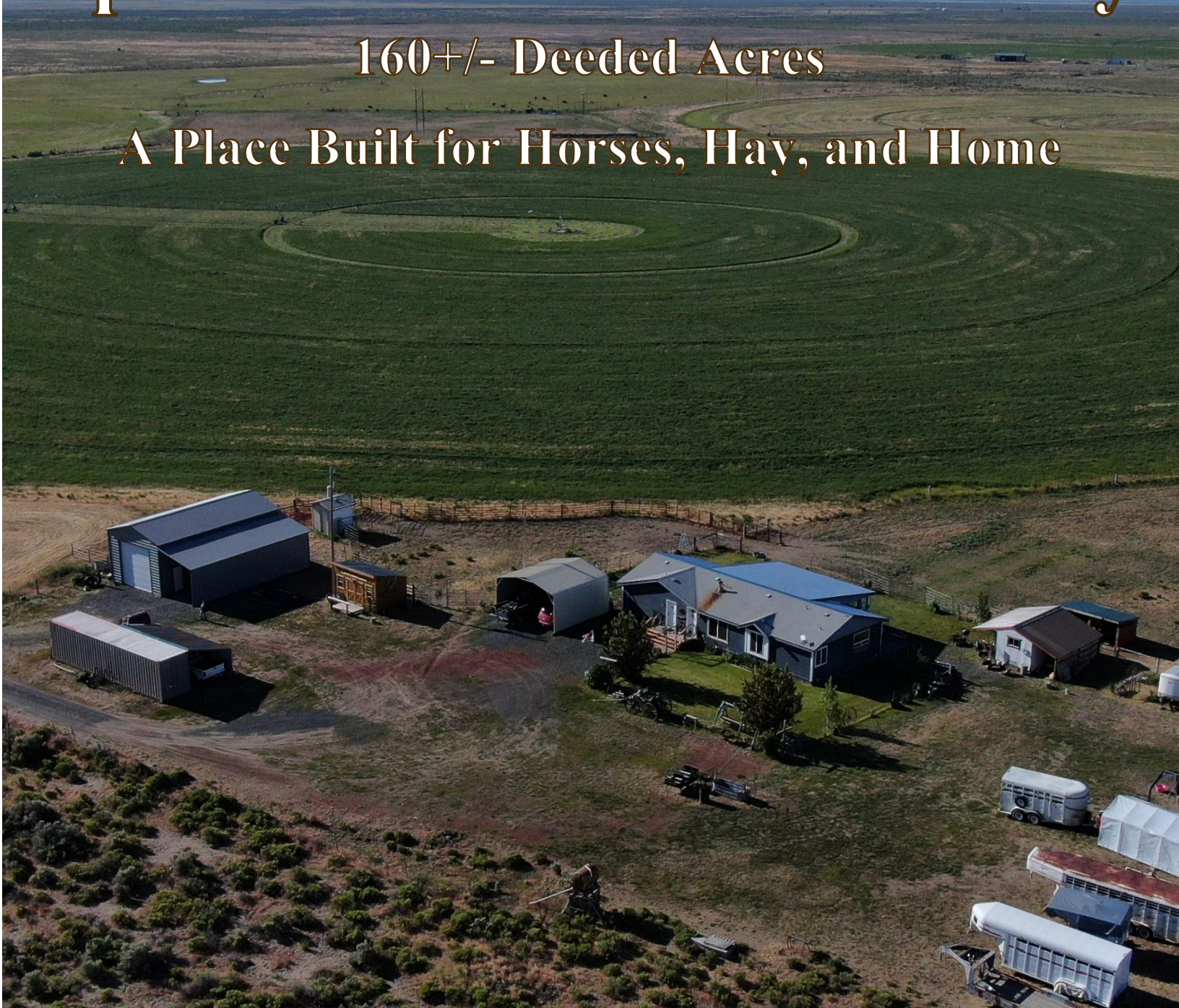


Spur Farm in Sunset Valley

160+/- Deeded Acres

A Place Built for Horses, Hay, and Home



Selling Oregon Farms & Ranches Since 1960

FOR SALE

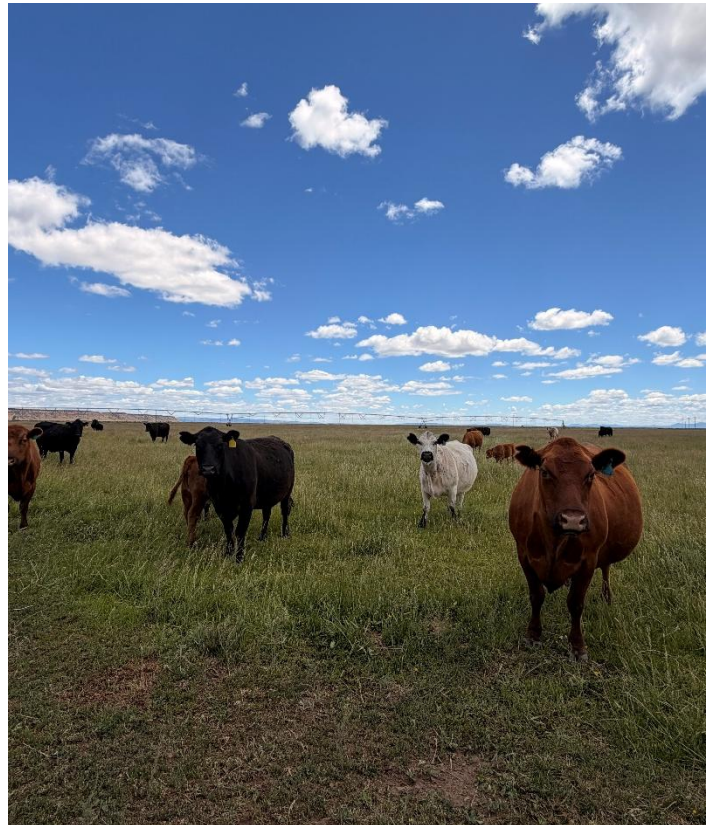


Located in the Sunset Valley area of Harney County, Spur Farm is a 160 ± acre property offers a combination of irrigated agricultural ground, livestock facilities, and comfortable country living. The property includes 130.85± acres of certificated irrigation water rights, four Zimmatic pivots, multiple wells, and a mix of productive pasture and hay ground suitable for a variety of agricultural uses. Cross-fenced pastures, livestock water systems, and a practical set of working corrals provide a functional setup for livestock operations, while the property's layout allows for efficient movement of both equipment and animals.

The home consists of a well-maintained 1,794± square foot manufactured residence with three bedrooms, two bathrooms, and an office. Over the years, the home has benefited from numerous updates, including newer windows, flooring, paint, and custom woodwork that create a comfortable and inviting living environment. Mature landscaping, established trees, a garden area, and fenced yard spaces provide a very pleasant feeling around the home while maintaining the property's agricultural character. A covered deck offers a comfortable place to enjoy the quiet high desert setting and views of the Steens Mountains.

Supporting improvements include a shop with attached lean-to, storage buildings, tack shed, equipment storage areas, horse shelter, and covered vehicle parking. The property is well suited for buyers seeking a manageable agricultural operation, horse property, or rural residence with income-producing potential. As with irrigated properties throughout the Harney Basin, buyers should familiarize themselves with current groundwater management efforts and water resource planning; however, the property benefits from existing certificated water rights, operational irrigation infrastructure, and an established history of agricultural production.

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.







The House

The 1,794± square foot manufactured home has seen substantial improvements in recent years, reflecting the care and attention the current owners have invested in the property. Numerous upgrades include newer vinyl windows, updated flooring, fresh interior and exterior paint, custom wood trim and moldings, and attractive wood accent features throughout the home. These improvements have created a warm, comfortable living space while enhancing both the functionality and appearance of the residence. The home's practical floorplan includes three bedrooms, two bathrooms, a dedicated office, spacious living room, and a well-designed kitchen with ample storage and workspace. Large windows provide natural light and views of the surrounding acreage, while the covered deck offers an inviting place to relax and enjoy the quiet country setting. Combined with the mature landscaping, established trees, and fenced yard areas surrounding the home, the residence serves as a comfortable headquarters for both agricultural operations and rural living.













