



JETT BLACKBURN
REAL ESTATE Inc.

27790 Highway 20 W

Hines, OR 97738

\$1,000,000

Sage Hen Farms

281.29(+/-) Acres | 169.1(+/-) Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Sage Hen Farms is a productive Eastern Oregon property located just minutes outside of Burns and Hines, tucked off Highway 20 in its own private setting. The farm consists of 281 acres of deeded ground with 169 acres of water rights, making it well suited for hay production, livestock, or a combination of both. Improvements include a homesite, shop, and corrals, providing the essential infrastructure for a working farm and ranch operation.

Irrigation is supplied by a single well that feeds a 125-acre pivot, along with additional acreage that has historically been irrigated with hand lines and a big gun. Portions of this ground have primarily been utilized as irrigated pasture but could potentially be transitioned into additional hay production. The pivot is perimeter fenced and features a newer Zimmatic system paired with a turbine pump, while the acreage currently under the pivot is planted in alfalfa, providing a solid hay base for the operation.

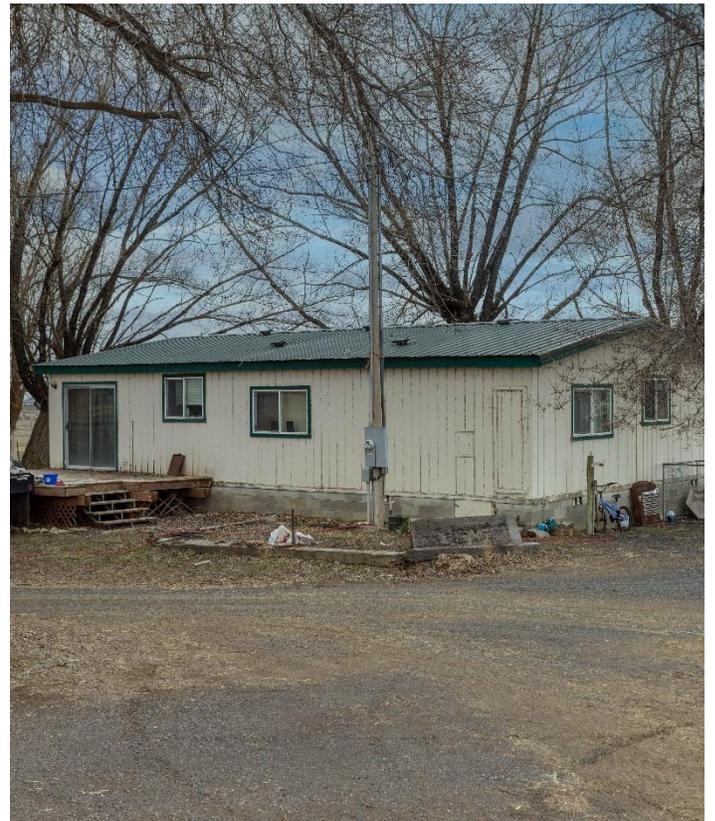
All of the improvements are conveniently located and surrounded by a perimeter fence, making the setup easy to manage. The home on the property is a 1982 manufactured home with three bedrooms and two bathrooms, set among mature trees with the remaining improvements located nearby. The shop was built in 2008 and features a lean-to that wraps around three sides, providing plenty of covered storage, along with two garage doors for easy access. Inside the shop is a living quarters that is a studio type setup. Both housing units are rented, generating a total of \$1,650 per month in rental income.

