

North Crane Farm

320.76 (+/-) Acres | 83.8(+/-) Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



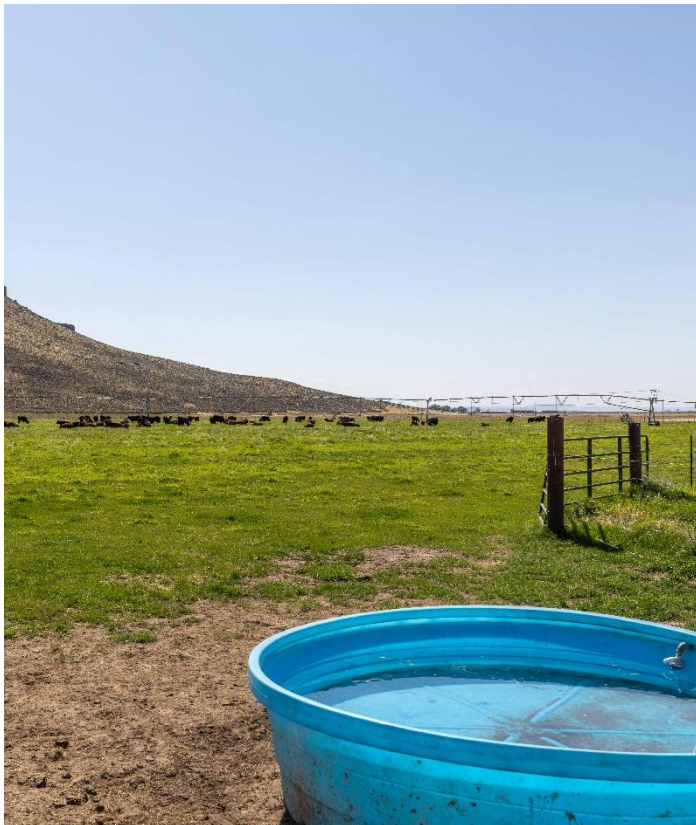
This Eastern Oregon farm offers a well-developed combination of irrigated farm ground, grazing land, multiple residences, and extensive agricultural improvements. The North Crane Farm has been developed over the years from native sagebrush into productive fields and pasture, creating a farm/ranch that is already set up for cattle, hay production, and everyday agricultural use. Established fencing, internal roads, irrigation infrastructure, livestock facilities, and substantial supporting improvements make this a practical working farm/ranch with much of the groundwork already completed.

The property is well improved with two residences, a large shop, hay storage, covered livestock facilities, corrals, established roads, and extensive fencing. The larger residence provides a spacious layout with an oversized primary suite, open living areas, office space, attached garage, decks, and a well-established yard. A second residence provides additional living space and has undergone substantial updating, offering flexibility for family, ranch help, or rental use.

Agriculture is at the center of the property, with 83.8 acres of documented 1956 primary water rights, irrigated fields, and additional grazing ground. The irrigation system includes 2 Reinke pivots, wheel lines, 2 irrigation wells, pumps, and supporting infrastructure, while cross fencing and livestock improvements allow the ground to be utilized efficiently for cattle and forage production. The owner has grazed additional acreage in the past from the neighbors while historically operated around 100 cows.

Overall, the farm brings together productive irrigated acreage, grazing ground, comfortable living accommodations, and a substantial set of agricultural improvements. Years of development have gone into establishing the fields, irrigation system, fencing, roads, residences, and ranch infrastructure, giving a new owner the opportunity to step into an established Eastern Oregon cattle and hay operation.

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.







