



JETT BLACKBURN
REAL ESTATE Inc.

67292 Scott Rd

Hines, OR 97738

\$4,950,000

Fairview Farms

885.4(+/-) Acres | 680.2 Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon farm is a must-see for anyone looking to add to their alfalfa base, run a well-balanced cattle operation, or make a solid investment. Fairview Farms is a turnkey operation located west of Burns, Oregon, in an area known for strong irrigation wells and excellent alfalfa production. The farm includes 885 acres of deeded ground with 680 acres of water rights dating back to 1982 and 1993. In addition to the farmland, the property features a variety of improvements that support the operation well, including cattle facilities, hay storage, and housing.

Irrigation is supplied by four irrigation wells, with several methods used to distribute the water across the farm. Most of the ground is irrigated by three pivots, with additional acreage covered by wheel lines, hand lines, and some flood irrigation, with some portions of the farm set up as irrigated pasture. Several pivot corners are planted in crested wheatgrass and are fenced, providing additional grazing opportunities throughout the season.

The current owner is running 40-50 pairs year-round while also putting up hay for sale. With cattle working facilities already in place, the property offers the ability to run a more balanced outfit and increase cattle numbers. Both the irrigated ground and range areas are cross fenced through much of the acreage, with several portions set up as irrigated pasture. A feeding lot and one set of corrals are located near each homesite, with the corrals featuring a covered working facility.

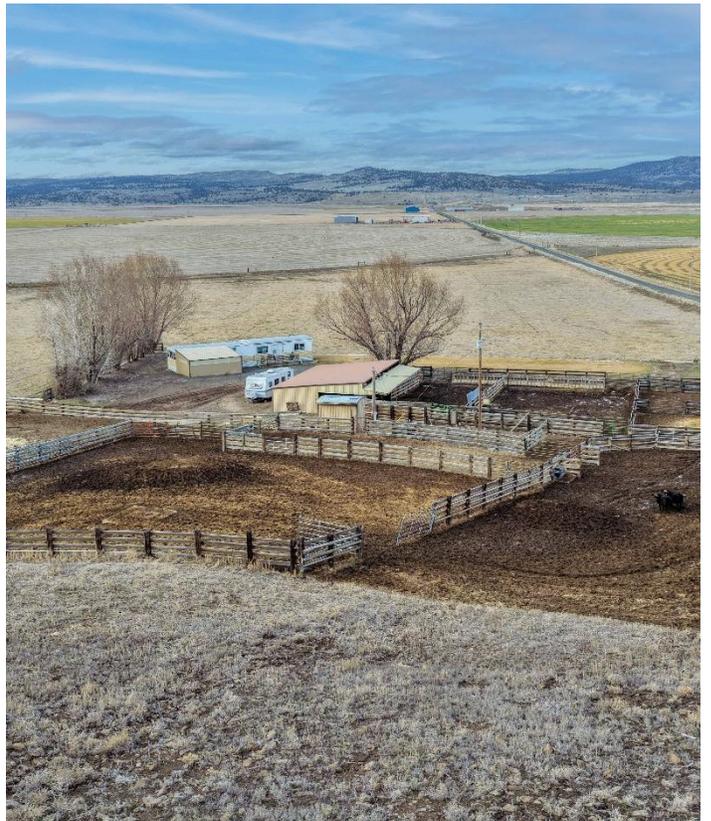
The improvements are well laid out, with most of the agriculture facilities located along Scott Road, making it easy to move equipment and trucks in and out of the property. Each improvement site is perimeter fenced. The first site features hay storage. The second site includes two additional hay storage buildings, truck scales, a machine shed, a Quonset hut shop, and several miscellaneous storage buildings. The remaining improvements are the homesites. Each sits at the end of its own road, providing a quiet setting with good views of the cattle facilities and irrigated ground while still offering their own privacy.

