

# Airport Acres

1,160.76+/- Deeded Acres | 1,134.20+/- Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

# FOR SALE



This farm in Eastern Oregon offers a functional irrigation system with both surface and groundwater rights. Located just off the paved Old Experiment Road, the Airport Pivots is less than 5 minutes from the community of Burns, Oregon, and access to essential commodities. Spanning across deeded acreage, the land is equipped with three center pivots, multiple agricultural outbuildings, and an extensive network of ditches and flood irrigation ideal for summer grazing. Approximately 300 acres are irrigated by pivots, supported by four irrigation wells. The remaining acreage utilizes wheel lines and flood irrigation via established ditch systems.

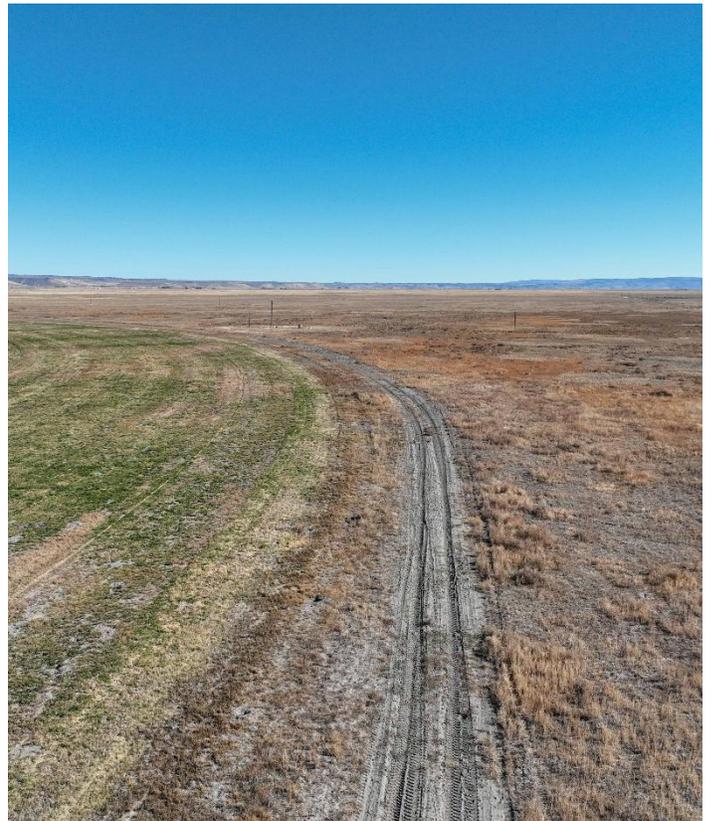
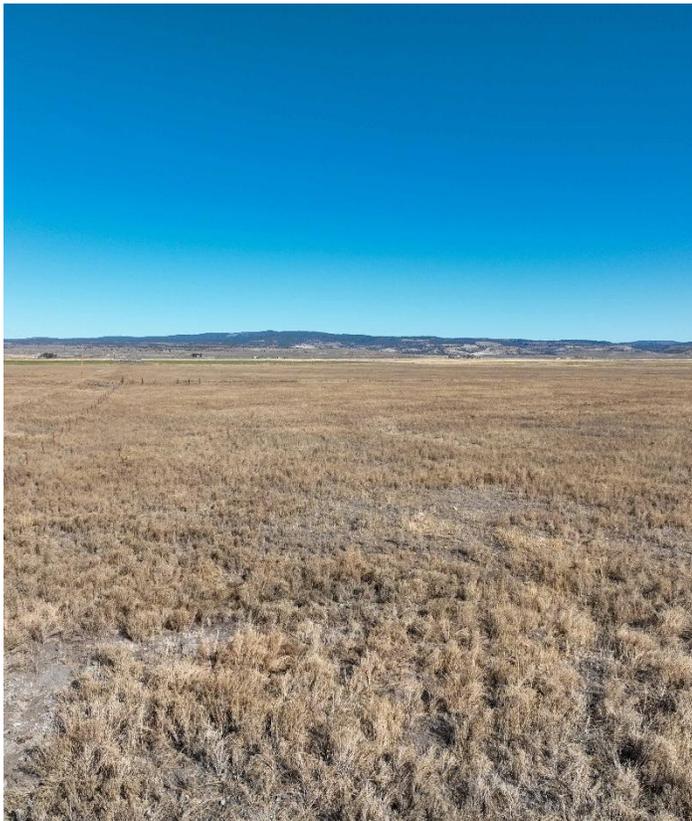
Water rights include approximately 1,134± acres of primary rights, dating from 1928 to 1938, for both surface and groundwater. An additional 895± acres of supplemental groundwater rights date from 1963 to 2008.

