

Silver Sage Farms

4,878.69+/- Deeded Acres | 2,721.72+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Silver Sage Farm is a large scale agricultural operation in the high deserts of Harney County, approximately 25 miles south of Burns Oregon. Tucked in the rolling hills this region is known for great farm ground with its combination of sandy loam soils and climate. Nearly 4,900 deeded acres of continuous ground, the acreage showcases just over 2,700 acres of irrigated ground provided by 35 pivots all certified in organic triticale and alfalfa. The majority of the pivots are Zimmatic with a handful equipped with LESA systems, & nearly all wells and pivots are tied into shared mainlines with several variable frequency drives (VFD) systems allowing for efficient irrigation practices.

To complement the farming, the acreage has a range of agricultural improvements. Hay storage consists of six different sheds, all which were built in either 2016 or 2017 with five of them consisting of 6,480 Sq.Ft. each. Within the centralized hay storage area are a 4,272 Sq.Ft. shop, truck scales, and miscellaneous storage. With all the improvements, pivots, and roads, the farm has a cinder pit conveniently located at the entrance of the farm, a short distance off the pavement.

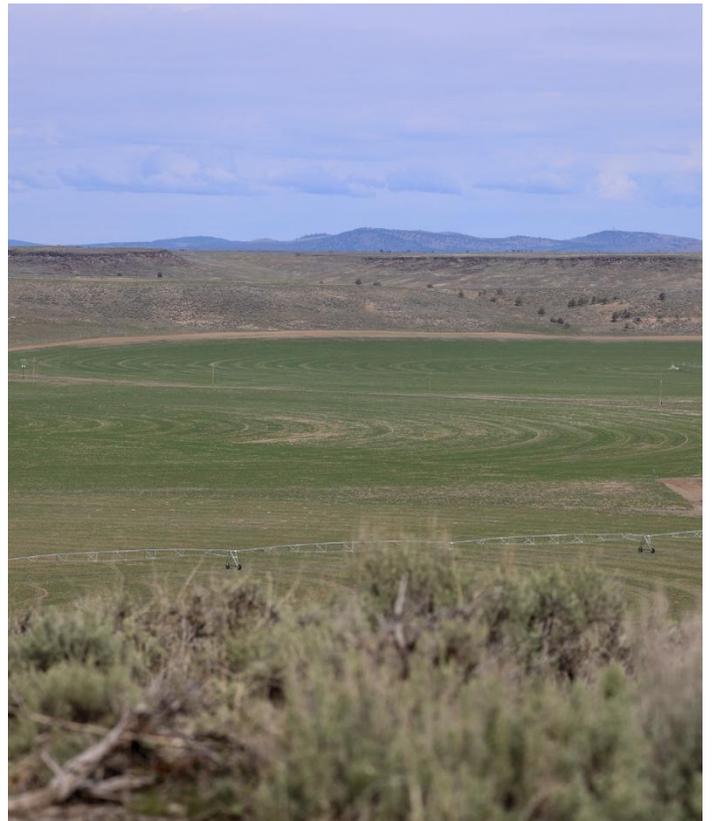
Situated at the end of a county-maintained, paved road, providing privacy while ensuring accessibility. The location is within 20 minutes of four major highways (Hwy 20, Hwy 78, Hwy 205, and Hwy 395), allowing for easy distribution. It is also approximately five hours from hay press facilities in Boardman, Junction City, and Aurora—ideal for those looking to export hay overseas.

The continuous acreage supports diverse wildlife populations and qualifies for landowner preference hunting tags. Mule deer, antelope, and elk are frequently seen grazing the pivots, drawn to the quality feed. Bald eagles, hawks, coyotes, and other species are also common sightings year-round.

With over 2,700 irrigated organic acres, efficient infrastructure, and strong production capabilities, Silver Sage Farm stands out as one of the largest and most turnkey operations in the region. Whether you're expanding an existing hay or livestock operation or investing in certified organic farmland with infrastructure already in place, this outfit is well-positioned for scale, efficiency, and long-term value.

There is negotiations with the Oregon Water Resource Department to reduce water usage in this area. Please call ODWR or Listing Brokers for additional information.

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.

