

Sheley Green Acres

1,220.24(+/-) Deeded Acres | 725.3(+/-) Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Sheley Green Acres is an Eastern Oregon farm situated 15 minutes East of Burns Oregon off highway 20. The farm encompasses a total of 1,220+/- deeded acres featuring 725.3+/- acres of water right that is primarily irrigated by 4 pivots planted in alfalfa with the remaining balance irrigated by wheel lines & flood. The improvements on the property include two manufactured homes, hay storage, corrals, & a machine shed. The acreage includes extensive fence management with cross fencing and perimeter fencing, allowing the acreage to be transitioned into more of a cow outfit with a range of irrigated pasture. While the farm ground has been well taken care of and is suited for productive hay growth with the ability to run some cows as it currently is being used.

With most of the water rights dating back to the 70's through early 90's, the irrigation is sourced from 7 irrigation wells with storage rights to a 9.4 acre reservoir. The majority of the irrigation wells & pivots are interconnected with one solo pivot being located 11.5 miles east of the main deeded portion. While the 474 acres of pivots are planted in alfalfa, the remaining portions are flood irrigated planted in wild hay meadow & wheel lines planted in rye.

The two homes are both 3 bedroom, 2 bathroom setups with the main home being a 1999 manufactured triple wide & the other being a 1998 manufactured double wide. Next to the 1998 home is a set of working corrals & a 960sqft machine shed that is enclosed on 3 sides. The 6,000 Sq.Ft. hay cover is located at the farm entrance allowing for easy access to transport.