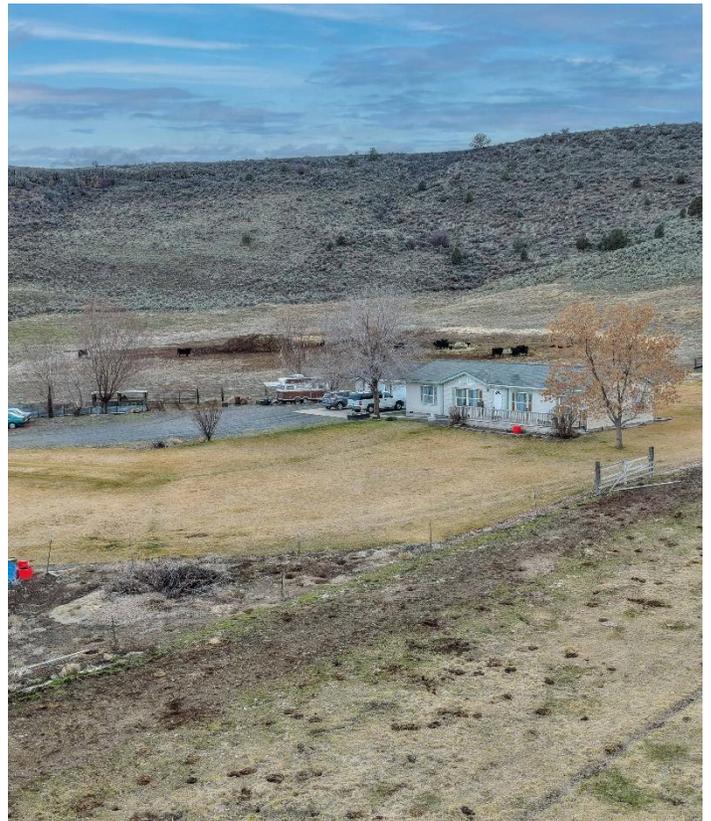
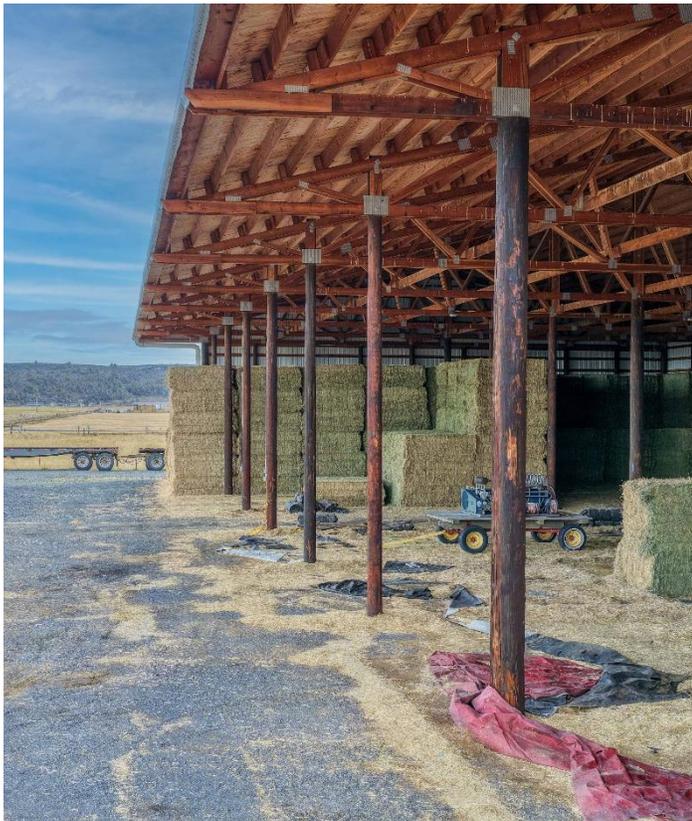
Wildlife is commonly seen throughout the area, with elk occasionally on the alfalfa ground during parts of the year and mule deer often found in the nearby rimrocks and juniper country before coming down to feed on the pivots. The property is located in Unit 71 (Juniper Unit) and may qualify for up to two landowner preference tags for both mule deer and elk. A variety of bird species can also be found across the property depending on the season, from owls nesting in the trees to hawks and eagles often perched on pivots and telephone poles watching for their next meal.

Fairview Farms offers a strong opportunity to own a well-rounded Eastern Oregon operation with productive water, quality hay ground, and the infrastructure in place to support both cattle and hay production. With its combination of irrigated acreage, cross-fenced pasture, working facilities, and well-placed improvements, the property is set up to continue operating as a productive farm and ranch for years to come. The current farm manager has overseen the operation for the past 26 years and is willing to continue working with a new owner, providing valuable experience and continuity. In addition, the farm has maintained a long-standing relationship with the same dairy market for the past 26 years, creating a dependable outlet for hay production and making the property an excellent opportunity for both owner-operators and absentee investors.

Seller is currently performing a lot line adjustment. Acreage, legal description, and taxes may be adjusted slightly. Contact 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.