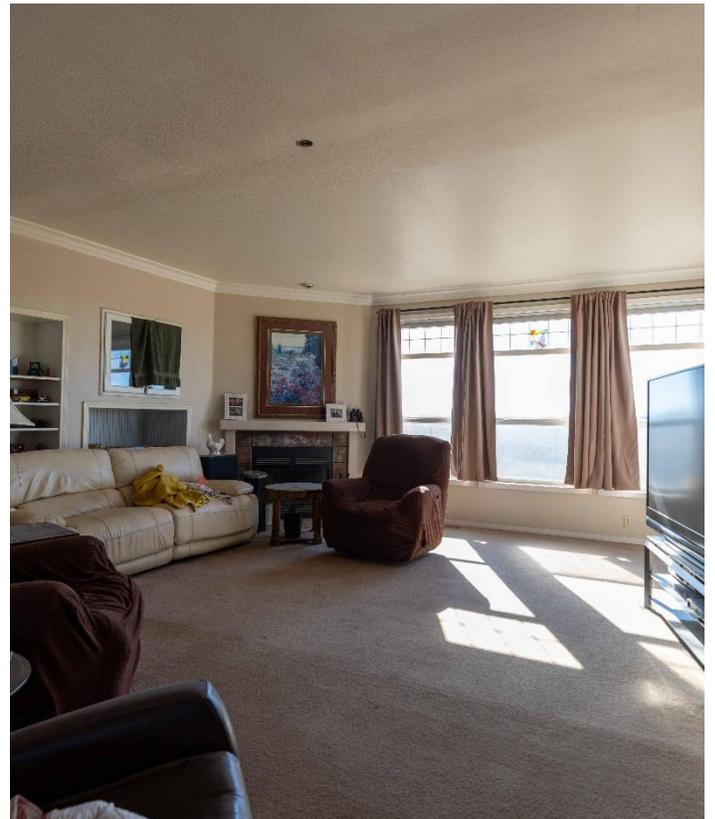
Improvements are conveniently situated along Old Experiment Road, with residences on both ends of the property. On the northwest corner, a 2003 manufactured home features 3 bedrooms, 2 bathrooms, and an attached double-car garage. On the southeast side, a 1987 manufactured home offers another 3-bedroom, 2-bathroom living space, surrounded by key agricultural infrastructure, including a 3,444 sq. ft. shop, grain bin, working corrals, and additional storage buildings.