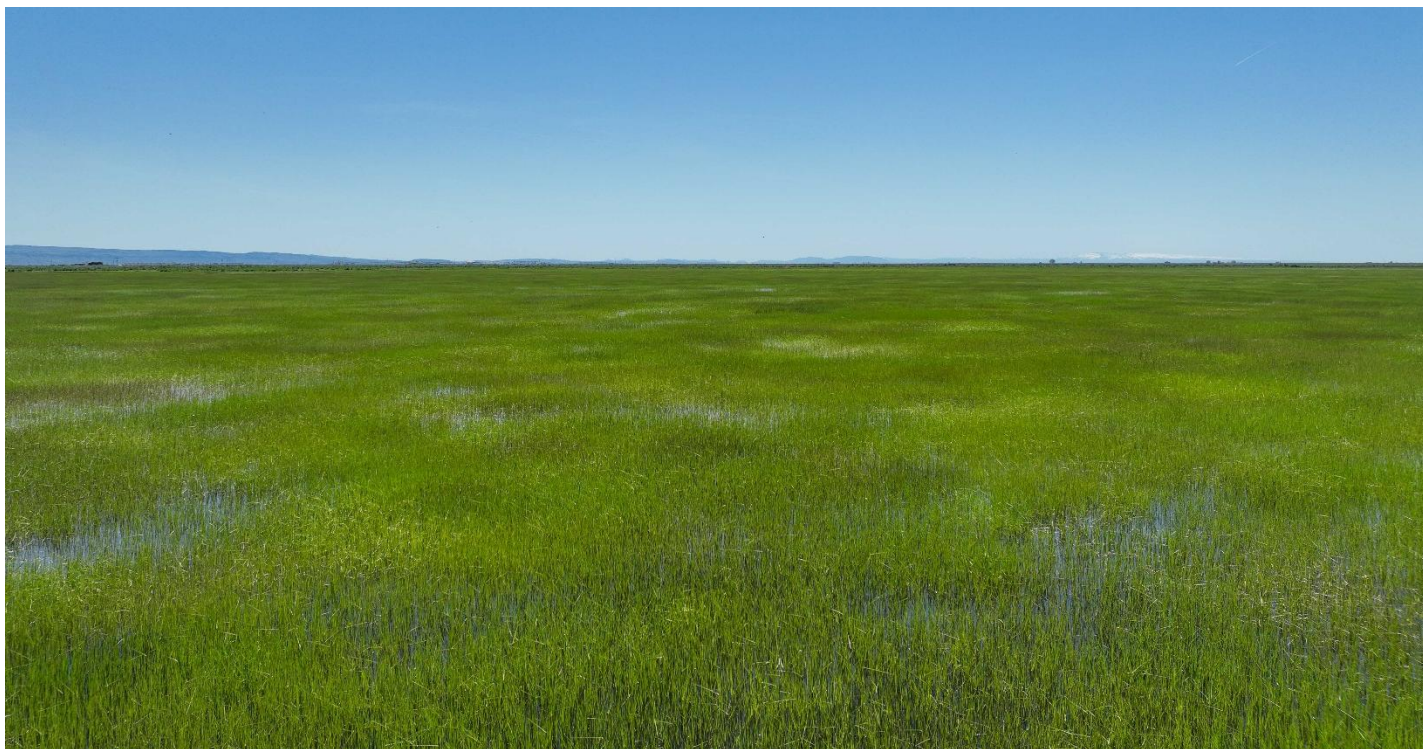
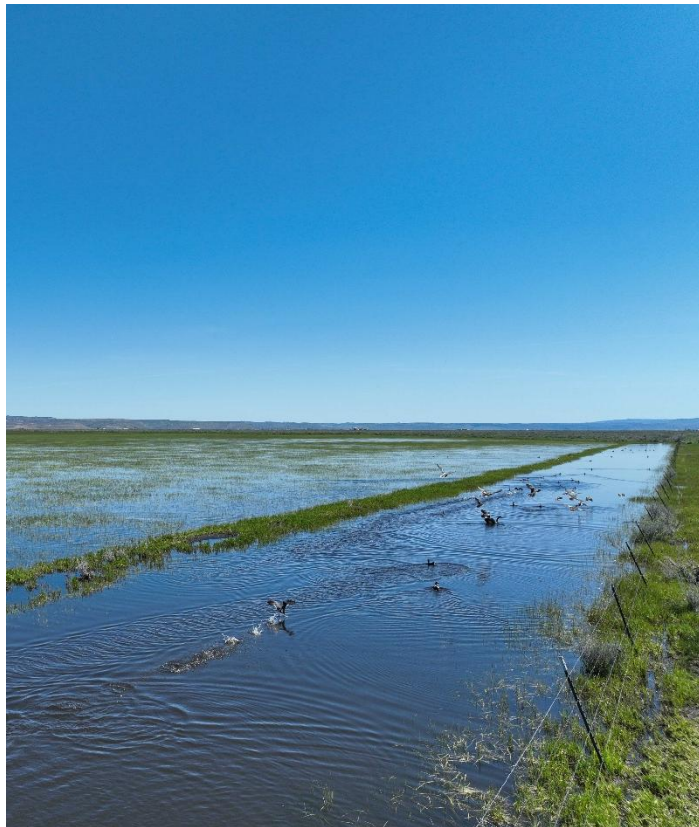
The land hosts exceptional amounts of wildlife throughout the year. Water from the irrigation & the reservoir allow for habitats for all sorts of bird and animal species including waterfowl, ducks, antelope, & mule deer. The acreage qualifies for LOP tags for both elk & deer.