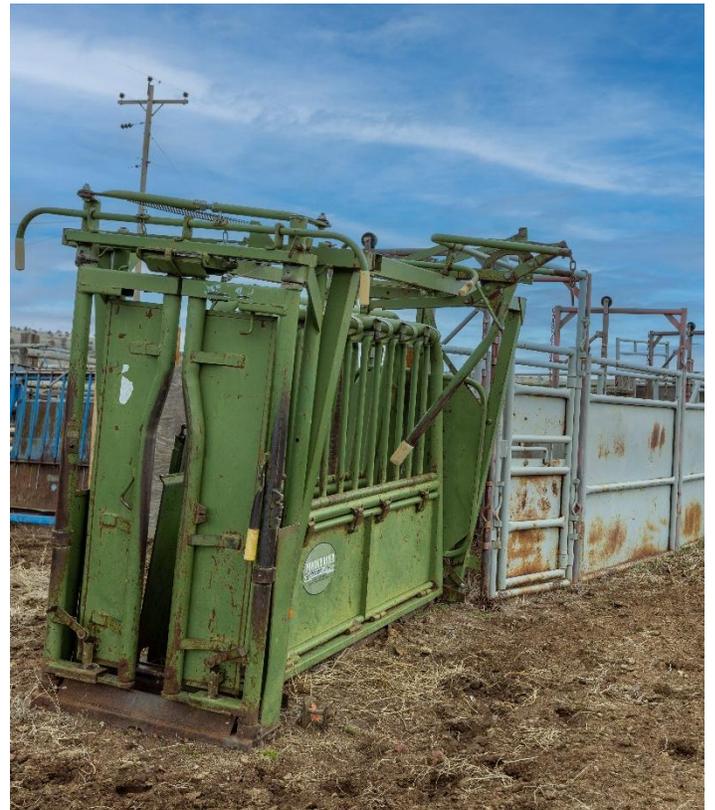
Additional improvements include a 570 sq. ft. machine shed for covered storage and a GP building with a concrete pad. The cattle working facilities are located near the homes and include corrals, a covered livestock shed, chute, crowding alley, and sorting pens.

Sage Hen Creek runs through the pivot ground, providing a natural water source that attracts wildlife throughout the year. The property is located within Hunting Unit 71 (Juniper Unit) and may qualify for up to two landowner preference tags for both mule deer and elk.

Sage Hen Farms presents an opportunity to own a well-located Eastern Oregon property with productive irrigated ground, functional improvements, and room for both hay and livestock production. With its combination of water rights, established alfalfa ground, irrigated pasture potential, and existing infrastructure, the farm is well suited for someone looking to expand an existing operation, start a smaller farm and ranch setup, or make a solid agricultural investment just minutes from Burns and Hines.











