



**JETT BLACKBURN**  
**REAL ESTATE Inc.**

**Sodhouse Lane**  
**Princeton, OR 97721**  
**\$1,100,000**

# Narrows Pivots

**760+/- Deeded Acres | 340+/- Acres of Water Rights**

**Selling Oregon Farms & Ranches Since 1960**

# FOR SALE



This Eastern Oregon farm is located south of Burns near the Narrows, in a valley with views toward Steens Mountain. Gentle hillsides along the western and southern portions of the property overlook the valley floor and the pivot fields. The property includes approximately 760 deeded acres, with water rights associated with approximately 340 acres under three pivots. Five wells serve the irrigation system, including two that produce hot water.

The property borders extensive BLM land and the Malheur National Wildlife Refuge. The pivot fields have not been irrigated for the past couple of years and are currently open for planting. Other features include a bunkhouse, steel working corrals with alleys connecting the grazing pastures, and a cinder pit used for roads and pivot tracks.

The property is owned by Ag West Farm Credit. Ag West may consider financing a purchase, subject to the buyer qualifying under its lending criteria and Ag West approval.



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**

Approximately 340 acres lie under three pivots: two Reinke pivots and one Zimmatic pivot. One pivot is equipped with a LESA system. The pivots are interconnected by mainlines and tied to five wells. The fields have not been irrigated for the past couple of years and are currently open for planting.

The warmer climate in this part of the basin can provide a longer growing season for hay and alfalfa than some areas around Burns.







### Improvements

Improvements include storage facilities, a bunkhouse and a set of steel working corrals. The bunkhouse has been used during calving season. Alleys from the grazing pastures lead to the corrals, providing a central area for sorting and loading cattle. The owner has used a portable loading chute.

A cinder pit on the deeded property has provided material for roads and pivot tracks.





### 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/>  
29 min (27.3 mi)  
Population: 4,422 (2021)

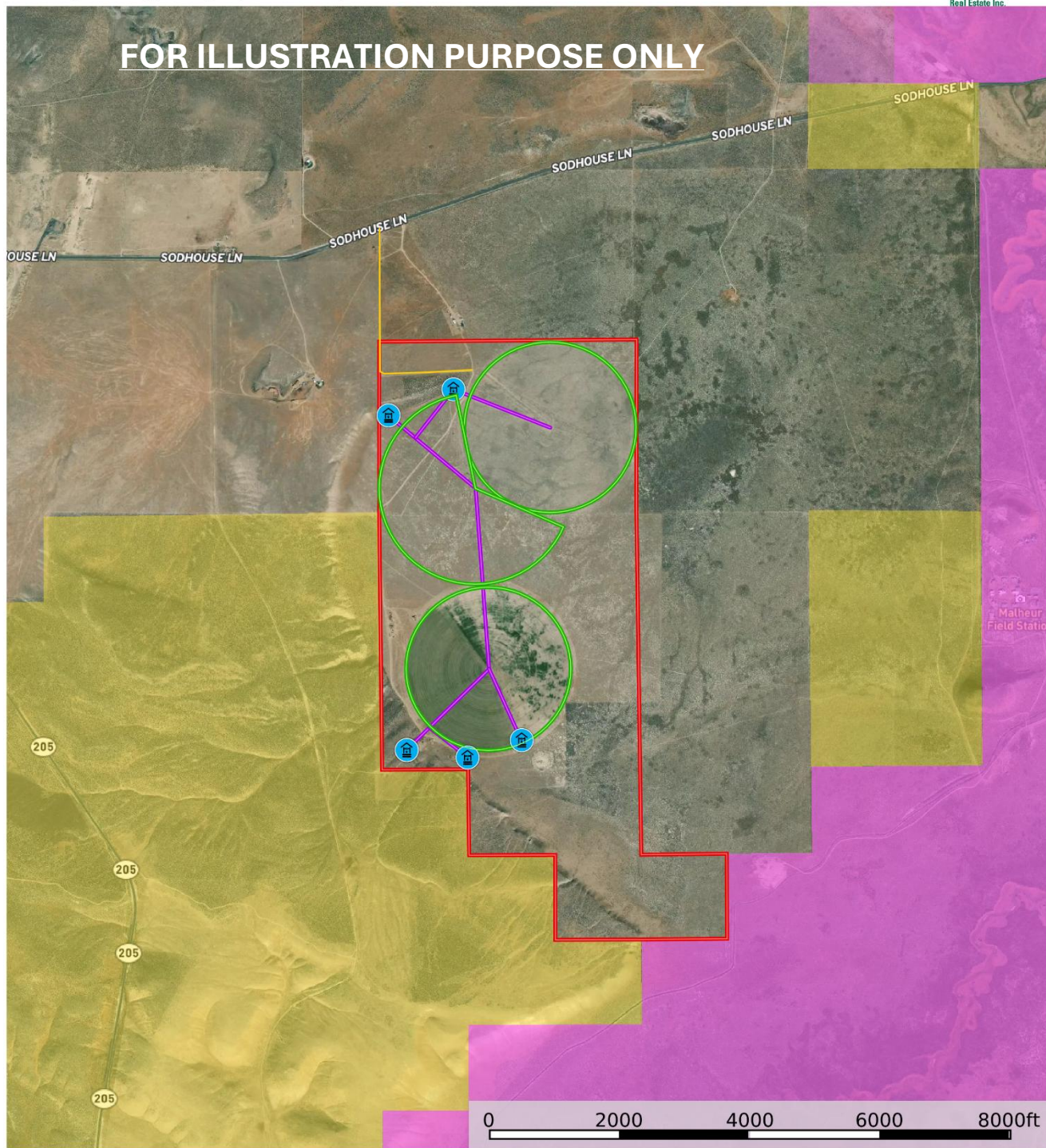
**Ontario Oregon:** <https://www.ontariooregon.org/>  
2 hr 41 min (154 mi)  
11,626 (2021)