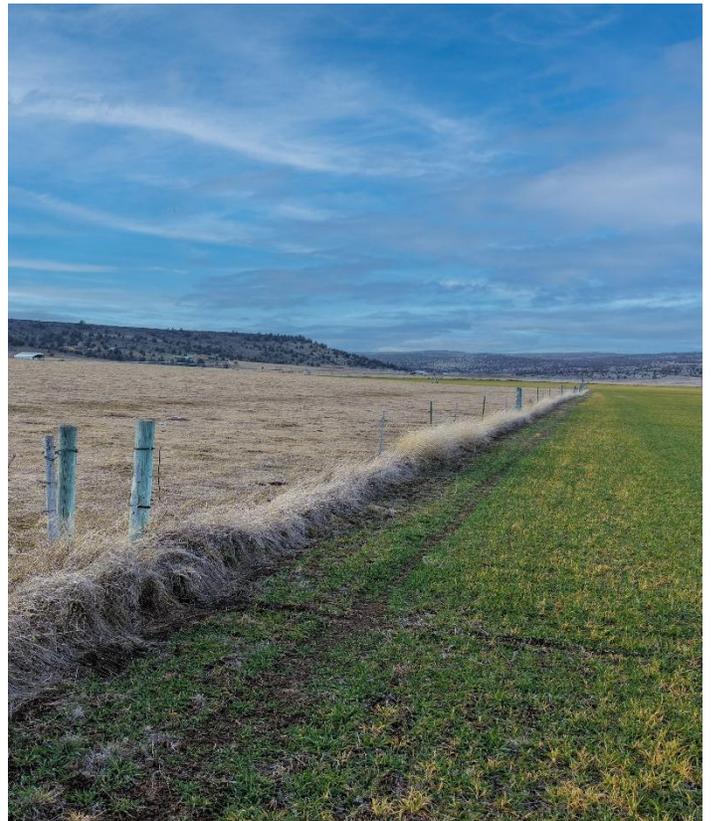
Irrigation

The extensive irrigation setup is well diverse with the four irrigation wells and a range of equipment to disperse the irrigated. The ground has almost 550 acres that are irrigated underneath the 3 pivots, with one pivot encompassing 275 acres itself. Most of the remaining irrigation is provided by wheel lines located in two different locations that cover a little over 80 acres, the remaining irrigation falls under some flood and a small area of handlines.

Historically, the farm has been planted in either alfalfa or grass, with the grass stands primarily used for irrigated pasture. Currently, 250 acres are planted in triticale, which was seeded last year as part of a crop rotation and is positioned to be rotated back into new alfalfa stands. There are a couple smaller areas of irrigated pasture with the remaining crops planted in alfalfa.









Cattle

While the current owners have the farm set up for hay production, they still run 40-50 pairs year around with some thoughtfully designed cross fencing paired with the irrigated pasture. A future owner has the ability to transition this into more of a cow outfit and increase the numbers with very little costs. The acreage is already equipped with a set of corrals with irrigated pasture next to them along with the extensive fencing to be able to move cows from pastures to the next. One irrigated pasture consists of flood while the other is under pivot.

The corrals are located next to one of the homesites, it features sorting pins, as well as a covered working area with an alley and chute. Under the working area are a couple pens and a heated med room, in addition there is a small feed lot in behind the setup for ideal access throughout the winter.