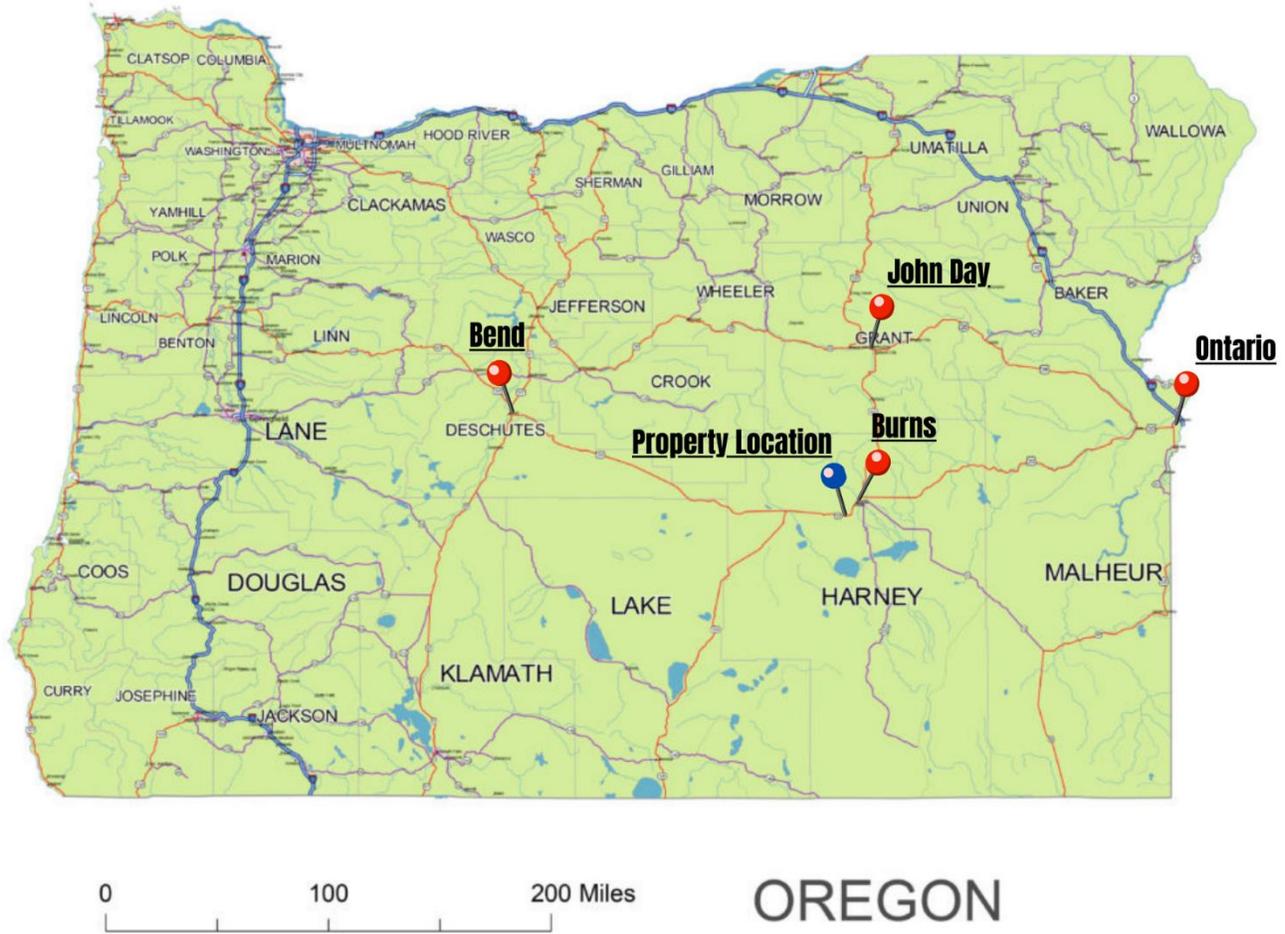


Surrounding Area

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/>
13 min (8.3 mi)
Population: 2,689 (2024)

John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 29 min (78.4 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 26 min (138 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 1 min (123 mi)
Population: 106,926 (2024)