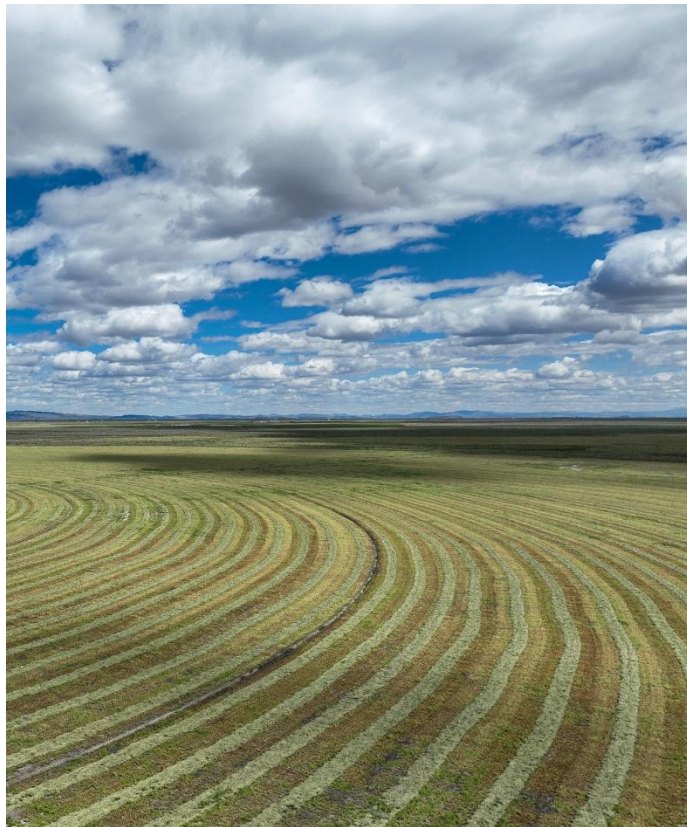
The remaining ground is utilized for range for the 75 head of cattle throughout the year. The ground has been well cared for by the current owners management with proper crop rotation & ideal irrigation equipment in place, making it a turnkey operation for someone to continue farm production or transition the farm into a cattle outfit.



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.











Irrigation

The 725 acres of water rights are split up between 474 acres irrigated under pivot, 125 acres irrigated by wheel lines, & the remaining amount being irrigated by flood & the 9 acre pond. All irrigation by pivot is planted in alfalfa with two pivots equipped with LESA systems to provide more efficient water application.

The flood is irrigated by seasonal runoff & an irrigation well complemented with above ground lines to distribute the water in several different locations. The flood is planted in wild hay meadow providing feed for the cattle in the later portion of the irrigation year. The 125 acres of wheel line irrigation have been planted in rye in past years & used for pasture in the late summer.

A single pivot is located on Penny Rd to the East of the main headquarters, irrigating 125 acres the pivot is self supported with a well located near the center. The irrigation systems around the headquarters are primarily interconnected with the wells & mainline to support the entire system.







Improvements

The primary residence is a triple-wide manufactured home built in 1999. Upon the first approach, it presents as clean setup, featuring a spacious



crushed rock driveway, charming landscaping including raised garden beds and mature trees, and a sizable lawn area. The house has a comp roof, T1-11 siding, vinyl windows, and a single-car garage. Both entrances to the home are covered, with the front entrance accessed by a concrete walkway and the rear entrance leading to a covered patio overlooking the basin.

Upon entry, the interior showcases vinyl flooring with carpet accents in the bedrooms and family room. The family room is spacious with vaulted ceilings, wood stove, & built-in white hutch offering storage. The kitchen is well-appointed with a sizable pantry, an island for additional storage, & ample countertop space. The master suite features a walk-in closet & a private $\frac{3}{4}$ bath, which is spacious and includes vanity storage and a walk-in shower.

The two remaining bedrooms are situated on the opposite side of the home, featuring ample closet space & storage above. Adjacent to these bedrooms is a bathroom, conveniently accessible for guests and family members, equipped with vanity storage and an overhead cabinet with open storage above the toilet. A laundry room is positioned near the garage access, complete with additional overhead cabinets, countertop space, and a farmhouse sink.