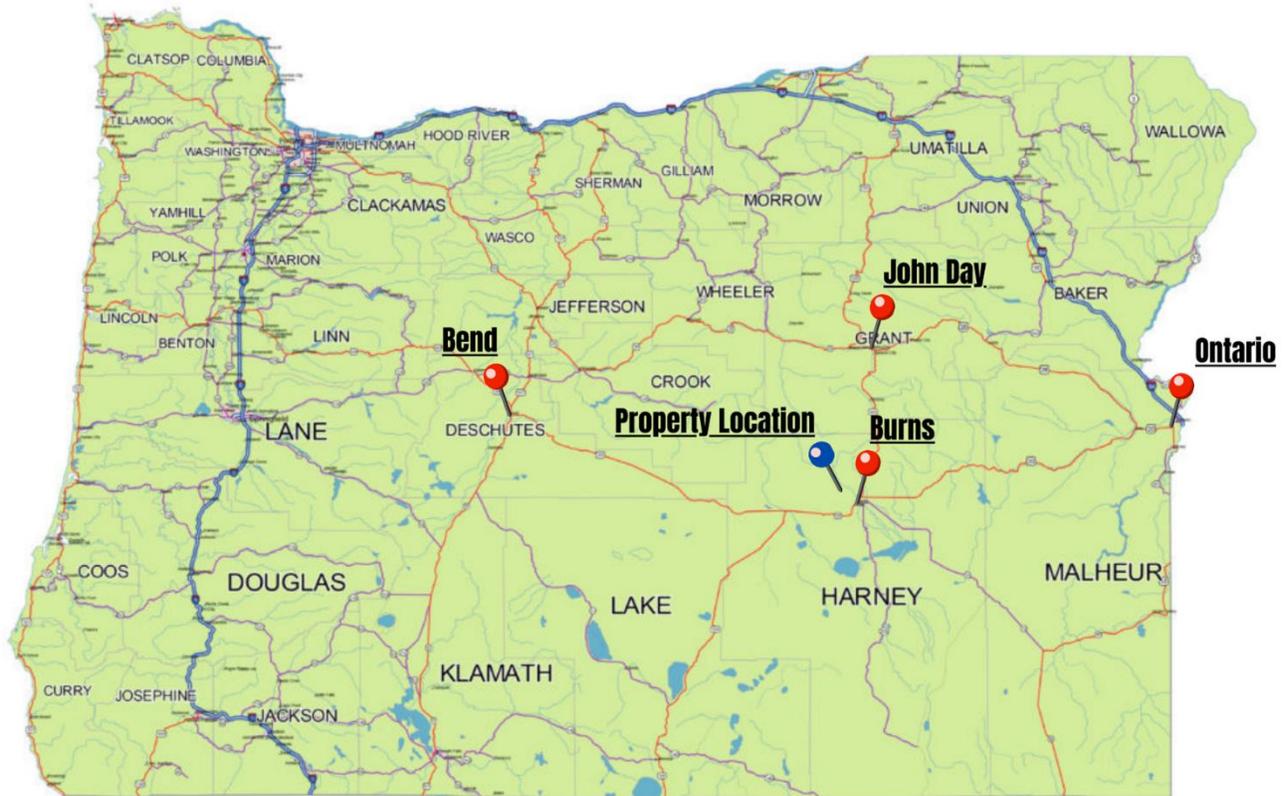












Location

Burns Oregon: <https://www.cityofburnsor.gov/>
27 min (24.8 mi)
Population: 2,689 (2024)

John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 36 min (96.1 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 37 min (152 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 35 min (155 mi)
Population: 106,926 (2024)