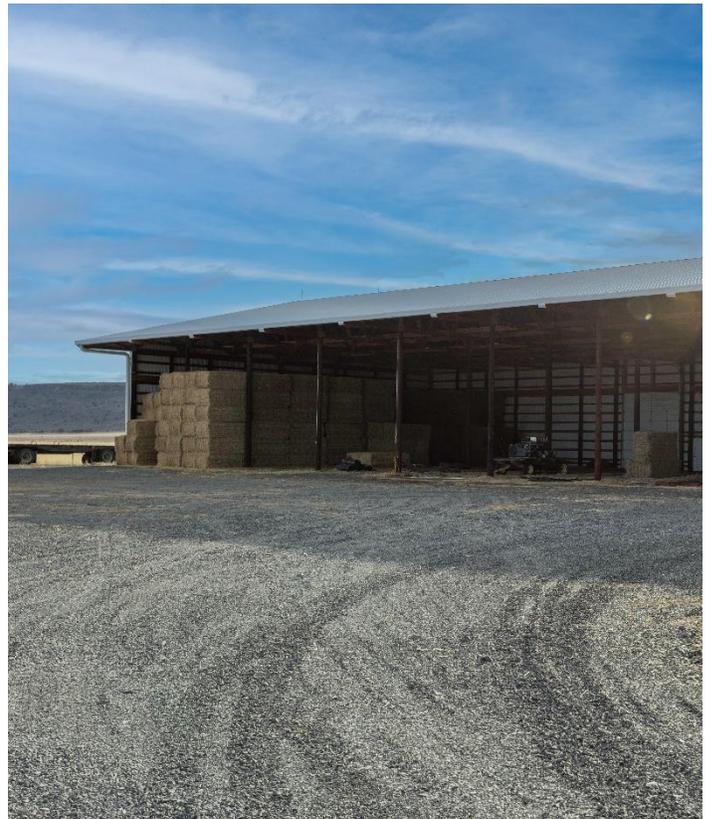


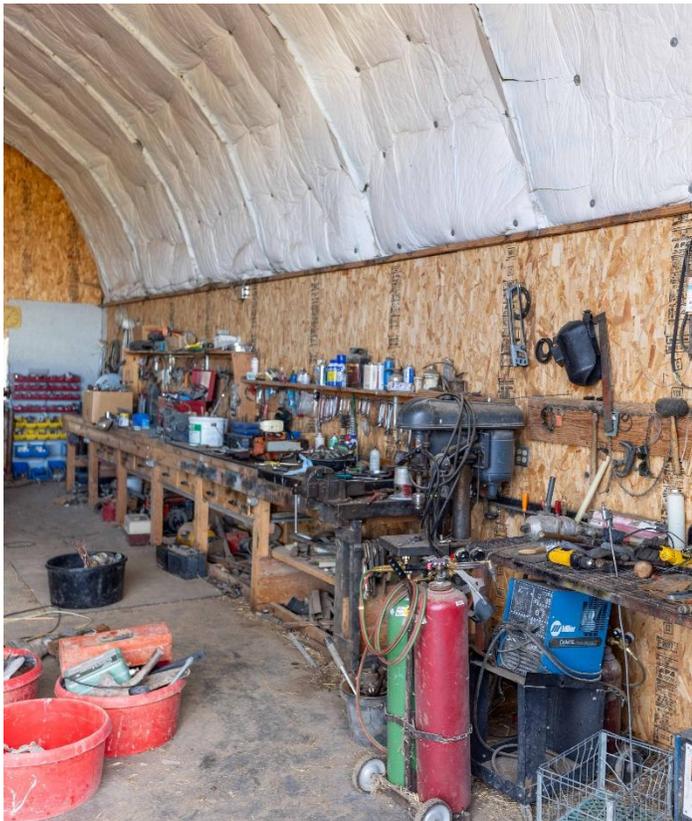