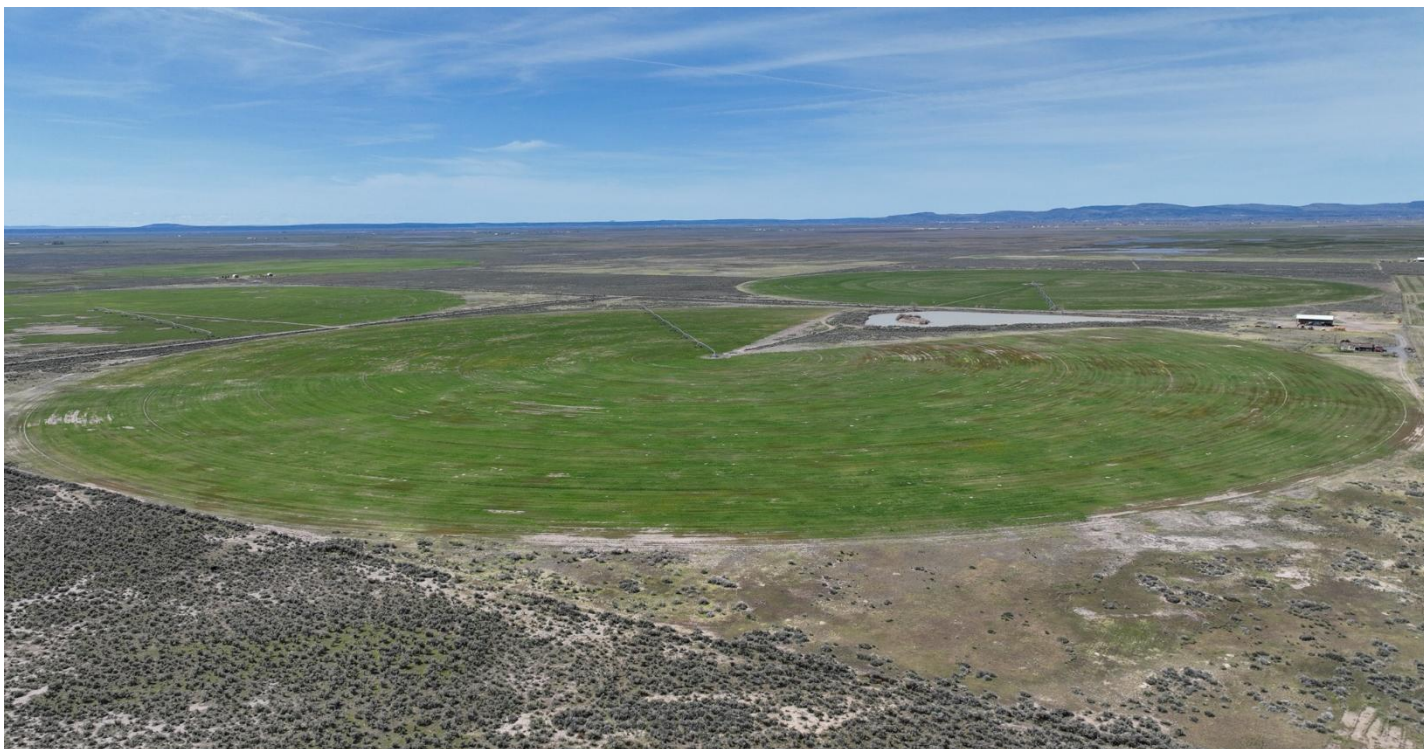
Improvements

Close to the primary home is a 6,000sqft hay cover that is spacious for trucks & equipment. Across the acreage is where the second home is located, which is a 1998 manufactured home. The home has a metal roof, full foundation and enclosed porch. It is a total of 1,080sqft with a 3 bedrooms & 2 bath setup. A nice set of working corals are located next to the home as well as a 960sqft machine shed. The machine shed is enclosed on three sides & has been used as a small hay storage.