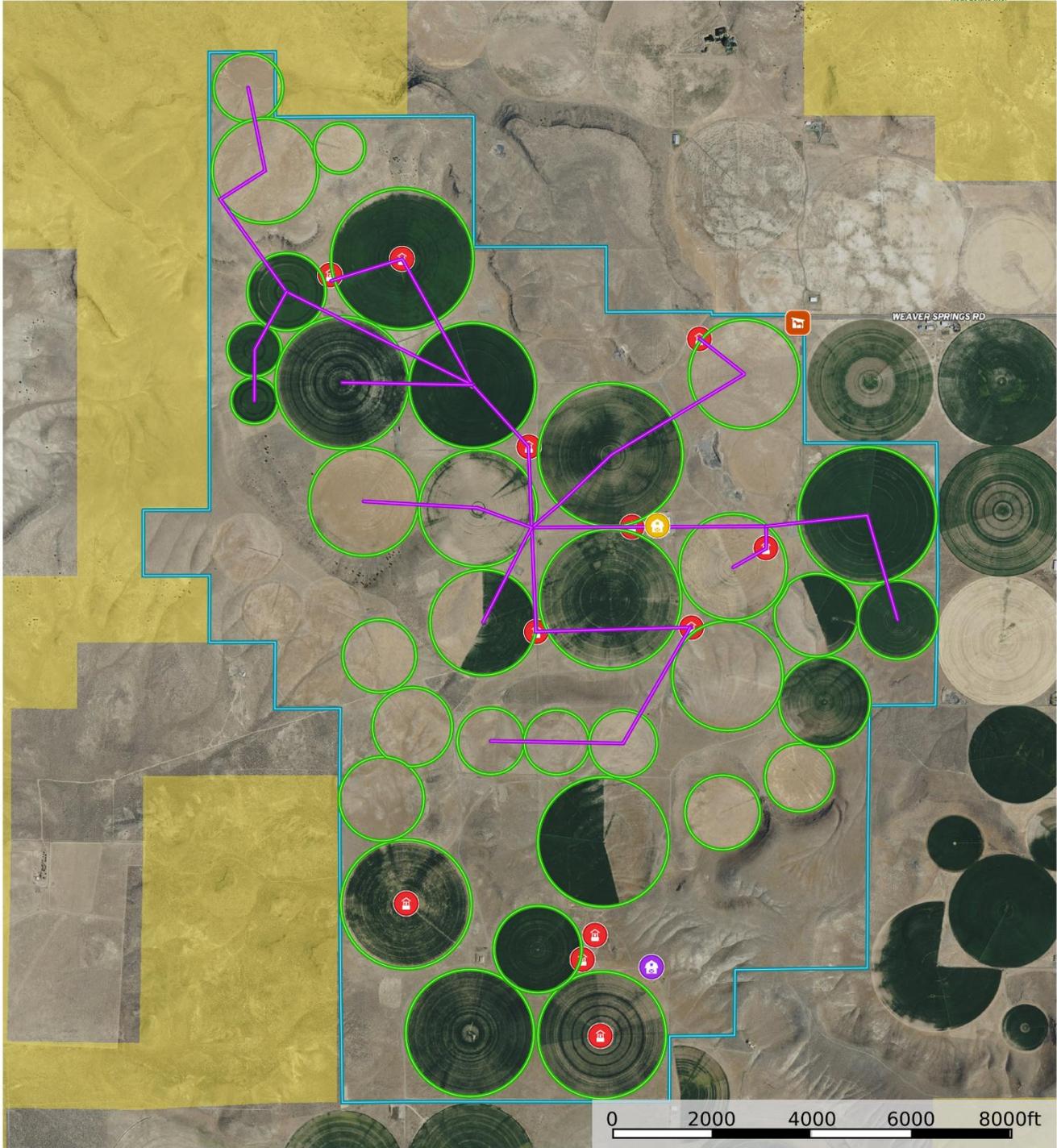
Surrounding Area

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.