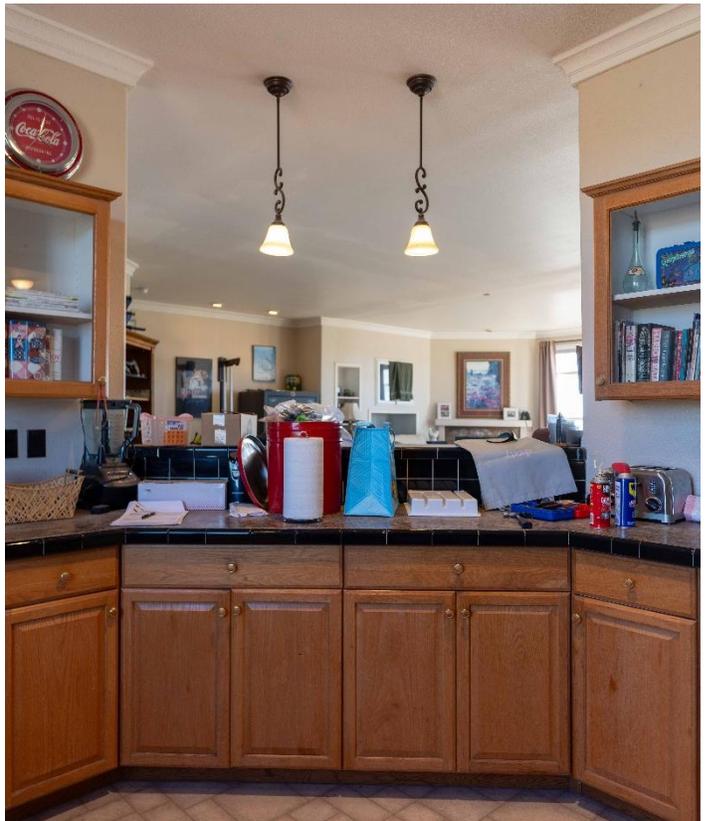
Beyond its agricultural value, the property also presents excellent recreational opportunities, including potential for Landowner Preference (LOP) tags and mule deer hunting.

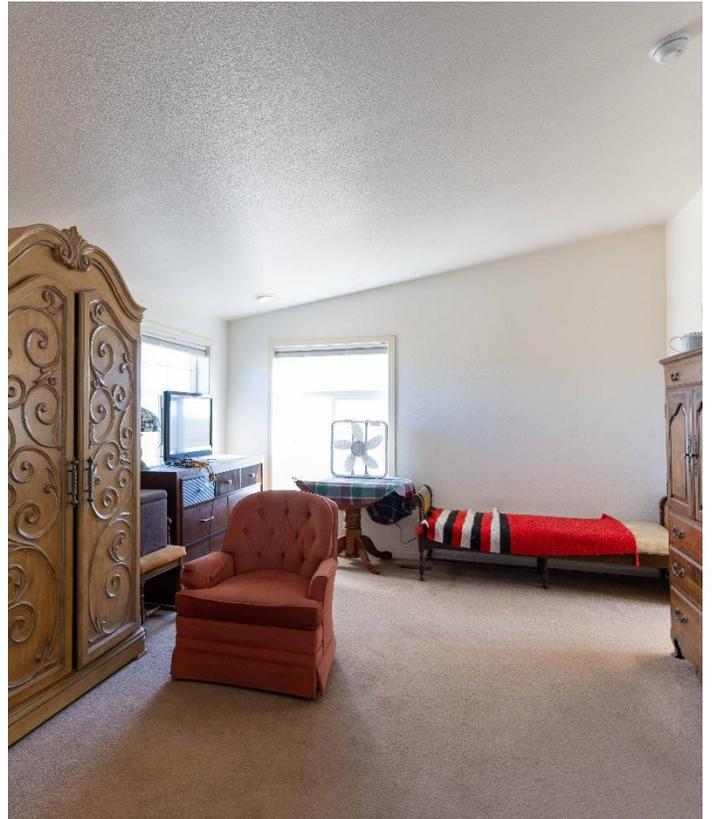
This Eastern Oregon farm is an exceptional opportunity for those seeking productive summer pasture. With a combination of pivot, wheel line, and flood irrigation, the property is well-suited for grazing operations during the summer months. Its close proximity to Burns adds convenience without sacrificing privacy or productivity. Whether expanding your livestock operation or investing in irrigated ground with strong grazing potential, this property offers a unique blend of function, flexibility, and location—ready to support your summer grazing needs for years to come.

