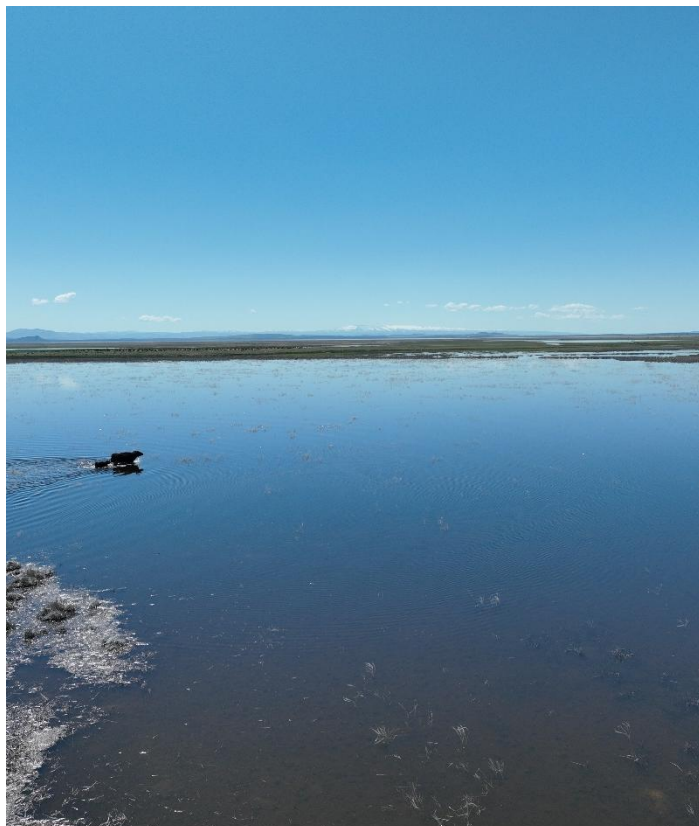
The ranch has a rich history of being used as a Duck Hunting Club in the late 70's and early 80's as it borders the Malheur Lake, creating a large ecosystem of waterfowl & duck. Big game hunting includes deer & antelope. Other wildlife includes a range of birds throughout the seasons primarily including hawks, eagles, sandhill cranes, coyotes, & more.

Overall, the Lower Silvie's River Ranch is a great location for summer pasture. With the current cross fencing & the seasonal runoff that self-irrigates the acreage, it creates a low maintenance setup.

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.