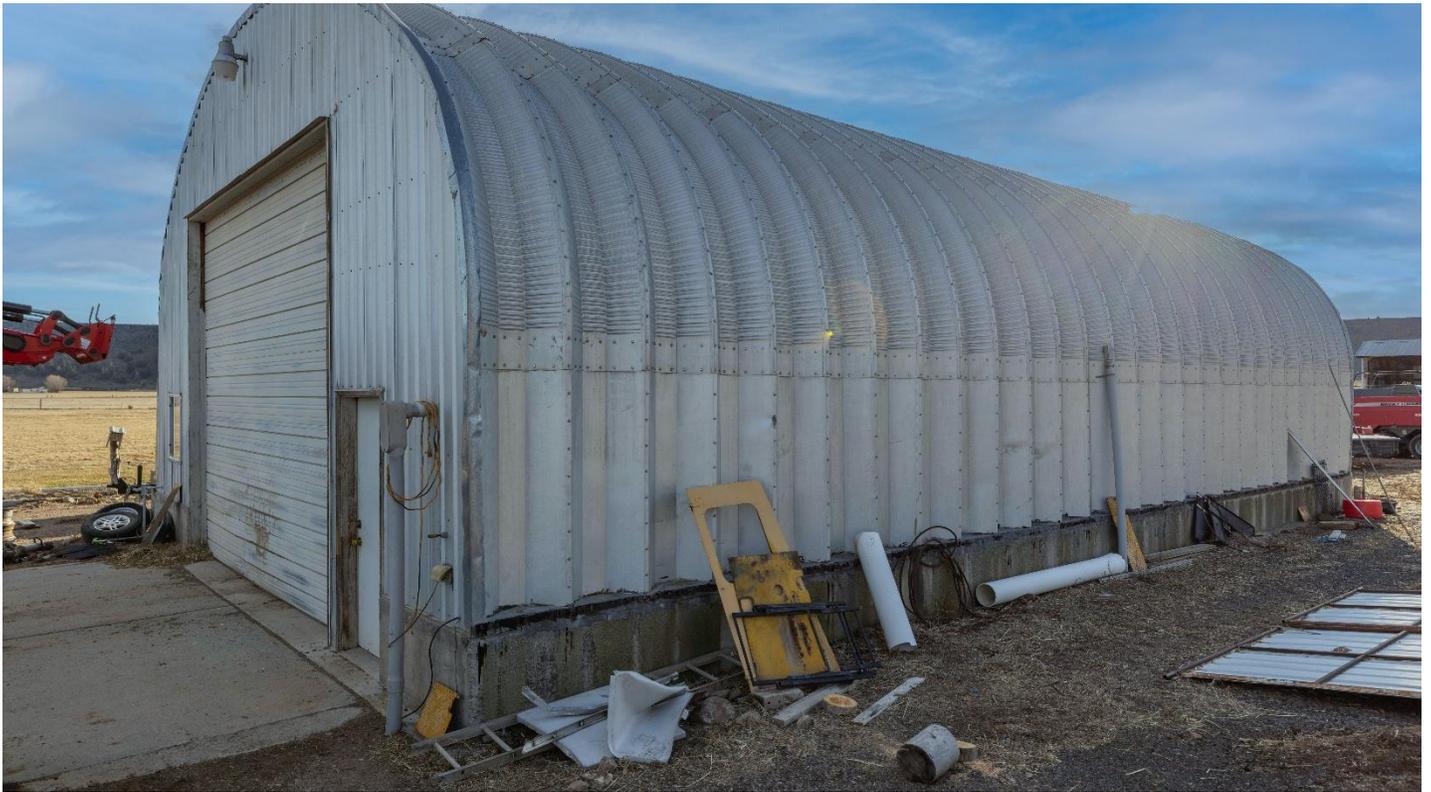
Improvements