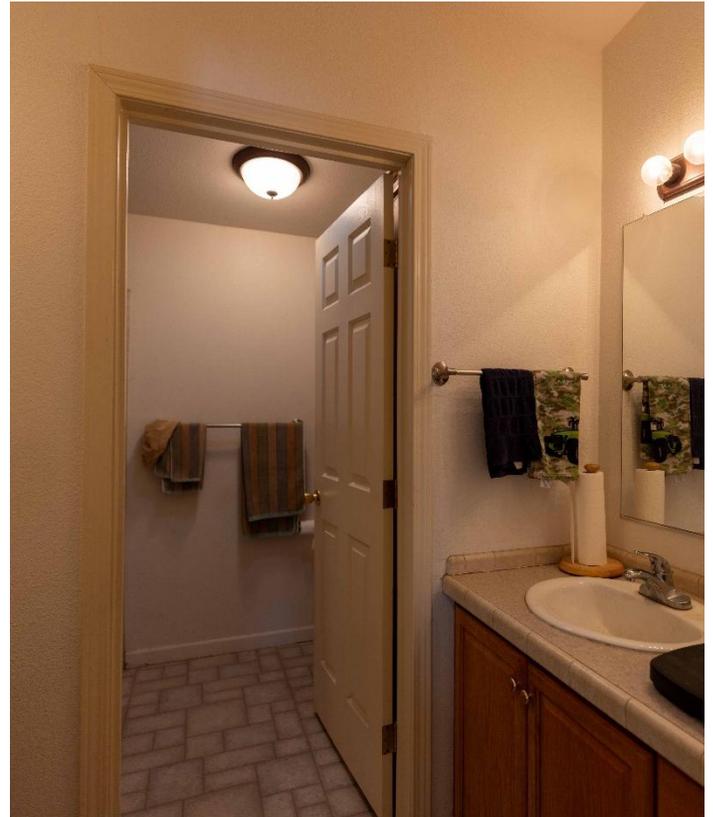












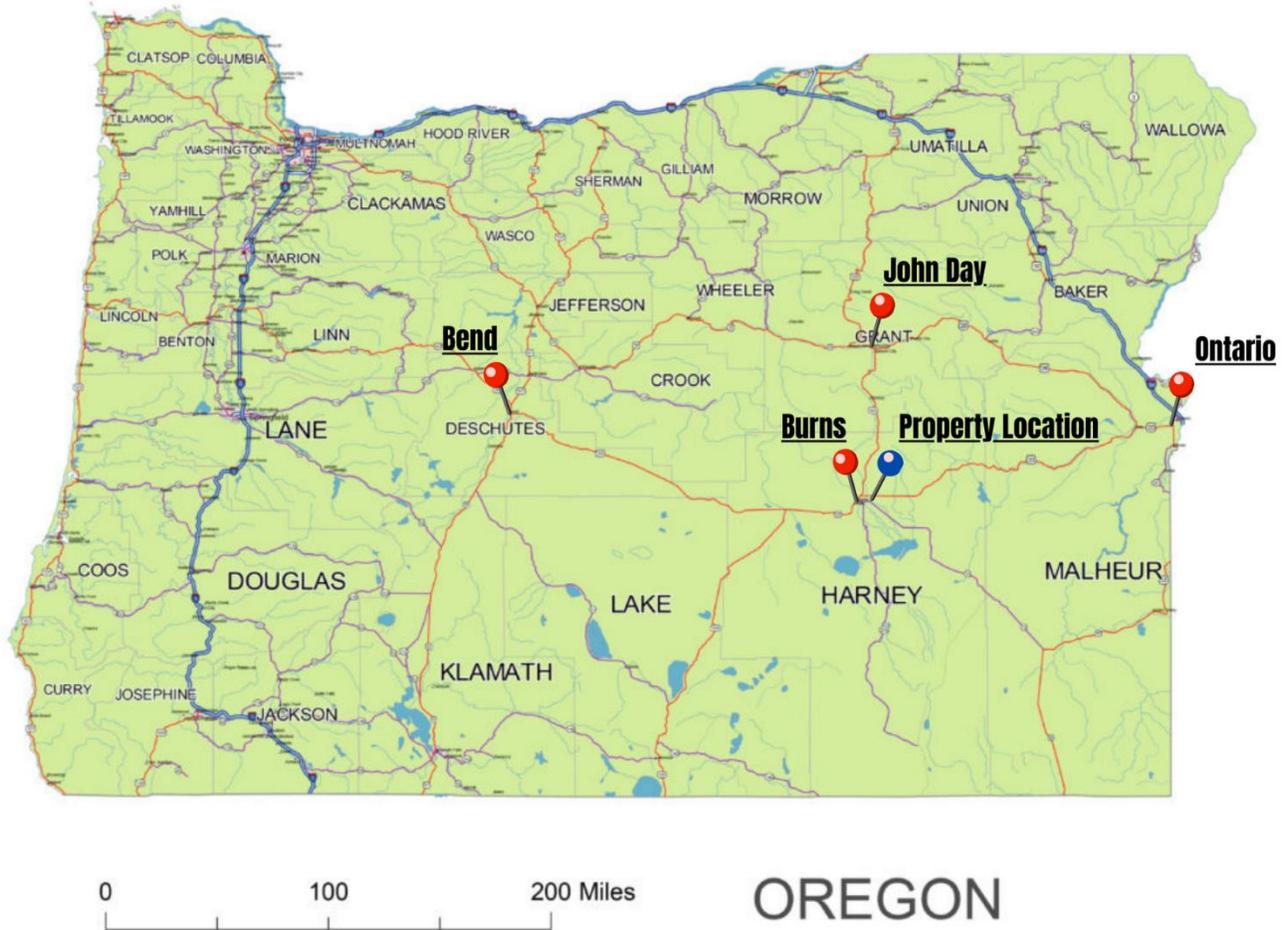


**Surrounding Area**

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/>  