Grounds, Grazing & Irrigation

The agricultural portion of the property is well laid out and designed for both hay production and livestock use. Consisting of approximately 130.85± acres of irrigated ground served by four Zimmatic pivots, the property supports a combination of alfalfa, timothy, and pasture production. The balance of the acreage includes pivot corners and grazing areas that complement the irrigated ground, providing flexibility for a variety of agricultural operations. Multiple irrigation wells, established water rights, and a history of productive use contribute to the property's overall functionality. A standout feature is the thoughtful layout of the livestock facilities. The property is cross-fenced into separate pastures with livestock water available throughout, while a centrally located gathering area allows for efficient movement of both livestock and equipment between fields. At the entrance, a well-constructed set of steel working corrals includes multiple holding pens, a Powder River squeeze tub, alley system, chute, and truck loading facilities. Whether utilized for horses, cattle, or a small ranching operation, the infrastructure is already in place to make day-to-day livestock management straightforward and efficient.



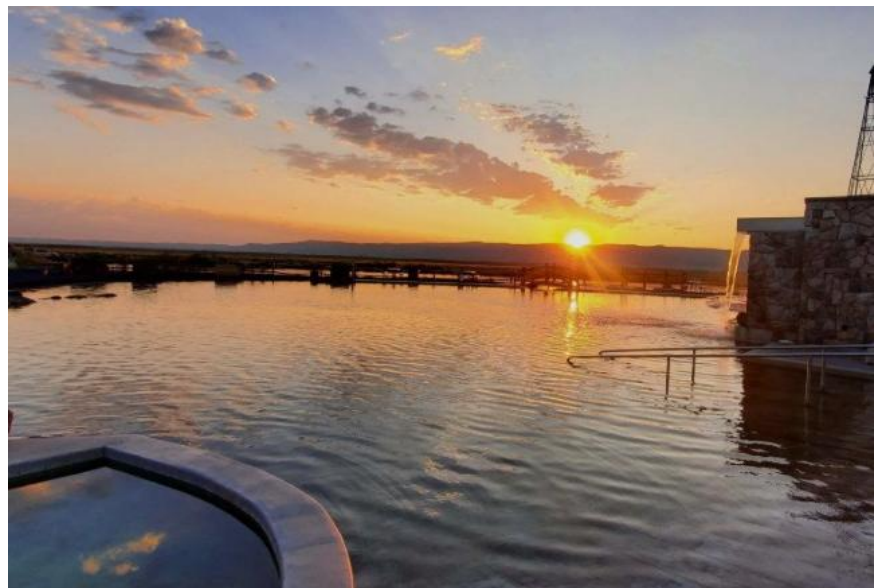




Surrounding Area

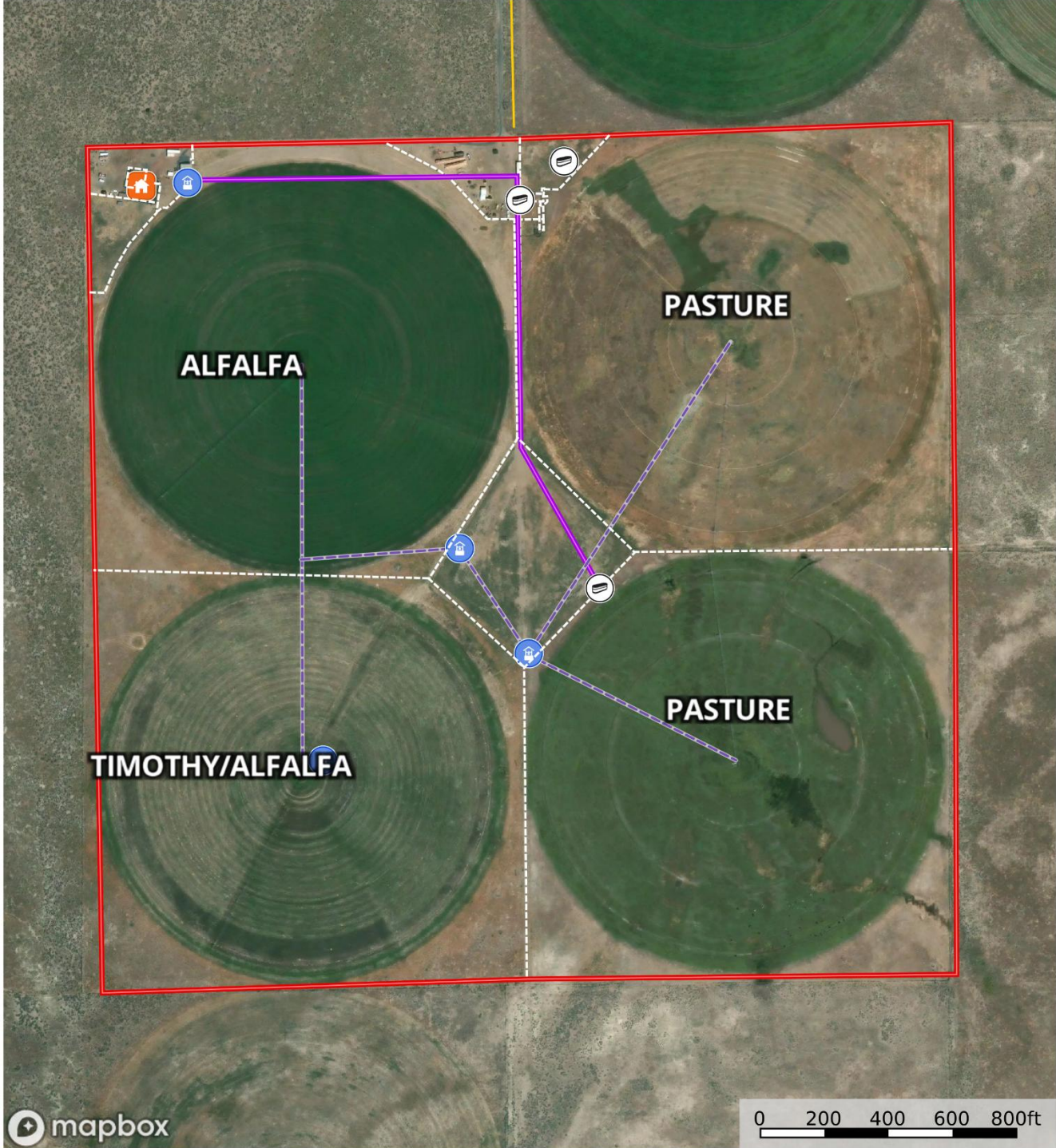
The property is located just outside of Burns, Oregon, in the heart of Eastern Oregon's breathtaking high desert country. Nearby attractions include Crystal Crane Hot Springs, the Steens Mountain Wilderness, Malheur National Wildlife Refuge, and thousands of acres of public lands offering endless opportunities for hiking, hunting, fishing, horseback riding, ATV recreation, and exploration across both forested mountains and wide-open desert landscapes.

The region is widely known for its peaceful rural lifestyle, remarkable wildlife viewing, and some of the darkest night skies in the Pacific Northwest, creating exceptional opportunities for stargazing and outdoor enjoyment year-round. From dramatic mountain scenery to quiet desert sunsets, the surrounding area offers a rare combination of solitude, recreation, and natural beauty that defines the Eastern Oregon experience.