The land features two homes on the property with both being manufactured homes. One is a Marlette manufactured home with an attached double car garage and features 4 bedrooms and 2 bathrooms. The second is a 1978 single wide Marlette manufactured home and a 2 bedroom 1 bathroom. One of the homes are currently used by a ranch hand and the 1978 home is currently rented out for \$600/month.

The remaining improvements are in great condition and working parts of the operation. Three different hay sheds can be found on the premise, one was built in 2015 with sturdy powerline poles that covers over 12,000 Sq.Ft., the other two are located adjacent to each other are both built with steel beams and encompassing 16,000+ Sq.Ft. together.

Near the two adjacent hay sheds are additional outbuildings that include a truck scale, Quonset hut, machine shed, grain bin, & more. The Quonset hut has concrete floors and features 220, propane heat source, and a couple enclosed rooms for storage. The machine shed is a 3-bay set up behind the Quonset hut and the grain bin further back, the entire improvement areas are perimeter fenced with good gravel pads to be able to store equipment and attachments throughout.







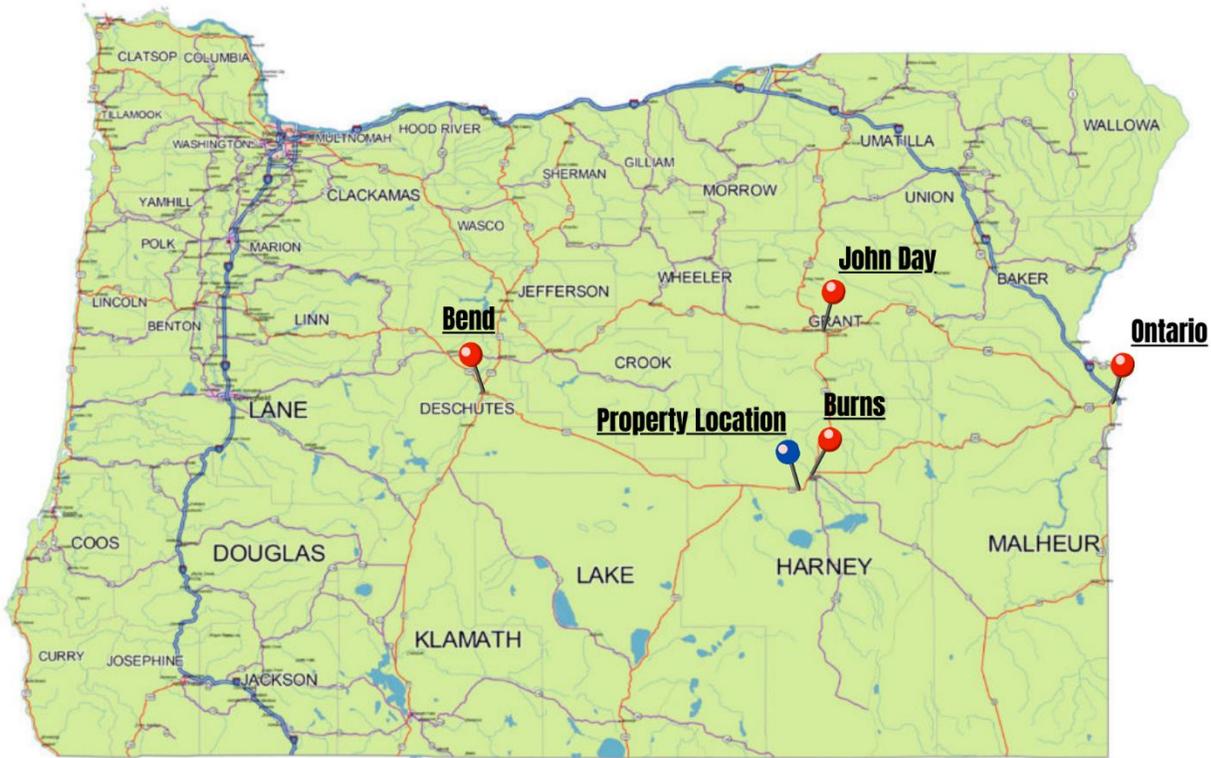
Surrounding Area

Harney County, located in the wide-open high desert of Eastern Oregon, is the 10th largest county in the United States, encompassing more than 10,000 square miles of diverse landscapes and abundant wildlife. The region is known for its sweeping valleys, sagebrush plains, mountain ranges, and scenic waterways that provide a unique blend of agricultural productivity and outdoor recreation.

At the southern end of the county stands Steens Mountain, one of Oregon's most dramatic natural landmarks, offering breathtaking views overlooking the Alvord Desert and the Trout Creek Mountains. To the north, the landscape transitions into the Malheur National Forest, the Silvies River corridor, and timbered country that provides excellent habitat for wildlife.

Wildlife is plentiful throughout the region, with species such as elk, mule deer, pronghorn antelope, upland birds, and a wide variety of other native wildlife commonly found across the county. The primary community of Burns, along with the neighboring town of Hines, serves as the county's hub for agriculture, services, and local commerce. Conveniently located along U.S. Highway 20, Burns sits roughly two hours east of Bend and approximately two hours west of the Idaho border and the Treasure Valley, providing access to larger regional markets while maintaining the quiet rural lifestyle Harney County is known for.





0 100 200 Miles

OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
17 min (12.1 mi)
Population: 2,689 (2024)