Sage Hen Farms, 27790 Highway 20 W, Hines, OR 97738 - Oregon, AC +/-



For Illustration Purposes Only

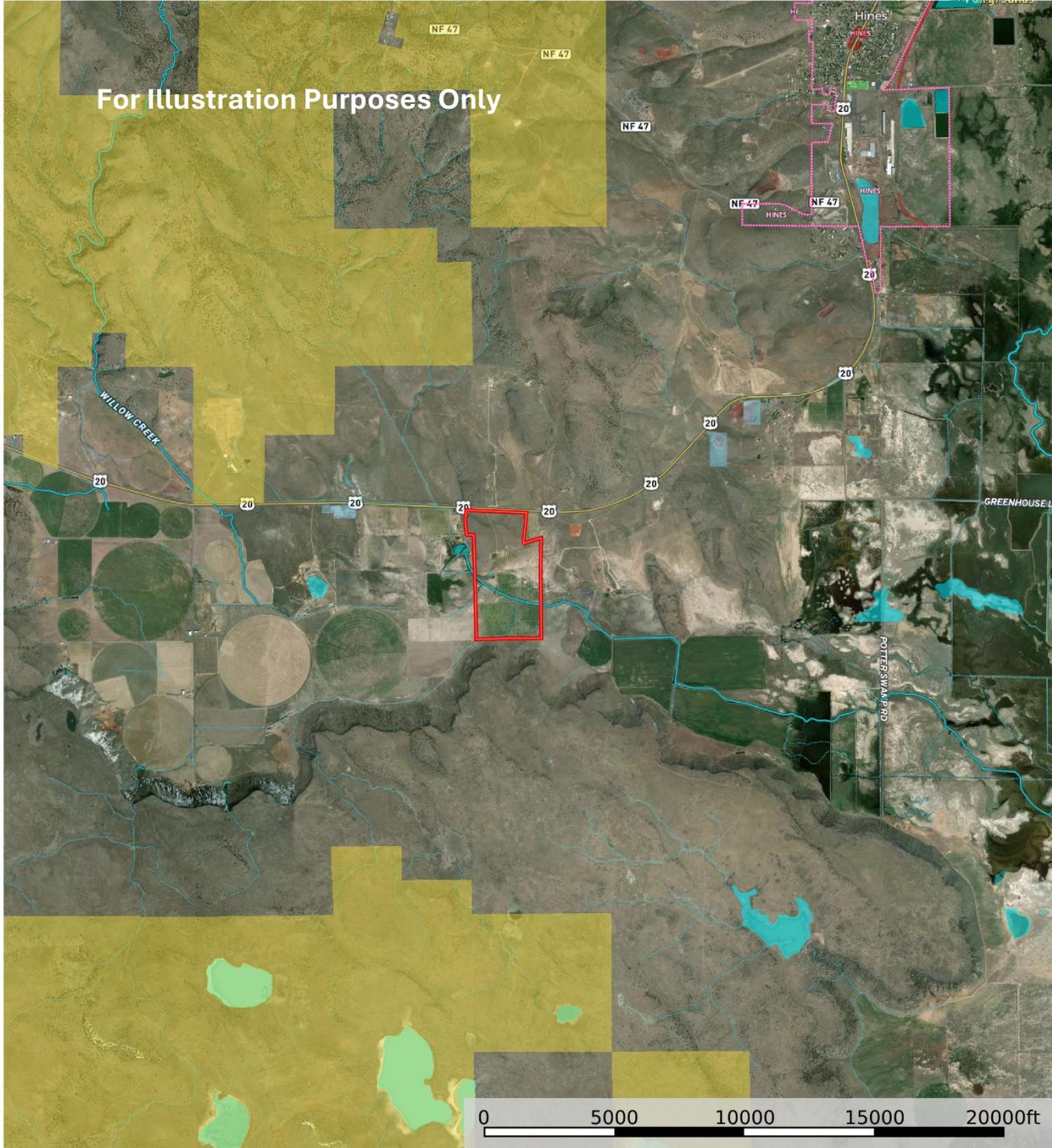
- Irrigation Well
- Irrigation Mainline
- Boundary
- Pivot
- Stream, Intermittent
- River/Creek
- Water Body
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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.



Sage Hen Farms, 27790 Highway 20 W, Hines, OR 97738 - Oregon, AC +/-



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LOCATION: 27790 Highway 20 W, Hines, OR 97738

LEGAL: 24S30E09-00-00100 & 24S30E09-00-00101

IMPROVEMENTS: 1982 Manufacture Home – 3 Bedroom & 2 Bathroom – 1,215 Sq.Ft.
2008 Shop W/ Living Quarters – 1,800 Sq.Ft.
GP Building – 1,189 Sq.Ft.
2003 Machine Shed – 570 Sq.Ft.
Corrals
Livestock Shed

ACREAGE: 281.29+/- Deeded Acres – Per County Records
- 125+/- Acres – Irrigated Pivot
- 25+/- Acres – Previously Irrigated
- 130.29+/- Acres - Range
- 1+/- Acres – Site

IRRIGATION EQUIP.: 2 Irrigation Wells
1 Pivots
Handlines

WATER RIGHTS:

<u>Certificate #</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
97289	150.8	---	8/3/2009	Well
50806	553	---	4/1/1977	Well

FINANCING: Cash or Bank Financing

TAXES: \$3,369.12 – 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



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774