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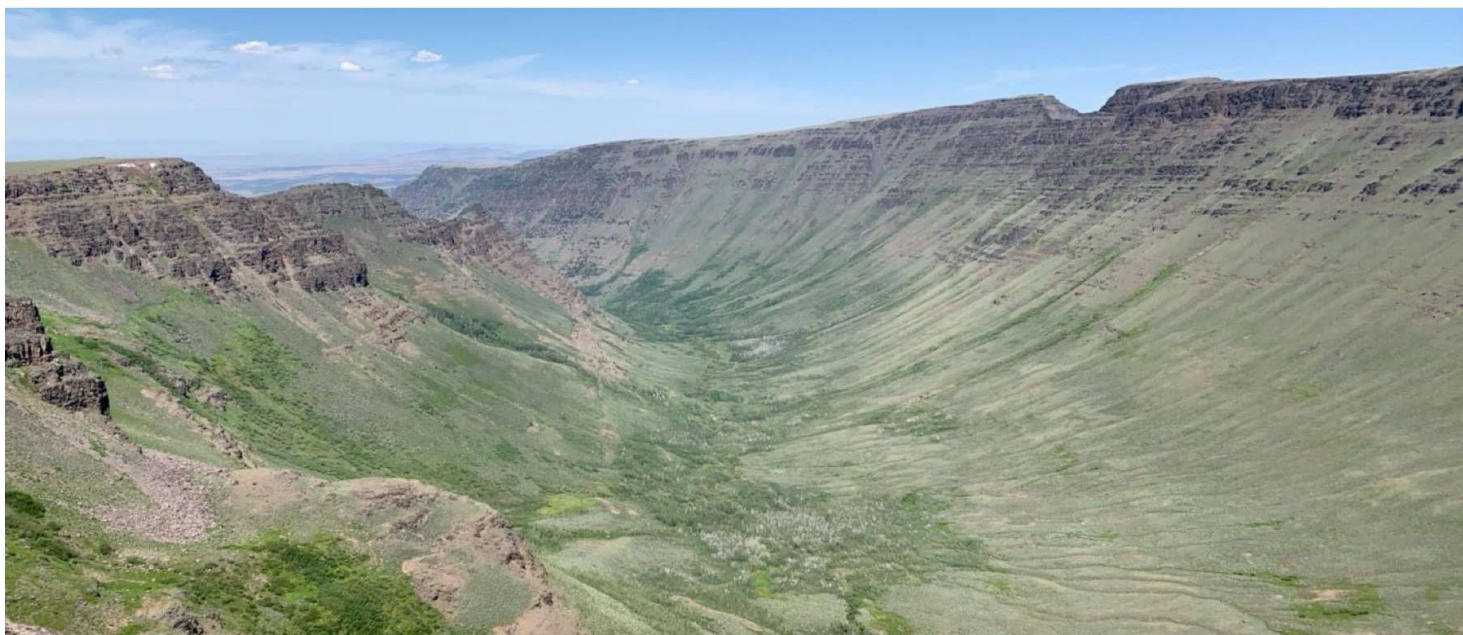