9 min (7.4 mi)  
Population: 2,689 (2024)

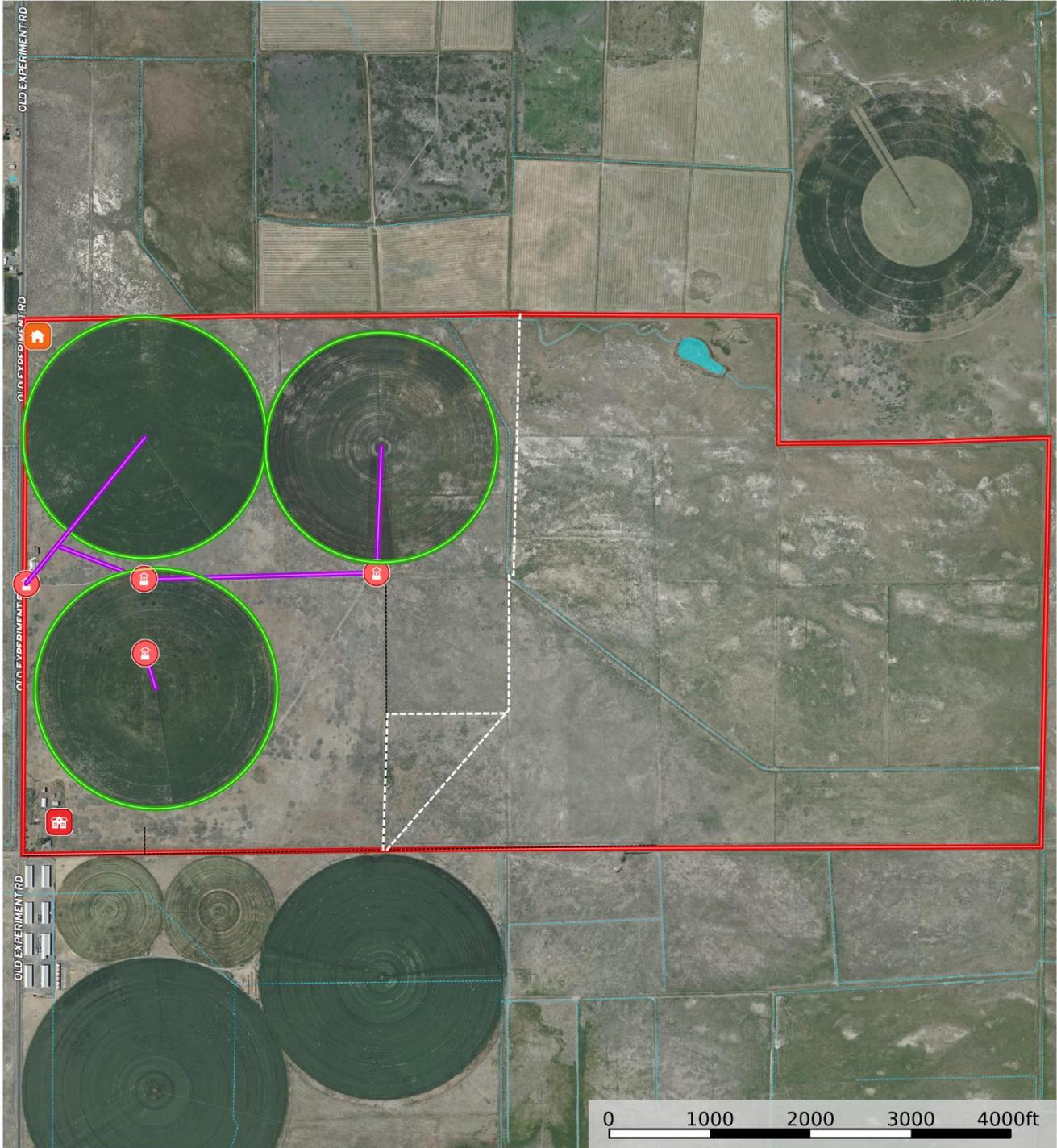
**John Day Oregon:** <https://www.cityofjohnday.com/>  
1 hr 17 min (72 mi)  
Population: 1,641 (2024)