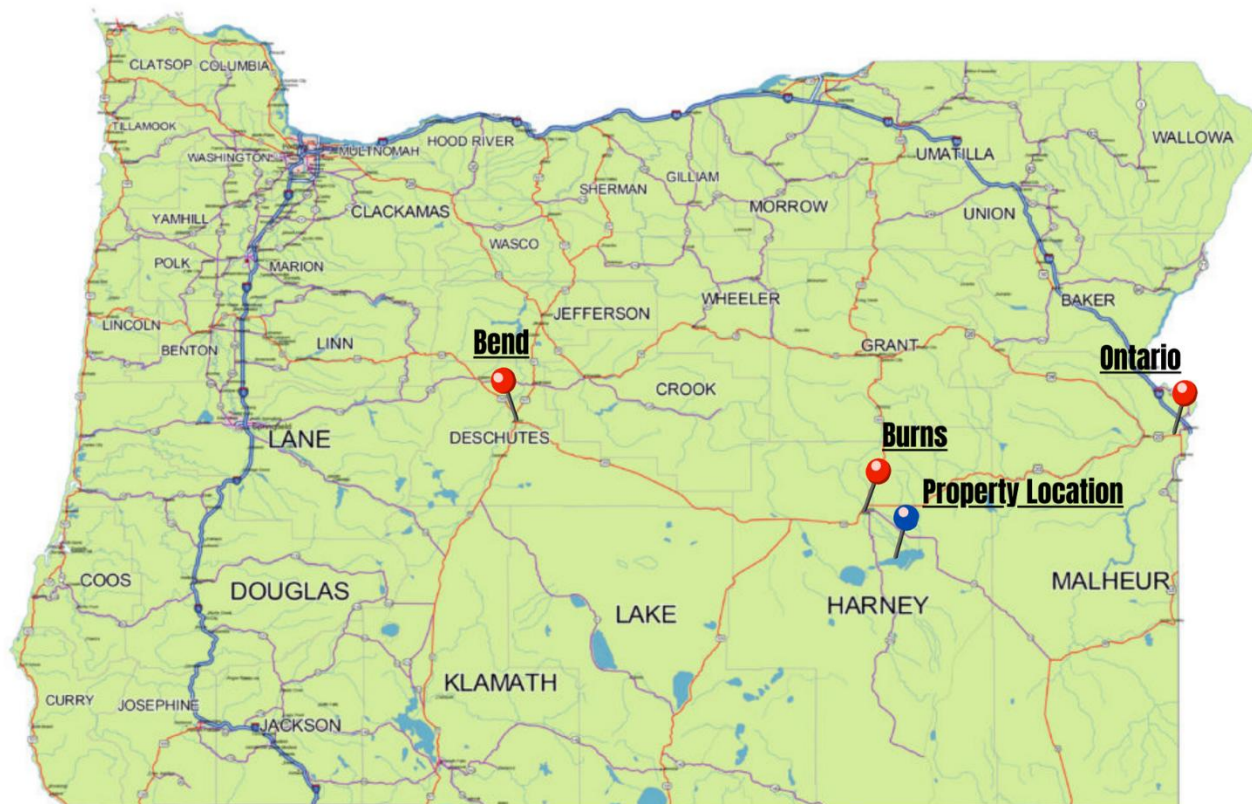
SURROUNDING AREA

Malheur Lake in Oregon has been a significant location for Native American activity throughout history. The lake's abundant natural resources and favorable climate attracted tribes such as the Paiute and Bannock, who relied on its fish, waterfowl, and edible plants for sustenance. The Native American presence at Malheur Lake spanned centuries, and they practiced traditional hunting, fishing, and gathering methods, maintaining a sustainable relationship with the environment.

Beyond its practical value, Malheur Lake held immense cultural significance for Native American tribes. It served as a gathering place for social, cultural, and spiritual activities, fostering intertribal connections and preserving indigenous traditions. Ceremonies, storytelling, and trade took place on its shores, and the lake's tranquil waters and picturesque landscapes inspired artistic expressions, songs, and dances that celebrated the region's natural beauty and abundance.

Overall, Malheur Lake stands as a reminder of the historical and cultural importance of Native American activity in the region. Preserving and acknowledging this legacy is crucial for honoring the rich tapestry of Native American history and identity in Oregon.





0 100 200 Miles

OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
27 min (23.3 mi)
Population: 2,733 (2022)