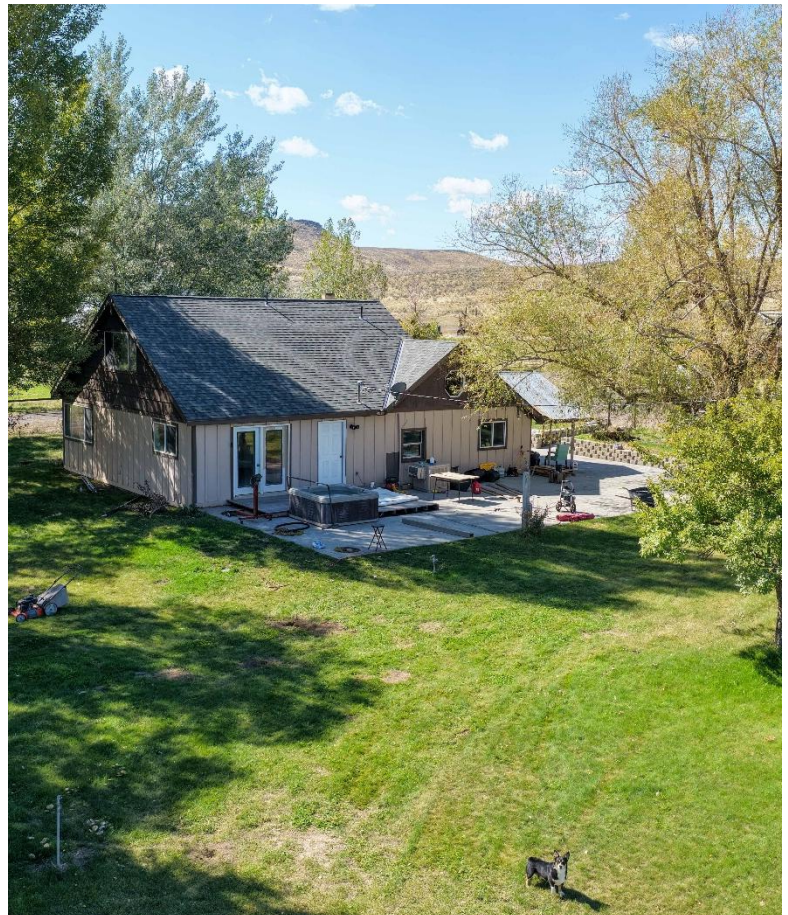
Improvements

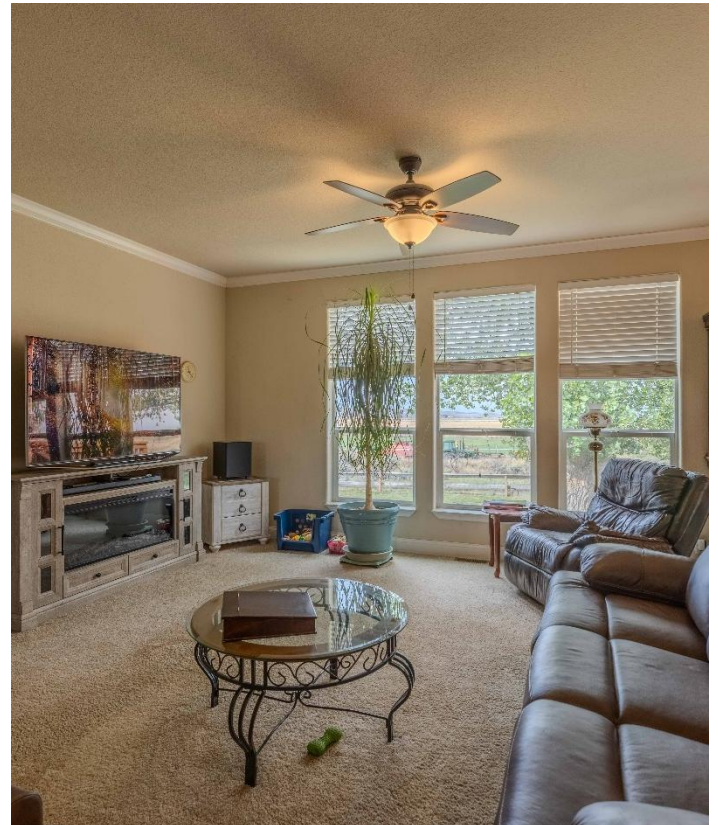
The farm includes two residences, providing flexibility for an owner, family, ranch hand, or additional rental income. The main residence is a 2,318 sq. ft. Palm Harbor manufactured home with a spacious and practical floor plan. The home features 3 bedrooms, 2.5 bathrooms, an open living area, large kitchen and pantry, tall ceilings, a generous primary suite, additional bedrooms and bathrooms, office space, and an additional family room. The primary suite includes a large bedroom with an office area, walk-in closet, private bathroom with dual sinks, tile finishes, soaking tub, and separate shower.