31734 Sunset Valley Lane, Burns OR 97720
Oregon, 160 AC +/-



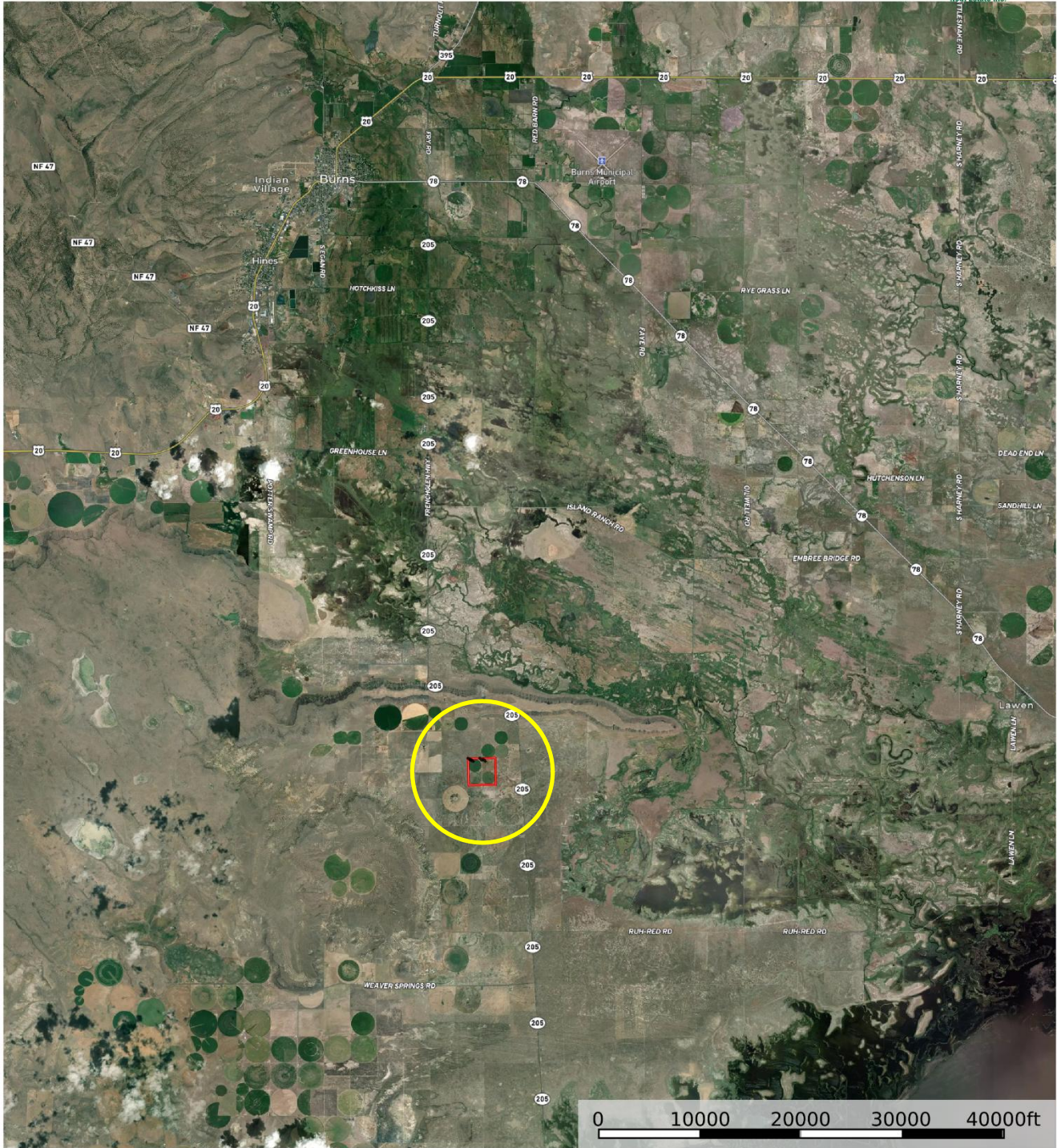
- Trough
- House
- Well
- Pipeline
- Pipeline
- Fence
- Primary Road
- Boundary

United Country Jett Blackburn Real Estate (map for illustration purposes only)
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31734 Sunset Valley Lane, Burns OR 97720
 Oregon, 160 AC +/-



