



JETT BLACKBURN
REAL ESTATE Inc.

1.3 mile south of Highway 20
Christie Place, Penny Lane, Burns, OR 97720

\$ 512,000

640 (+/-) Acres

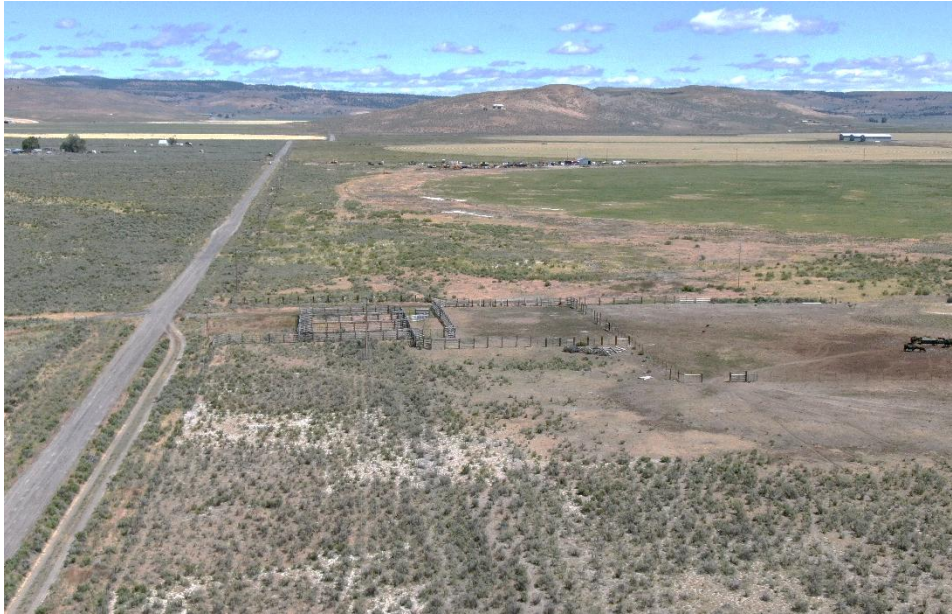
Christie Place

Harney County



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Located 27 miles east of Burns, Oregon, and approximately 1.3 miles south of Highway 20, this 640-acre parcel known as the Christie Place, offers an excellent piece of Eastern Oregon cattle grazing ground. The property is fully perimeter-fenced with good barbed-wire fencing and supports a mix of sagebrush, greasewood, bunchgrass, and cheatgrass typical of the region's productive rangelands. The current owner has historically utilized the property to graze approximately 50 cow-calf pairs (+/-) annually from May 1 through November 1 (weather dependent), demonstrating the property's practical livestock carrying capacity and value as seasonal grazing ground.

Livestock improvements include a well-designed catch pen and corral system constructed with post-and-pole fencing and durable metal gates. While there is currently no loading chute, the corrals provide ample room for maneuvering trucks and trailers and efficiently working livestock. Livestock water is available at the catch pen, and a new livestock well was drilled on the property in 2024. Power has been brought to the property; however, the new well has not yet had a pump or electrical service installed. In the interim, water is being supplied from a neighboring well.

Access is provided via Penny Lane. While the initial portion of the road can be somewhat challenging, it transitions into a good gravel road as you approach the property, providing reliable access to the ranch improvements and grazing acreage.

For livestock operators seeking additional seasonal grazing acreage, this property presents an outstanding opportunity to expand an existing operation with a large, contiguous block of fenced rangeland and established livestock infrastructure. Properties of this size and carrying capacity are increasingly difficult to find in Eastern Oregon. If you are looking to add grazing ground to your operation, contact us today to schedule a tour and see firsthand the potential this property has to offer.



LEGAL DESC:	T23S, R33E, W.M., Sec 9, Tax Lot 1100 & 1200
ACREAGE:	640 acres (+/-)
WATER RIGHTS:	None
WELLS:	1 – livestock; according to the well log, is 90 feet deep and yielded 12 gal/min when installed in 2024
POWER:	Power installed on the property
TAXES:	TL 1100: \$119.68 (2024-2025 tax year) TL 1200: \$119.68 (2024-2025 tax year) Total: \$239.36 (Farm Deferral)

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.



Christie Place Penny Lane







WATER SUPPLY WELL REPORT

HARNEY 33178

START CARD #

1075134

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

10/7/2024

ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. _____
 First Name WILLIAM Last Name SCHAEFER
 Company _____
 Address 37261 MEADOW ACRES LN
 City BURNS State OR Zip 97720

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Std Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 90.00 ft.

BORE HOLE			SEAL			sacks/lbs
Dia	From	To	Material	From	To	Amt
10	0	25	Bentonite Chips	0	25	16 S
6	25	90				Calculated 11.41
						Calculated

Seal placement method: A B C D E Other: POURED & TAMPED
 Backfill placed from _____ ft to _____ ft. Material _____
 Filter pack from _____ ft to _____ ft. Material _____ Size _____
 Explosives used: Type _____ Amount _____
 Seal Placement Begin Date 9/3/2024 Begin Time 17 | 00

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

C/L	Dia	+ From	To	Gauge	Mat Type	Wld	Thrd	Shoe Location
C	6	X 1.5	68	0.250	ST	X		
L	4.5		90	SDR21	PL		X	

Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method _____
 Screens Type SLOT Material PVC

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ Pipe size
Screen	Liner	4.5	57	90	.02	3	9999	

(8) WELL TESTS: Minimum testing time is 1 hour

Type of Test	Yield (gal/min)	Drawdown	Drill Stem/ Pump Depth (lr)	Duration
Pump	12	5	85	2