Surrounding Area

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

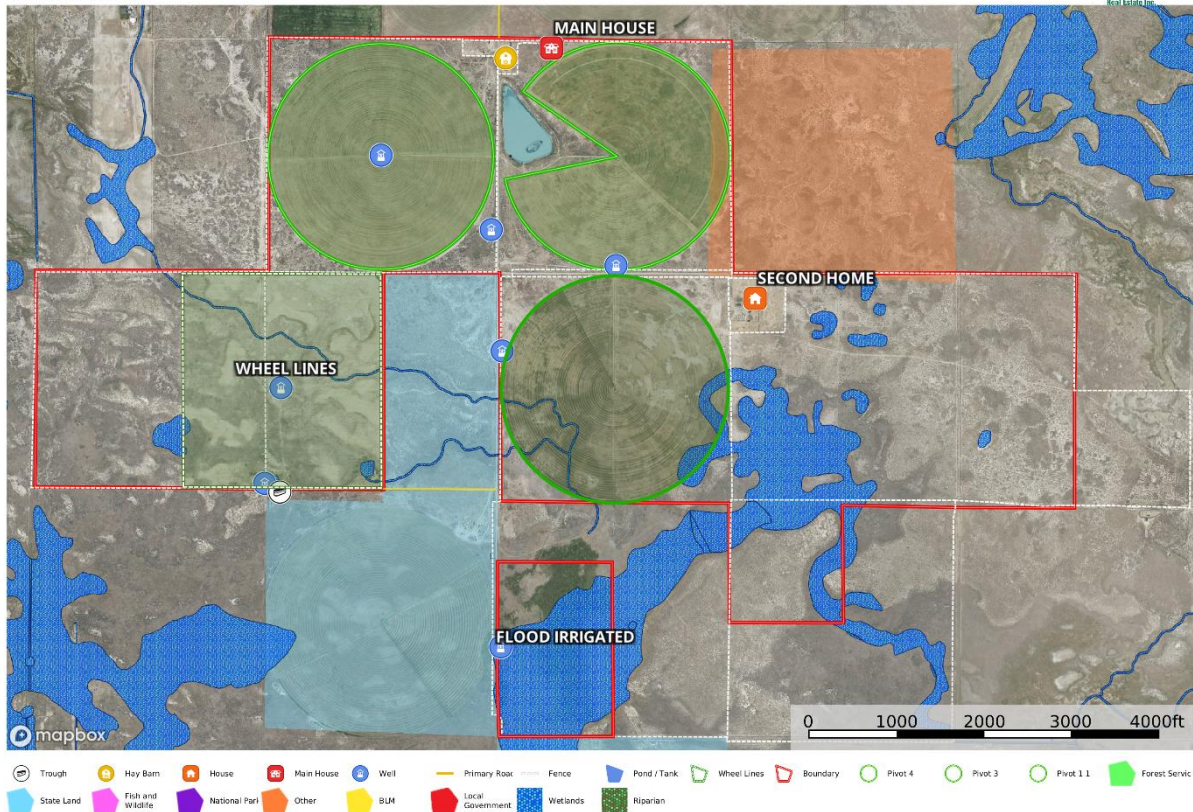
Burns Oregon: <https://www.cityofburnsor.gov/>
14 min (11.4 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 7 min (119.9 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 24 min (142 mi)
102,059 (2021)