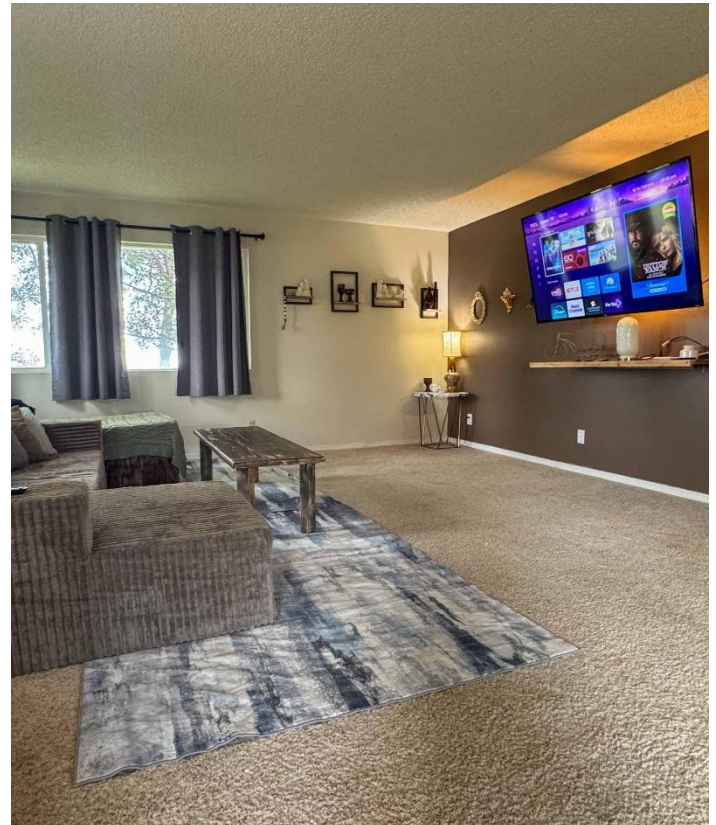
Outside, the home is complemented by an established yard with mature trees, garden and greenhouse areas, decks, patio space, and a covered breezeway connecting to a two-car garage. The garage is insulated and finished with concrete floors, built-in work areas, and additional room for storage. Hardie Plank siding, a heat pump, substantial insulation, and other thoughtful features help make the residence well suited for year-round Eastern Oregon living.

The second residence provides nearly 1,800 sq. ft. of additional floor space and has received considerable remodeling and updating. The home includes 2 bedrooms, 1.75 bathrooms, a basement, updated kitchen and living areas, and additional updates. It has most recently been utilized as a rental, providing another useful component to the overall farm.

Outside the home includes concrete patio, mature trees, fenced yard, and a section of covered patio.