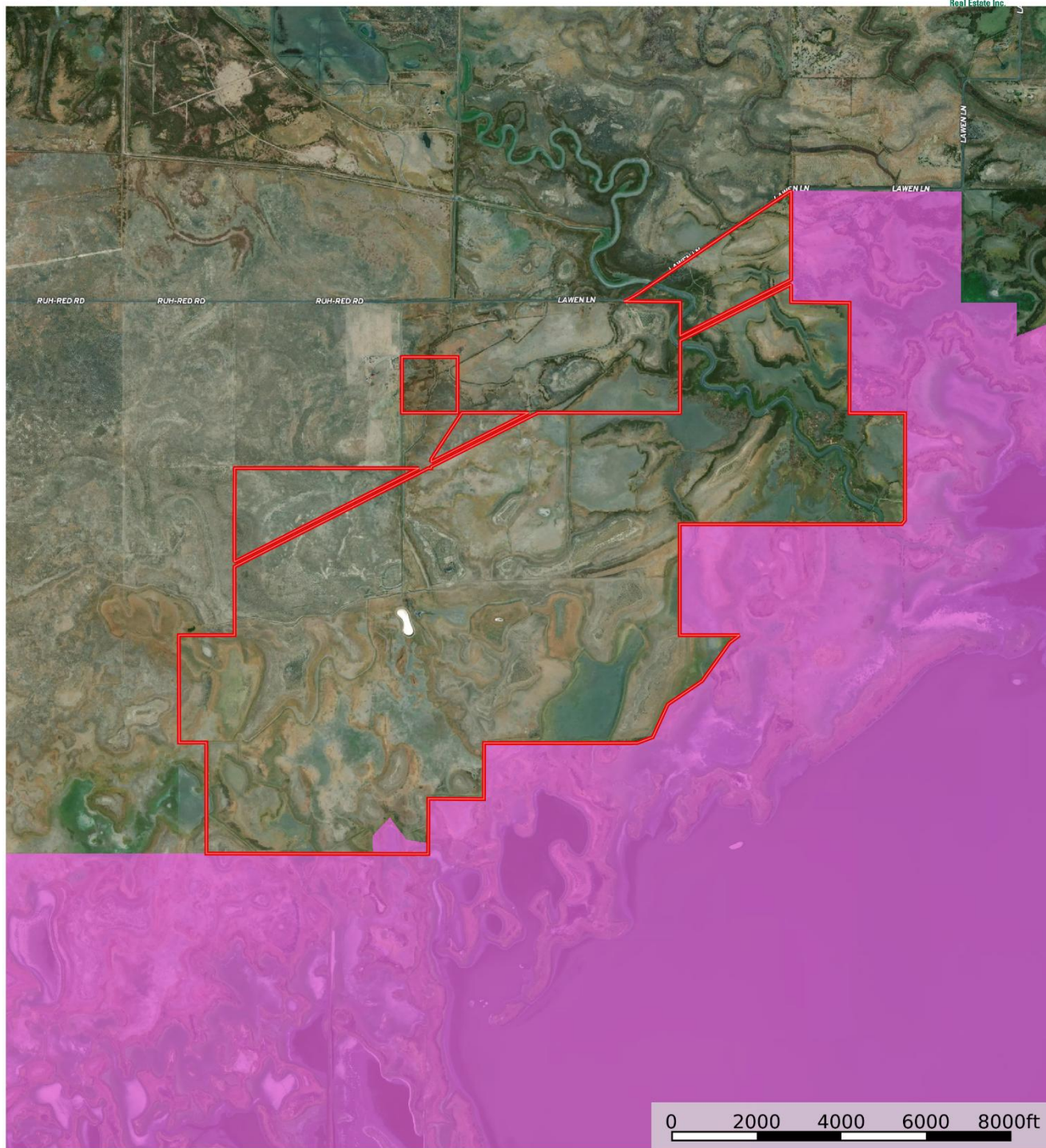
Bend Oregon: <https://www.bendoregon.gov/>
2 hr 37 min (153.8 mi)
103,254 (2022)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 24 min (135.8 mi)
11,732 (2022)



Singhose - Silvie's River Pasture (Full Package)