**Bend Oregon:** <https://www.bendoregon.gov/>  
2 hr 41 min (158 mi)  
102,059 (2021)



**Bruno Farms**

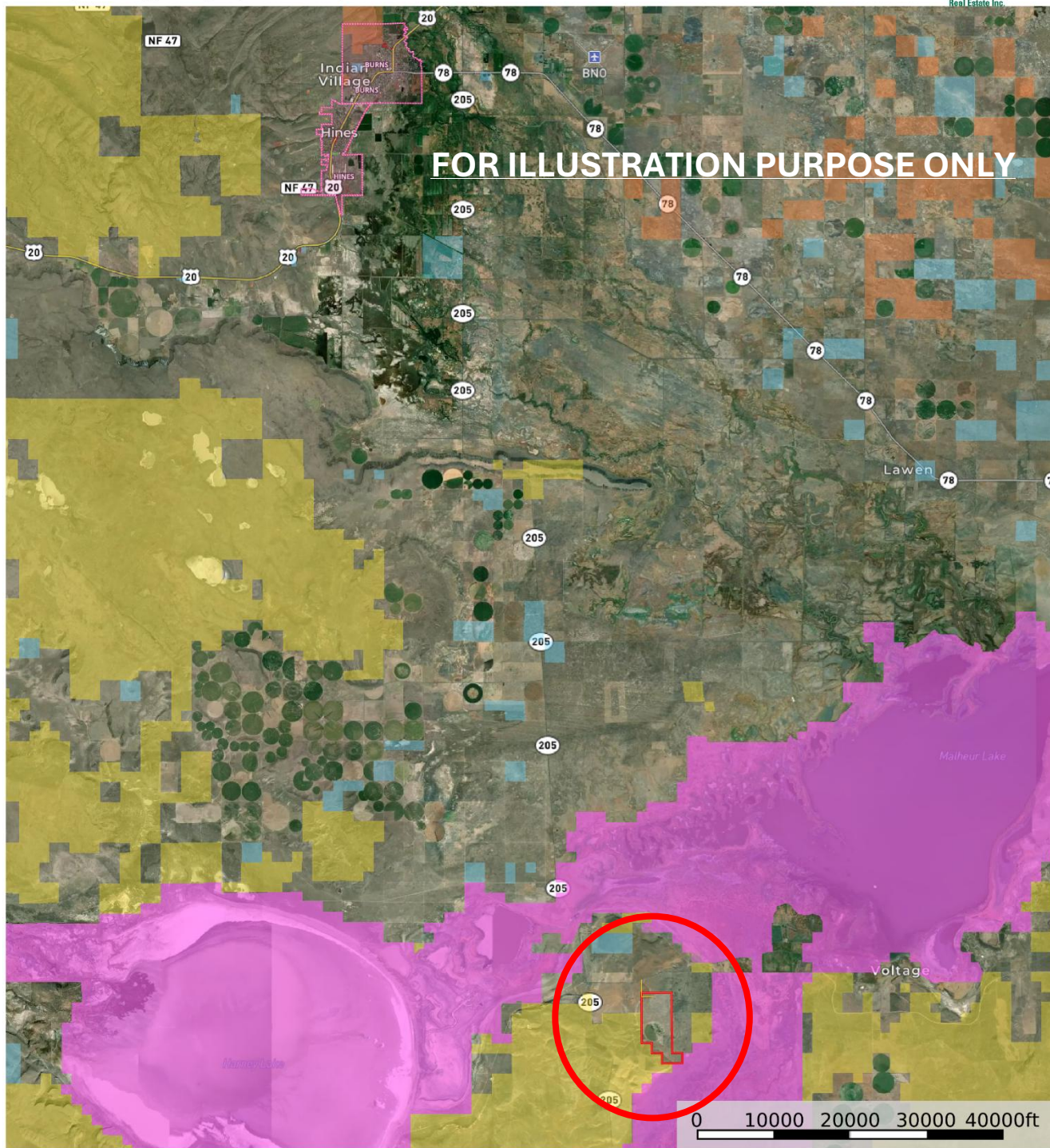
Harney County, Oregon, 760 AC +/-





**Bruno Farms**

Harney County, Oregon, 760 AC +/-



Primary Road Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government

United County Jett Blackburn Real Estate (map for illustration purposes only)  
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**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.



**LOCATION:** Approximately 28 miles South of Burns Oregon off of 205 on Sodhouse Ln

**LEGAL:** T27S R31E W.M. Tax Lots 503, 1200, 1300

**ACREAGE:** 760+/- Deeded Acres – Per County Records  
- 340+/- Acres Pivot Irrigated  
- 418 +/- Acres Dryland Pasture  
- 2 +/- Acres Improvements

**WATER RIGHTS:**

| <u>Certificate#</u> | <u>#Acres</u> | <u>Priority Date</u> | <u>SOURCE</u> |
|---------------------|---------------|----------------------|---------------|
| G-15355(Permit)     | 130           | July, 1 2002         | Well          |
| 92228               | 210           | June 17, 2008        | Well          |

**FINANCING:** Cash or Bank Financing

**TAXES:** \$1,847.54 – Per County Records (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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