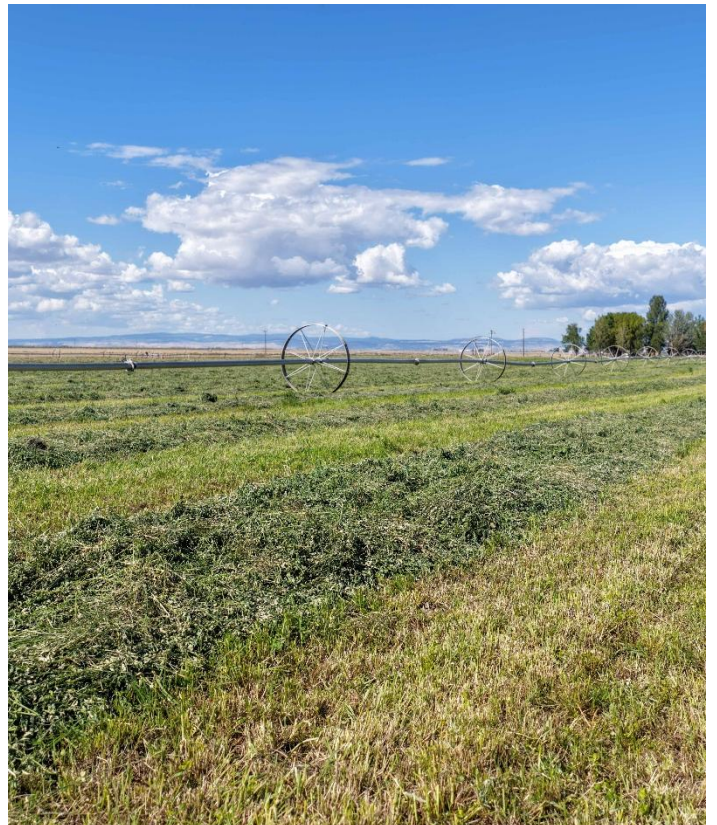
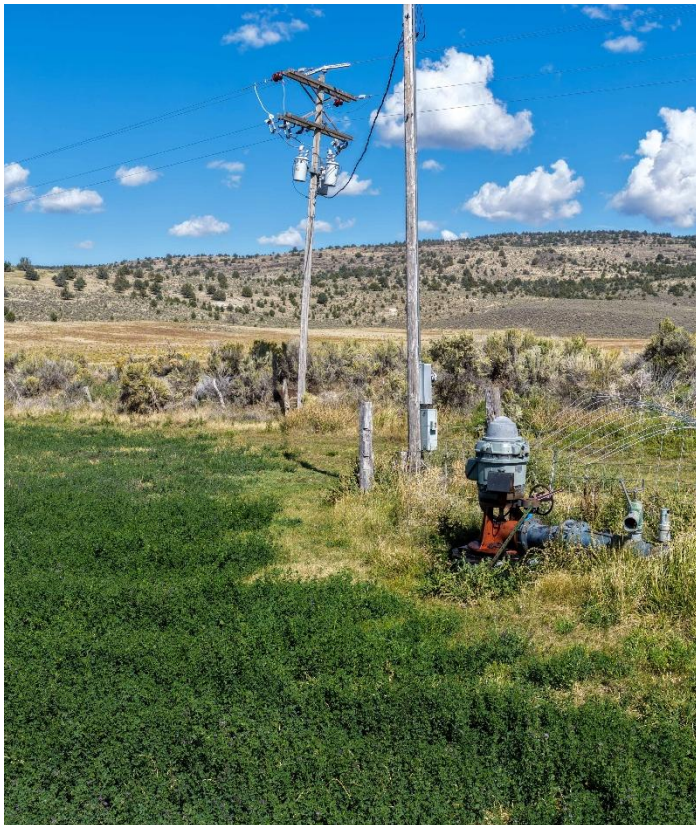