**Ontario Oregon:** <https://www.ontariooregon.org/>  
2 hr 5 min (123.5 mi)  
Population: 11,957 (2024)

**Bend Oregon:** <https://www.bendoregon.gov/>  
2 hr 19 min (138 mi)  
Population: 106,926 (2024)



**Airport Pivots, 70785 Old Experiment Rd, Burns - JWJ**  
 Oregon, AC +/-



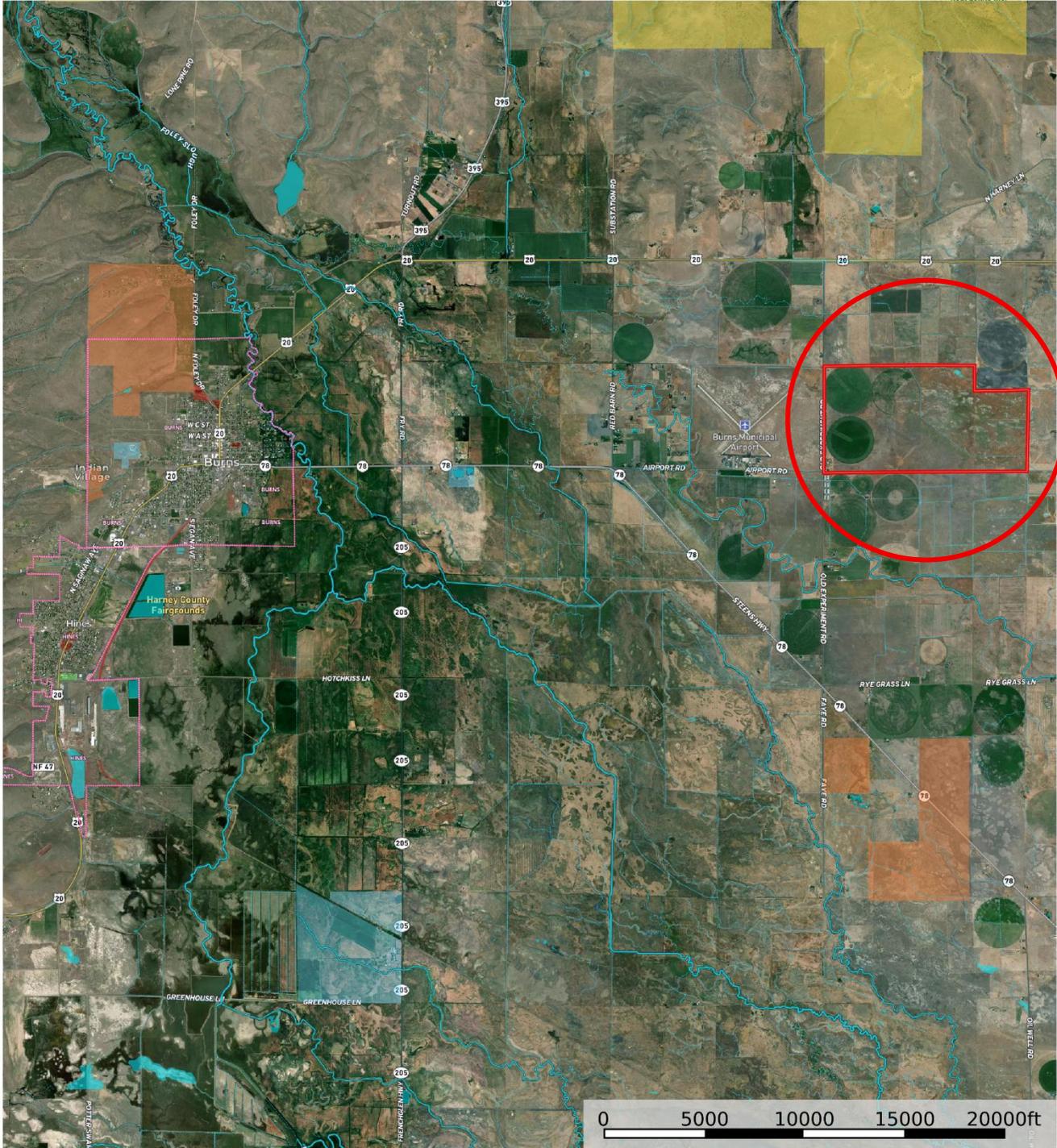
- Irrigation Well
- House, Corral Shop, ETC.
- House
- Fence
- Transmission Line
- Irrigation Mainline
- Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

**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.



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**LOCATION:** 70785 Old Experiment Rd, Burns, OR 97720

**LEGAL:** 23S32E00-00-01300

**IMPROVEMENTS:** 2003 MH – 3 Bedroom, 2 Bathroom – 2,176 sq. ft.  
 Garage – 896 sq.ft.  
 1987 MH – 3 Bedroom, 2 Bathroom – 1,620 sq. ft.  
 Shop – 3,444 sq. ft.  
 Grain Bin – 800 sq. ft.  
 GP Building – 1,333 sq. ft.  
 Corrals

**ACREAGE:** 1,160.76+/- Deeded Acres  
 305+/- Acres – Pivot Irrigated  
 845.76+/- Acres – Range, Pivot Corners, Flood Irrigated, Wheel Lines  
 10+/- Acres – Sites for Improvements

**WATER RIGHTS:**

<u>Cert#</u>	<u>Prim.</u>	<u>Supp.</u>	<u>Date of Priority</u>	<u>Source</u>
9841	160	--	6/2/1928	Poison, Prather Creek
14434	545.2	--	8/5/1938	E. Fork Poison, Prather, Soldier
34029	254.3	--	1/9/1962	E. Fork Poison, Prather, Soldier
91112	--	200.42	11/17/2003	Well
G-016564(Permit)	--	560	11/17/2008	Well
35136	--	84.9	1/14/1963	Well
95009	--	49.7	5/5/2003	Well
89280	174.7	--	7/27/1931	Well

**FINANCING:** Cash or Bank Financing

**TAXES:** \$7,122.57 – Per County Records for 24/25 Tax Year (Farm deferral)

**PRICE:** \$2,750,000.00



**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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