Meadow Land Ranch - Sheley
Oregon, AC +/-



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

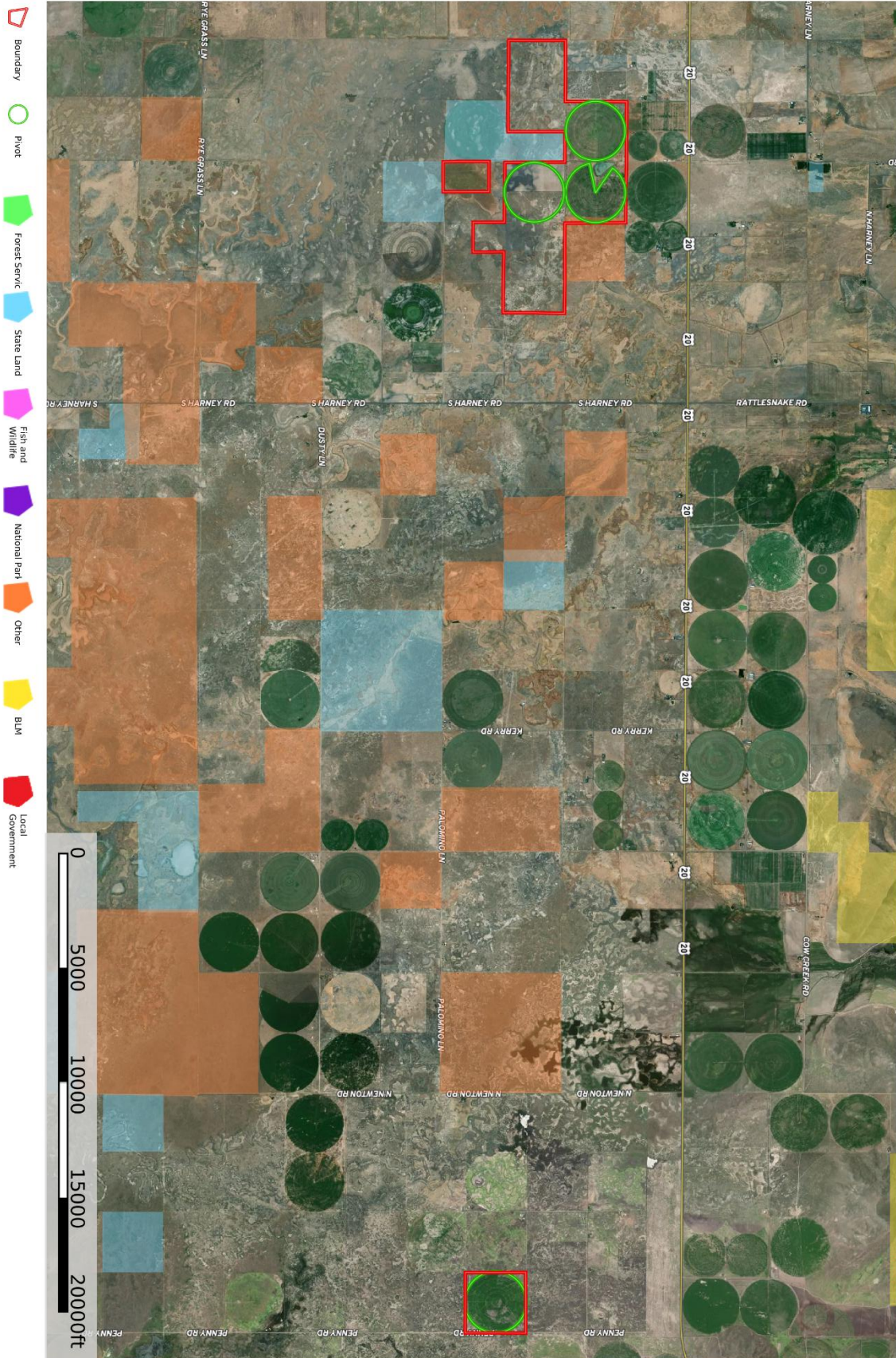
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Meadow Land Ranch - Sheley
Oregon, AC +/-





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ADDRESS: 71111 Ruhl Rd, Burns, OR 97720

LOCATION: Approximately 11 miles East of Burns Oregon off highway 20

ACREAGE: 1,220.24 (+/-) Deeded Acres – Per County Records

- 474 +/- Acres Pivot Irrigated
- 125 +/- Acres Wheel line Irrigated
- 547.6 +/- Acres Dryland Pasture
- 60 +/- Acres Sub Irrigated Pasture
- 9.4 +/- Acres Pond
- 4.24 +/- Acres Improvements

WATER RIGHTS:

| <u>Certificate#</u> | <u>#Acres</u> | <u>Priority Date</u> | <u>SOURCE</u> |
|---------------------|---------------|----------------------|---------------|
| 93478 | 56.1 | Nov 17, 2003 | Well |
| 96844 | 16.4 | Sept 1, 1976 | Well |
| 96843 | 60 | July 6, 1973 | Well |
| 96845 | 49.7 | Sept 9, 1994 | Well |
| 95596 | 160 | March 10, 2014 | Well |
| 95748 | 126 | Jan 20, 1984 | Well |
| 95915 | 96.9 | Sept 9, 1994 | Well |
| 44695 | 151 | June 15, 1970 | Well |
| | 9.4 | 1994 | Pond |

IMPROVEMENTS: 1999 MH – 3 Bedroom, 1 ¾ Bath – 1,794 qft
 -Attached single car garage
 6,000sqft Hay Cover
 1998 MH – 3 Bedroom, 2 Bath – 1,080sqft
 960sqft Machine Shed
 Corrals

FINANCING: Cash or Bank Financing

UTILITIES: Harney Electric Coop
 Private Well & Septic

TAXES: \$7,170.32 – Per County Records (Farm deferral)

PRICE: \$3,700,000.00



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



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