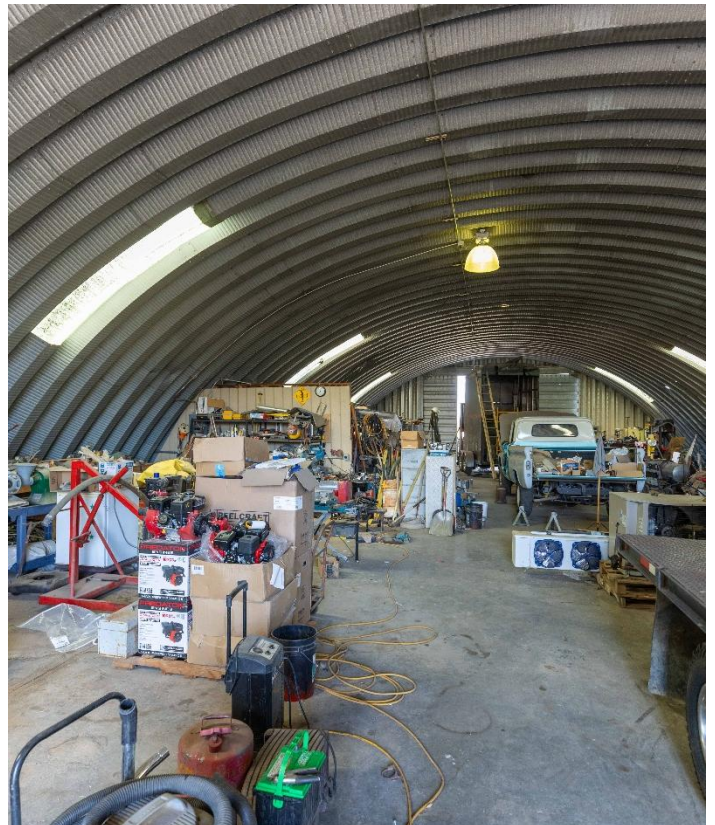
Irrigation & Ranching

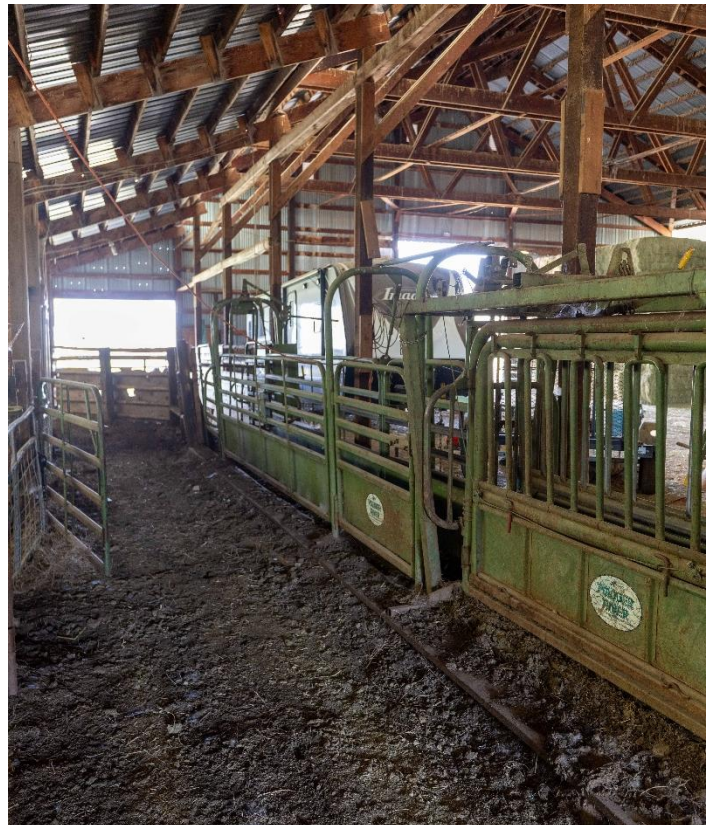
The land includes 83.8 acres of certified water rights with a priority date of February 14, 1956, supported by an established irrigation system consisting of wells, pumps, pivots, wheel lines, and related infrastructure. Irrigation is handled through two Reinke pivots, each approximately four towers in length, along with two sets of wheel lines providing approximately ¼-mile runs each. Two irrigation pumps serve the entire operation, including a turbine pump and a submersible system. Portions of the irrigation system have been modified over time to better match the needs of the ranch. Several fields are in different stages, including newer and more mature alfalfa stands.

The farm has historically been operated with approximately 100 cows and is divided into eight separate pastures for easier livestock management and rotation. Three of the pastures include the irrigated ground served by the two pivots and wheel lines, while the remaining pastures provide additional grazing. The homes, shop, and other improvement areas are fenced to keep livestock out. Combined with the cross fencing, hay storage, livestock facilities, and good internal access, the property is well set up for a working cattle operation.

Also includes a substantial set of agricultural improvements, including a 5,184 sq. ft. hay barn and a 5,500 sq. ft. Quonset-style shop with concrete floors and 220-volt power. A 7,260 sq. ft. enclosed hay barn provides additional hay and equipment storage, with flexibility for use as a covered riding arena, enclosed hay storage, and more. Attached to the structure is a 2,662 sq. ft. lean-to utilized as a covered livestock working facility with a crowding alley, chute, multiple stalls, enclosed tack room, calving area, and additional working space. The facility flows outside into three sorting pens and a loading chute, creating a practical setup for handling, sorting, and loading livestock.