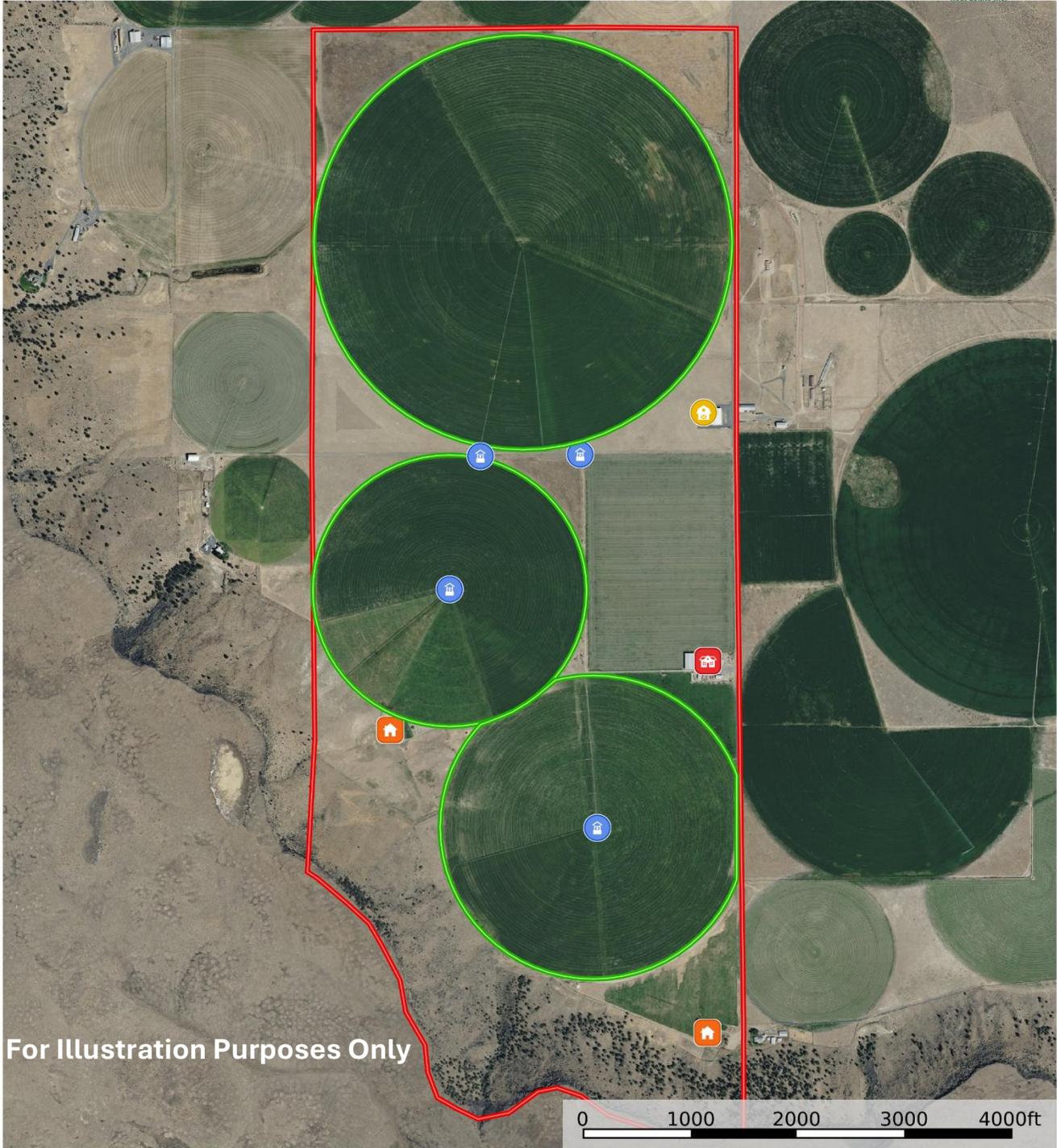
John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 35 min (82.3 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 29 min (142 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 3 min (123 mi)
Population: 106,926 (2024)