Boundary



ADDRESS: 31734 Sunset Valley Lane, Burns, OR 97720

LEGAL	ACREAGE	TAXES
T25S., R31E., W.M., Tax Lot 300	80 acres (+/-)	\$1,605.50 (2024-2025; Farm Deferral)
T25S., R31E., W.M., Tax Lot 301	80 acres (+/-)	\$587.49 (2024-2025; Farm Deferral)

ACREAGE: 160 acres consisting of:
 - 130 acres of irrigated pivot ground
 - 27 acres of pivot corners
 - 3 acres with improvements

WATER RIGHTS: 130 .85 acres of water rights with a priority of Aug 20, 2009

IRRIG EQUIP: 4 – Zimmatic Pivots (1 with LESA system/D Pivot)

WELLS:
 1 – L94012 - irrigation – 40 horse variable speed – 210 ft/pump at 200 ft (+/-)
 1 – L94013 - irrigation – 15 horse submersible – 160 ft/pump at 150 ft (+/-)
 1 – L94014 - livestock – 7.5 horse submersible – ? ft/pump at ? ft (+/-)
 1 – L39247 - domestic – 60 ft/pump at 50 ft (+/-); new pump in 2025; no water treatment system

CROPS:
 A & B Pivots: 63 +/- acres of grass (pasture mix)
 C Pivot: 33 +/- acres German timothy/alfalfa (new stand 2026)
 D Pivot: 35 +/- acres alfalfa (3 years old; 4.5 tons/acre)

IMPROVEMENTS:
 1 – 2000 Triplewide MH, 1794 sq.ft., 3 bdrm, 2 bath, plus den
 1 – Shop (24ftX40ft +/-) plus lean-to
 1 – Tack Shed (10ftX15ft +/-)
 1 – CONEX (7ftX40ft +/-) plus lean-to
 1 – Car Cover (21ftX21ft +/-)
 1 – Pump House
 1 – Storage Shed with added covers
 1 – Livestock corral with installed chute and squeeze tub

FINANCING: Cash and bank financing available for the property

Home:

YEAR BUILT: 2000

SQ. FT.: 1,794 sq ft (+/-); single level manufactured home

HEAT/COOL: Electric forced air, wood stove (Blaze King/DEQ certified); no cooling

MAIN ENTRY: Laminate floor, new custom woodwork trim/moldings, new paint, large new picture window overlooking driveway and entry; area hosts the wood stove

OFFICE: Laminate floor, new custom woodwork trim/moldings, new paint, new window overlooking front yard



- LIVINGROOM:** Located off the kitchen and side porch entry; laminate flooring, new large frame window with custom wood trim/moldings, new custom wood beam ceiling feature, new paint. The area also hosts sliding glass door access to the covered deck
- KITCHEN:** Linoleum floor, wood cabinets (upper and lower) with Formica countertops and tile backsplash, additional custom storage pantry, farm sink, bar area on living room side
- APPLIANCES:** Kitchen – Refrigerator, dishwasher, electric cooktop with oven
Other – Washer/Dryer
- DINING:** Laminate floor, new custom woodwork trim/moldings, new paint, fan/light combo, window overlooking back yard and covered deck
- BEDROOMS:** 3 bedrooms
- Main – laminate floors, large closet space with built-in storage, newer lighting fixtures, and new window with custom wood trim/moldings, attached bathroom
 - Bedrooms 1 & 2 – Both bedrooms have new laminate floors, closet spaces with built-in storage, and new windows with custom wood trim/moldings, and custom cedar doors. Bedrooms are on opposite side of the house from the main.
- BATHROOMS:** 2 bathrooms
- Main Bathroom – laminate floor, double sink vanity with wood cabinets and Formica countertops, shower, soaking tub with privacy window, toilet room, fan, and additional storage.
 - Second Bathroom – linoleum floor, single sink vanity with wood cabinets and Formica countertop, tub/shower combination, fan.
- LAUNDRY:** Separate room located off front entry area of the home providing “mud room” access; linoleum flooring, electric washer and dryer hookups, storage cabinets, new blue pine wainscoting, and custom shelving & hangers. The area also hosts the water heater, electric furnace, and electrical panel (200 AMP)
- COVERED DECK:** Wood deck with rail located off living room leading to a concrete patio area
- ROOF:** Combination of metal and composite shingles
- SIDING:** Wood siding; newer paint
- WINDOWS:** Vinyl double pane storm windows; new
- FOUNDATION:** Cinderblock with concrete footing
- SEPTIC:** No permit on file due to county records issue. Installed in 2001; 1000 gal poly tank, pumped in 2023 and found to be in good working order