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.





Location

Burns Oregon: <https://www.cityofburnsor.gov/>
33 min (31 mi)
Population: 2,689 (2024)

John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 46 min (98.6 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 10 min (123 mi)
Population: 11,957 (2024)

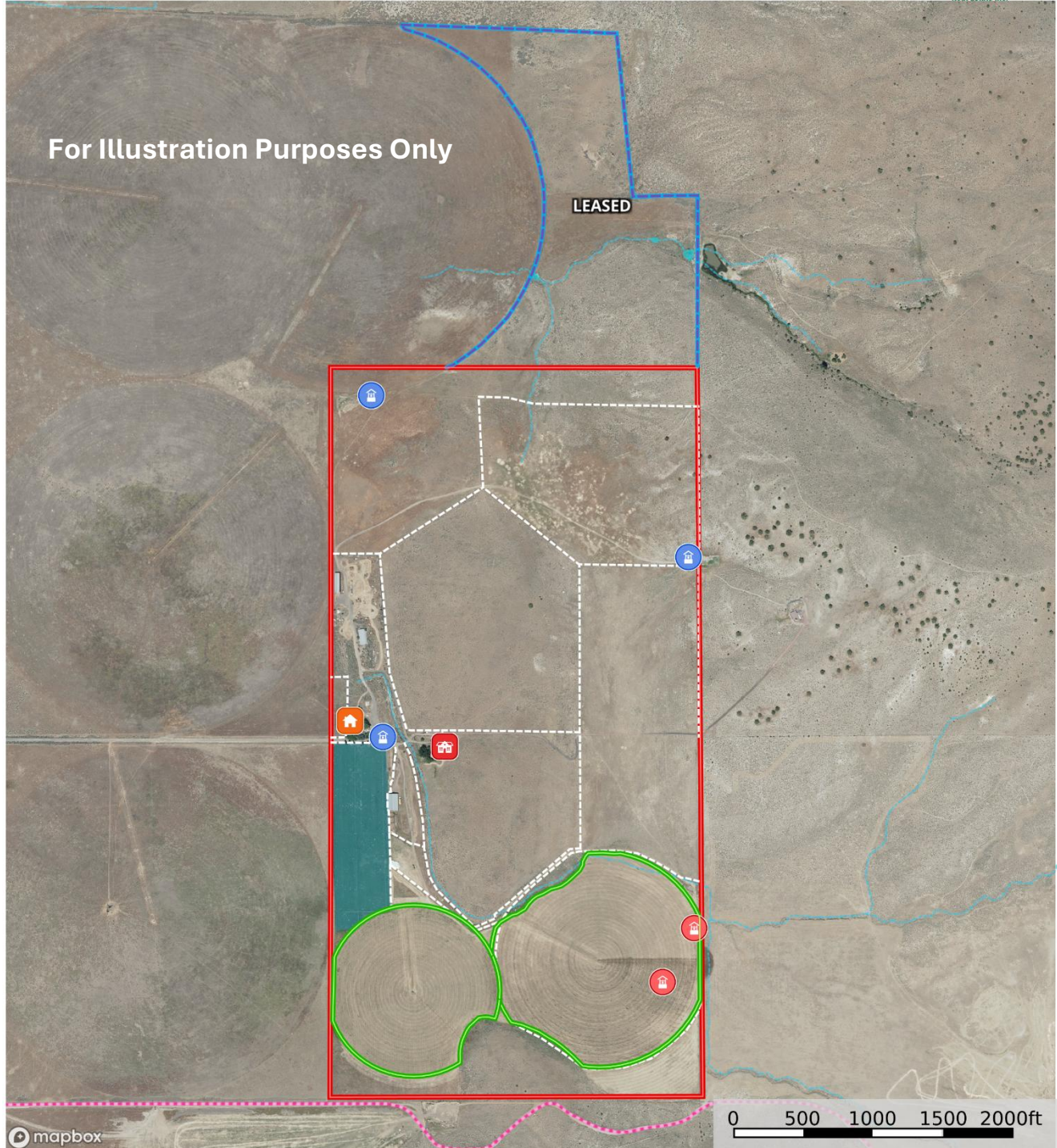
Bend Oregon: <https://www.bendoregon.gov/>
2 hr 43 min (162 mi)
Population: 106,926 (2024)