Oregon, 918.51 AC +/-



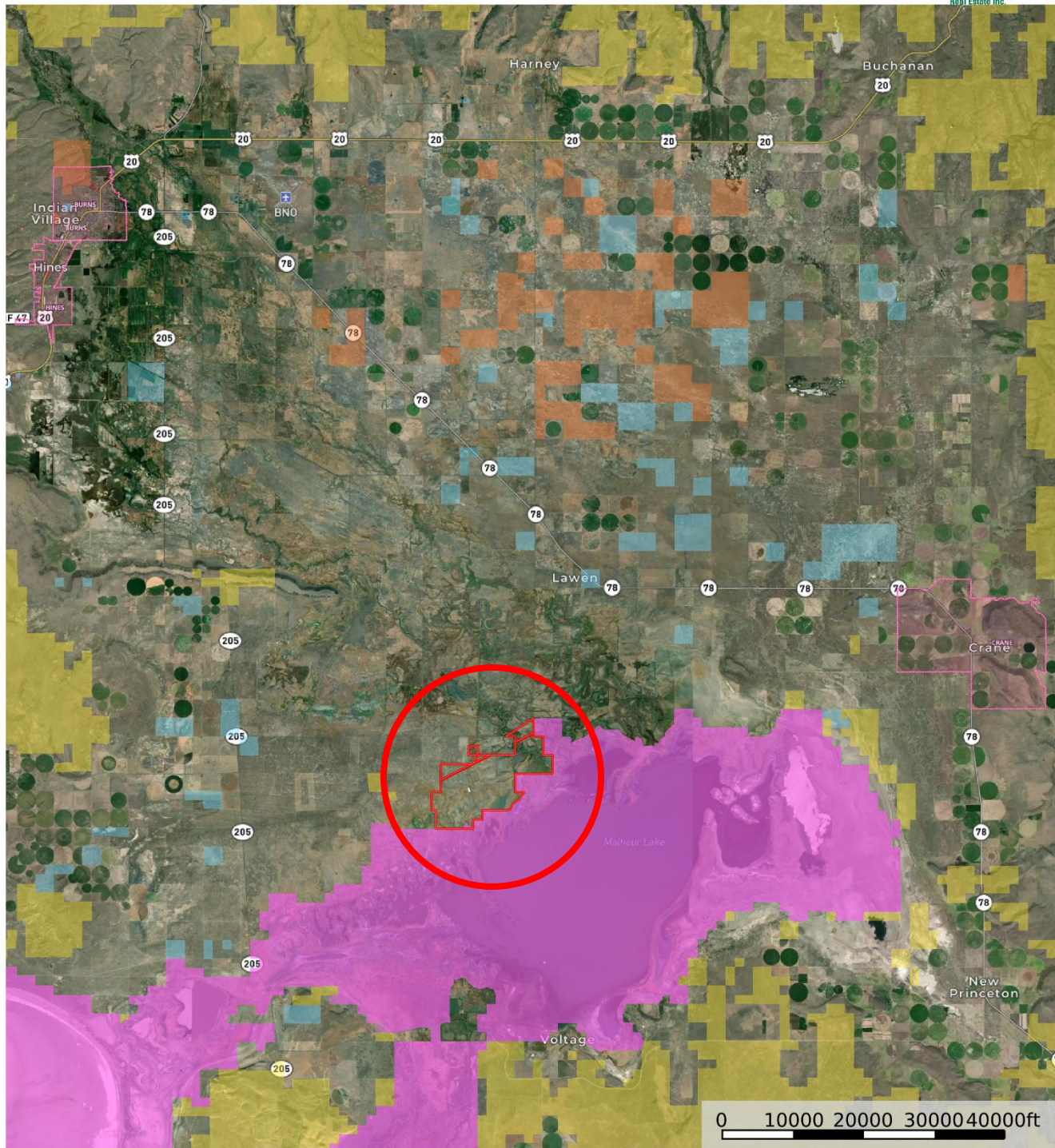
▬ Boundary
 ▬ Forest Service
 ▬ State Land
 ▬ Fish and Wildlife
 ▬ National Park
 ▬ Other
 ▬ BLM
 ▬ Local Government

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 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.



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Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government

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ADDRESS: 61687 Lawen Rd, Burns, OR 97720

LOCATION: T25S R32½E W.M. Tax Lot 6700
T25S R32E W.M. Tax Lot 600, 1000, 1003, 1004 & 4900
T26S R32E W.M. Tax Lot 200

ACREAGE: 2,905.98 +/- Deeded Acres
- 1,990.26 +/- Acres Flood Irrigated
- 910.81 +/- Acres Native Pasture
- 5 +/- Acres Site, Corrals, Stack Yard

WATER RIGHTS:

<u>Cert#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
Silvies River Decree	1,253.79	--	12/31/1900	Silvies River
Silvies River Decree	415.30	--	12/31/1891	Silvies River
Silvies River Decree	50	--	12/31/1914	Silvies River
Silvies River Decree	122.3	--	12/31/1888	Silvies River
Silvies River Decree	67	--	12/31/1896	Silvies River
Silvies River Decree	29	--	12/31/1909	Silvies River

WELLS: 5 – Stock wells

IMPROVEMENTS: 1979 Stick Built Home - 4 bd, 2 Bath - 2,690 SqFt
Shop - 1,120 sq ft
2 Sets of Working Corrals

TAXES: \$3,107.07 (farm deferral) - 2023/2024



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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