Outdoor Spaces

LANDSCAPING: Large yard space gives the property a wonderful, secluded feel. Current owners have planted grass and flower beds around the front, back, and sides of the home. Trees have been planted around the house and there is a garden area too. There is no in-ground sprinkler system. Yard spaces are fenced for both pets and livestock.

OUTBUILDINGS: Shop – (24ftX40ft +/-) – The building is metal frame and metal siding constructed on a gravel pad and has power via extension cord. There is a large roll-up garage door (12ftX12ft) providing vehicle access. A large covered lean to gravel area (12ftX40ft) is attached to the west side of the shop and provides additional storage and/or covered parking. Inside the building, there is built-in shelving and a work bench

CONEX – (7ftX40ft +/-) – Metal container installed on railroad ties. A large covered lean to gravel area (12ftX24ft) is attached to the south side of the container and provides additional storage and/or covered parking

Tack Room Shed – (10ftX15ft +/-) - The temporary building is wood construction, metal roof, vinyl window, no power, and is on wood runners. The structure has a small deck installed with a walk door on the front. The structure also hosts tack hangers, saddle racks, and a hitching post

Garden Shed – (10ftX20ft +/-) – temporary building is wood construction, metal roof, vinyl window, no power, and is on wood runners; the roof has been extended to provide additional covered storage for lawn care supplies and fire wood.

Vehicle Cover – (21ftX21ft +/-) – three sided metal frame and metal siding structure has been secured using railroad ties and ground anchors. No power. Parking area is a gravel pad.

Horse Shelter – (8ftX12ft +/-) – three-sided wood frame structure with metal roof and wood siding has been installed in horse pasture located to the south of the house. The structure features feed bunks and tie up areas. No power. Water close.

PASTURES: The property featured separate pasture areas for livestock, meadow hay, and alfalfa hay productions. All pasture areas are fully fenced with four-strand barbed wire. There is a gathering area in the center of the property which provides for ease of access and movement of livestock and equipment between pastures. Frost-free faucets provide water for livestock in all pastures.

CORRALS: Located in at the north end of the property at the entry way, this nice set of steel working corrals features multiple holding pens, a Powder River squeeze tub and lead up, and older powder river chute with newer automatic head catch. The system also has large truck loading chute and trailer load/unload area. Water is located at the corral.

POWER: Oregon Trail Electric Cooperative



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned and operated brokerage, proudly affiliated with United Country Real Estate. Originally established in 1960, Jett Blackburn Real Estate remains the longest-standing real estate firm in the region, with a strong reputation for specializing in the sale of farms, ranches, hunting properties, recreational land, and rural homes. As of 2025, Curt Blackburn continues to lead the company as owner and principal broker, carrying on a legacy of trusted service and deep market knowledge in Eastern Oregon.

United Country Real Estate is a national franchise-based real estate marketing company that has been a leader in the rural and lifestyle property market for over 95 years. Primarily focused on recreational, agricultural, and ranch properties. Their success is driven by a robust and targeted marketing platform that includes national advertising, specialty websites, and strategic partnerships. Key exposure channels include Land & Farm, Lands of America, Capital Press, Western Livestock Journal, Farm & Ranch, Lands.com, and more. United Country is also partnered with Realtree United Country Hunting Properties and UC Ranch Properties, providing an unmatched network for buyers and sellers of high-value land and lifestyle assets.

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