43196 Eagle Ln, Crane, OR - Rank
Oregon, AC +/-



For Illustration Purposes Only



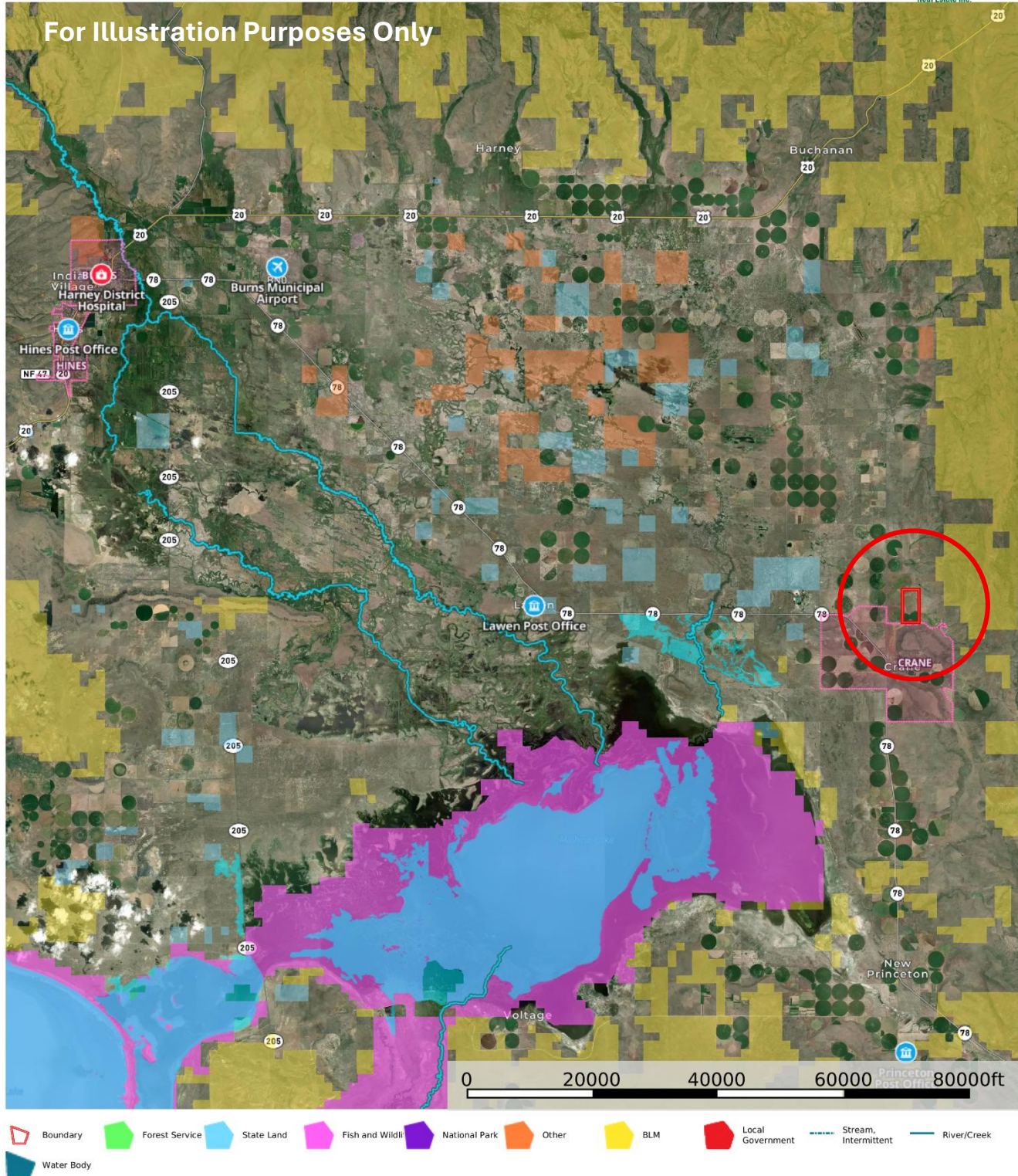
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|------------|-------------------|-----------------|-------|-------|------------------|----------------------|------------------------|------------|----------------|
| House | Main House | Irrigation Well | Well | Fence | Leased Ground | Boundary | Irrigated - Wheel Line | Pivot | Forest Service |
| State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Stream, Intermittent | River/Creek | Water Body | |