Temperature 56 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 145 ppm
 From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)
 County HARNEY Twp 23.00 S N/S Range 33.00 E E/W WM
 Sec 9 NW 1/4 of the NW 1/4 Tax Lot 1100
 Tax Map Number _____ Lot _____
 Lat _____ " or 43.59430501 DMS or DD
 Long _____ " or -118.66705215 DMS or DD
 Street address of well Nearest address

PENNY LN

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	9/9/2024		41

Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 41.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
9/9/2024	41	90	15		41

(11) WELL LOG Ground Elevation 4132.58 FT

Material	From	To
TOPSOIL	0	2
BROWN CLAY	2	18
GRAY CLAY	18	27
GRAY SANDY CLAY	27	52
BROWN CLAY WITH SAND	52	82
BROWN SAND/GRAVEL	82	90

Construction Begin Date 9/3/2024 Begin Time 08 | 50 End Date 9/9/2024

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 2128 Date 9/18/2024
 Signed CYRUS WEDEL (E-filed)
 Drilling Company: WEDEL DRILLING



Christie Place Penny Lane

Oregon, AC 47-

Jett Blackburn
Real Estate Inc.



- Well
- Trough
- Pens
- Boundary

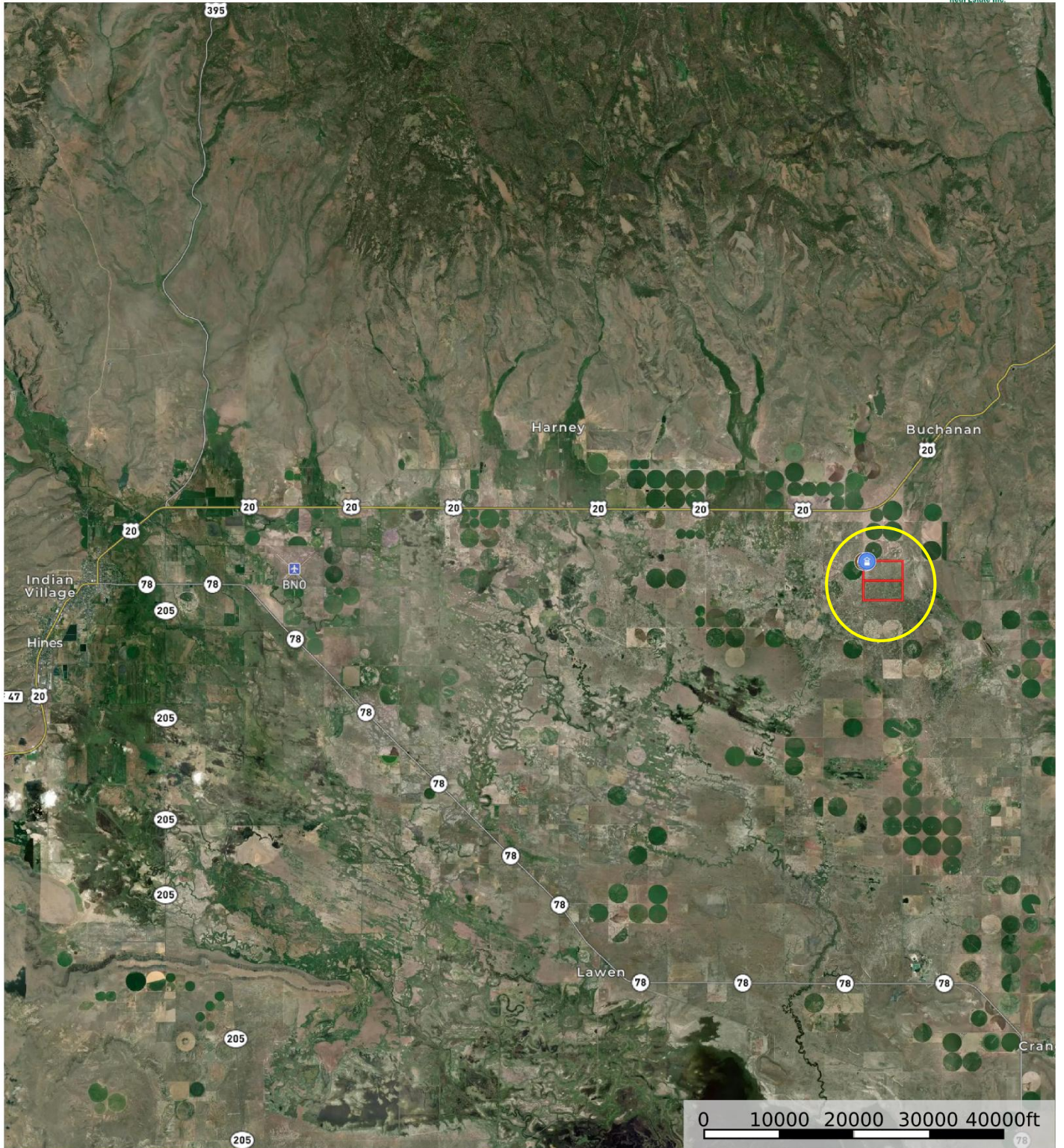
The information contained herein was obtained from



Christie Place Penny Lane

Oregon, AC 47-

Jett Blackburn
Real Estate Inc.



- Well
- Trough
- Pens
- Boundary

The information contained herein was obtained from



United Country 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 Properties.

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.

Presented By



Colby Marshall

Principle Broker

Accredited Land Consultant

colby@jettblackburn.com

(541)589-2247