Fairview Farms, 67292 Scott Road, Hines, OR 97738 -
Oregon, AC +/-



For Illustration Purposes Only

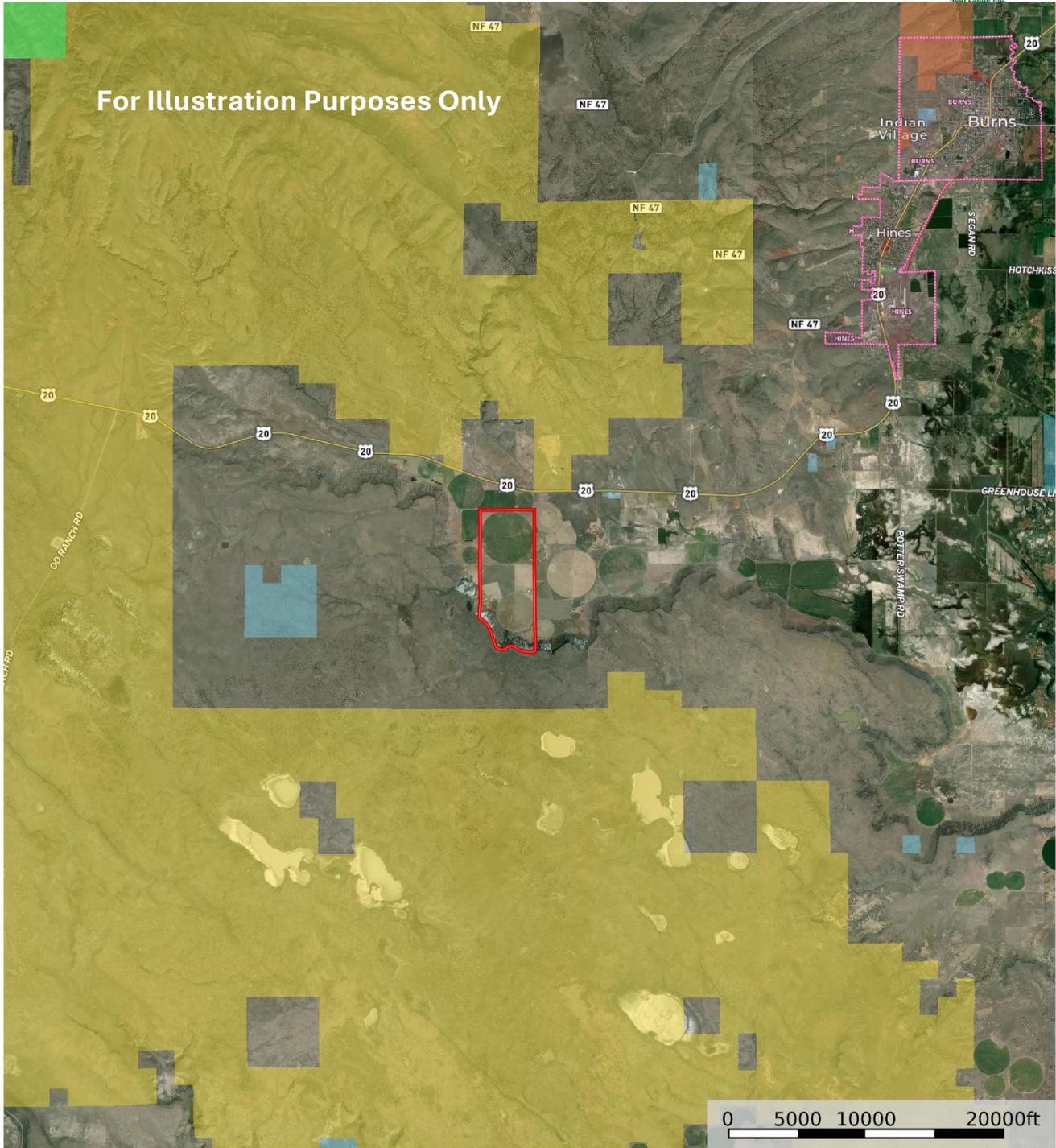
- Hay Barn - Scales, Machin
- Hay Barn
- House
- Irrigation Well
- Boundary
- Pivot

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.



Fairview Farms, 67292 Scott Road, Hines, OR 97738 - Oregon, AC +/-



For Illustration Purposes Only

0 5000 10000 20000ft

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

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LOCATION: 67292 Scott Rd, Hines, OR 97738 & 67502 Scott Rd, Hines, OR 97738

LEGAL: 24S29E00-00-01000*, 24S29E00-00-01200, & 24S29E00-00-01300

IMPROVEMENTS:
 1978 Manufactured Home – 2 Bed, 1 Bath – 938 Sq.Ft.
 1999 Manufactured Home – 4 Bed, 2 Bath – 1,620 Sq.Ft.
 2015 Hay Shed – 12,160 Sq.Ft.
 1999 Feeder Barn – 1,536 Sq.Ft.
 Corrals
 Truck Scales
 2002 Machine Shed – 1,056 Sq.Ft.
 1998 Quonset Hut – 1,890 Sq.Ft.
 1990 Hay shed – 5,512 Sq.Ft.
 2002 Hay Shed – 11,840 Sq.Ft.
 2002 Grain Bin
 Livestock Shed

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ACREAGE: 885.4+/- Deeded Acres – Per County Records*
 - 510+/- Acres – Irrigated Pivot
 - 31+/- Acres – Irrigated Pivot (Pasture)
 - 81+/- Acres – Irrigated Wheel Line
 - 7.3+/- Acres – Irrigated Handline
 - 17.3+/- Acres – Irrigated Flood
 - 34.5+/- Acres – Pivot Corners with Crested Wheat Stands
 - 5+/- Acres – Site
 - 199.3+/- Acres – Range

IRRIGATION EQUIP.: 4 Irrigation Wells
 3 Pivots
 Wheel Lines
 Handlines

WATER RIGHTS:

<u>Cert./Permit#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
61113	127.2	---	6/22/1982	Well
G-12276	553	---	2/16/1993	Well

FINANCING: Cash or Bank Financing

TAXES: \$11,040.76* – 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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