United Country 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.



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LEGAL: 24S34E00-00-01902 & 24S34E00-00-01901

IMPROVEMENTS: 2017 Palm Habor MH – 3 Bedroom, 2.5 Bathroom – 2,318 Sq. Ft.
2018 Garage – 840 Sq. Ft.
1934 1.5 Story Home – 2 Bedrooms, 1.75 Bathrooms – 1,792 Sq. Ft.
1999 Hay Cover – 5,184 Sq. Ft.
Quonset Hut – 5,500 Sq. Ft.
Hay Shed – 9,922 Sq. Ft.
Corrals

ACREAGE: 320.76+/- Deeded Acres – Per County Records
- 2+/- Acres – Site
- 71.8+/- Acres – Irrigated Pivot
- 12+/- Acres – Irrigated Wheel Lines
- 234.96+/- Acres – Site

IRRIGATION EQUIP.: (2) Reinke Pivot
(2) Wheel Line – ¼ Mile
(1) Submersible Irrigation Pump
(1) Turbine Irrigation Pump

WATER RIGHTS:

<u>Cert./Permit#</u>	<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority Date</u>	<u>Source</u>
97715	83.8	--	2/14/1956	Well

LEASE: 60 Acres of Neighbor

FINANCING: Cash or Bank Financing

TAXES: \$4,956.18– Per County Records for 25/26 Tax Year (Farm deferral)



Presented By Jett Blackburn Real Estate Inc.

Jett Blackburn Real Estate has been serving Eastern Oregon since 1960. Based in Burns, the family-owned brokerage specializes in farms, ranches, recreational properties, hunting ground, rural homes, and land throughout Eastern Oregon. Today, the Blackburn family continues that tradition with fourth-generation involvement, combining generations of local and agricultural knowledge with modern real estate marketing.



Curt Blackburn, Owner & Principal Broker, ALC, was born and raised in Harney County, where he grew up working on cattle ranches and hay farms and continues to farm today. A graduate of Oregon Institute of Technology, Curt returned to Burns and joined the family real estate business. Licensed since 1990 and an Accredited Land Consultant (ALC), he brings more than three decades of experience selling farms, ranches, recreational land, commercial properties, and rural real estate throughout Eastern Oregon.

Jake Blackburn, Broker, ALC, represents the fourth generation of the Blackburn family in real estate. Raised farming outside of Burns, Jake earned a Business Administration degree with a focus in Agribusiness from Eastern Oregon University. As an Accredited Land Consultant, he specializes in farms, ranches, recreational properties, and rural real estate while incorporating drone photography, mapping, digital advertising, and other modern marketing tools.

Local Knowledge. National Exposure.

Jett Blackburn Real Estate is independently owned and operated as a United Country Real Estate affiliate, combining local Eastern Oregon expertise with the reach of a national real estate network. Founded in 1925, United Country has specialized in land, agricultural, rural, and lifestyle real estate for more than 100 years.

Through United Country, Jett Blackburn Real Estate provides properties with national exposure through specialized property websites, print and digital advertising, social media, email marketing, and an extensive network of prospective buyers. This allows the Blackburn team to combine generations of Eastern Oregon experience with marketing specifically designed for farms, ranches, hunting properties, recreational land, and rural real estate.

Contact Us Today

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