Silver Sage (Auction) - Eggert
 Harney County, Oregon, AC +/-

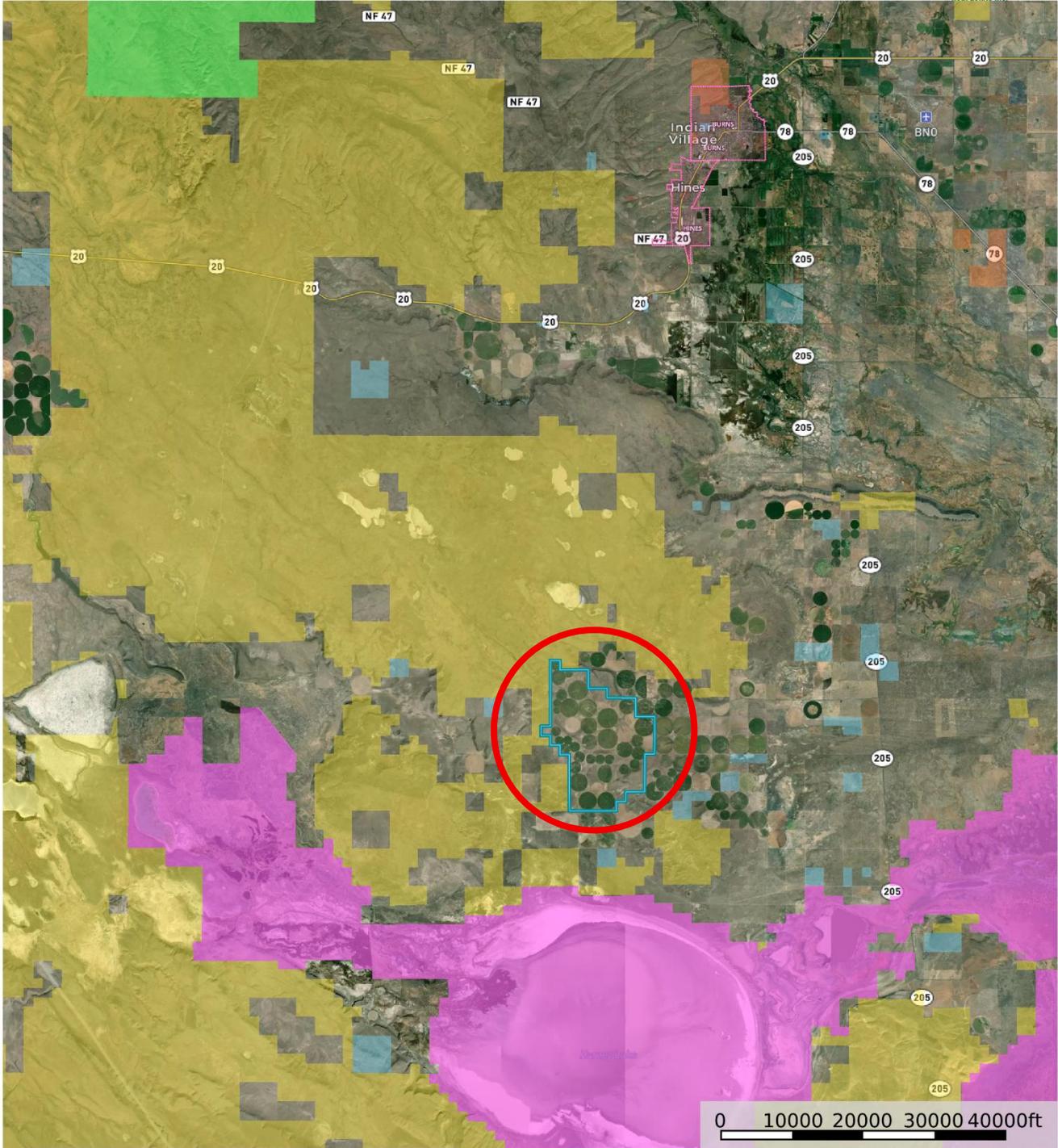


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|---------------|-----------------|--------------------|------------------|---------------------|---------------------|-------|----------------|------------|-------------------|
| Corrals | Irrigation Well | Shops, Barns, ETC. | Barn | Irrigation Mainline | Silver Sage Portion | Pivot | 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

 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.

Silver Sage (Auction) - Eggert
 Harney County, Oregon, AC +/-



-  Silver Sage Portion
-  Forest Service
-  State Land
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LOCATION: 28870 Weaver Springs Ln, Burns, OR 97720

ACREAGE: 4,878.69+/- Deeded Acres
 - 2,721.72+/- Acres – Irrigated Pivot
 - 2,136.97+/- Acres – Range, Pivot Corners, Etc.
 - 20+/- Acres – Site Improvements

WATER RIGHTS:

<u>Cert.#</u>	<u>Prim.</u>	<u>Supp.</u>	<u>Priority</u>	<u>Source</u>
95738	304.6	128.1	4/10/1981	Well
95743	434.62	--	3/10/2011	Well
96175	273.8	--	2/21/2006	Well
95741	355.9	--	6/7/2012	Well
95740	400	--	12/17/2007	Well
96174	393.6	--	5/16/2005	Well
95656	393.5	--	7/20/1995	Well
95739	128.1	--	10/21/1970	Well
95742	37.6	--	11/24/2008	Well

IRR. EQUIPMENT: 35 Pivots

IMPROVEMENTS: Corrals
 Rock Pit
 Truck Scales – 60 Tons
 1973 Shop – 3,200 Sq.Ft.
 (3) 2016 Hay Cover – 6,480 Sq.Ft.
 (2) 2017 Hay Cover – 6,480 Sq.Ft.
 2017 Hay Cover – 2,592
 2017 Shop – 4,272 Sq.Ft.

FINANCING: Cash or Bank Financing

TAXES: \$29,673.06 – Per County Records for 25/26 Tax Year (Farm deferral)

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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