



**Jett Blackburn  
Real Estate Inc.**



## **Wright Farm**

**\$1,150,000**

***Reduced to \$1,100,000***

Presented by  
United Country Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
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**LOCATION:** 31643 L5 Lane, Burns

**ACREAGE:** 792 total deeded acres consisting of:  
- 316 +/- acres under pivot irrigation  
- 200 +/- acres easterly sloping hillside  
- 271 +/- acres pivot corners & flat native pasture  
- 5 +/- acres improvements

**CROPS:** 125 +/- acres one & two year old alfalfa  
116 +/- acres five year alfalfa  
75 +/- acres fescue

<b>WATER RIGHTS:</b>	<u>Acres</u>	<u>Priority Date</u>	<u>Cert. #</u>	<u>Source</u>
	220	Oct. 6, 1983	65246	Wells
	160	March 7, 1980	65246	Wells
	380 - total acres			

**IRR. EQUIP:** 3 - Zimmatic pivots

**WELLS:** 6 - Irrigation  
2 - Domestic/stock

**LEASES:** There is also a 320 acre state lease with 126 acres of permitted water rights with a priority date of June 28, 2004 (G-15831) not being irrigated but there are two wells supplying water to the deeded land.

**IMPROVEMENTS:** 1 - 1,488 sq.ft. 3 bdrm, 2 bath house with a dble car garage built 1985  
1 - 1,728 sq.ft. shop with metal siding & roof, inside finished with wafer board, concrete floor  
2 - hay sheds each with 8,880 sq.ft. of storage  
1 - 1,504 sq.ft. livestock shelter  
1 - set of steel piped corrals & concrete loading chute

**TAXES:** \$4,837.63 (2016-2017 farm deferral)

**PRICE:** \$1,150,000.00 *Reduced to \$1,100,000.00*

**OWNER:** Wright



This is a well maintained farm with very adequate improvements. The farm would be a great place to run cattle and have some hay sales. The improvement site is an easterly sloping hillside overlooking the farm & valley. Over the last couple of years the owners have put up approximately 1400 tons of hay.

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.

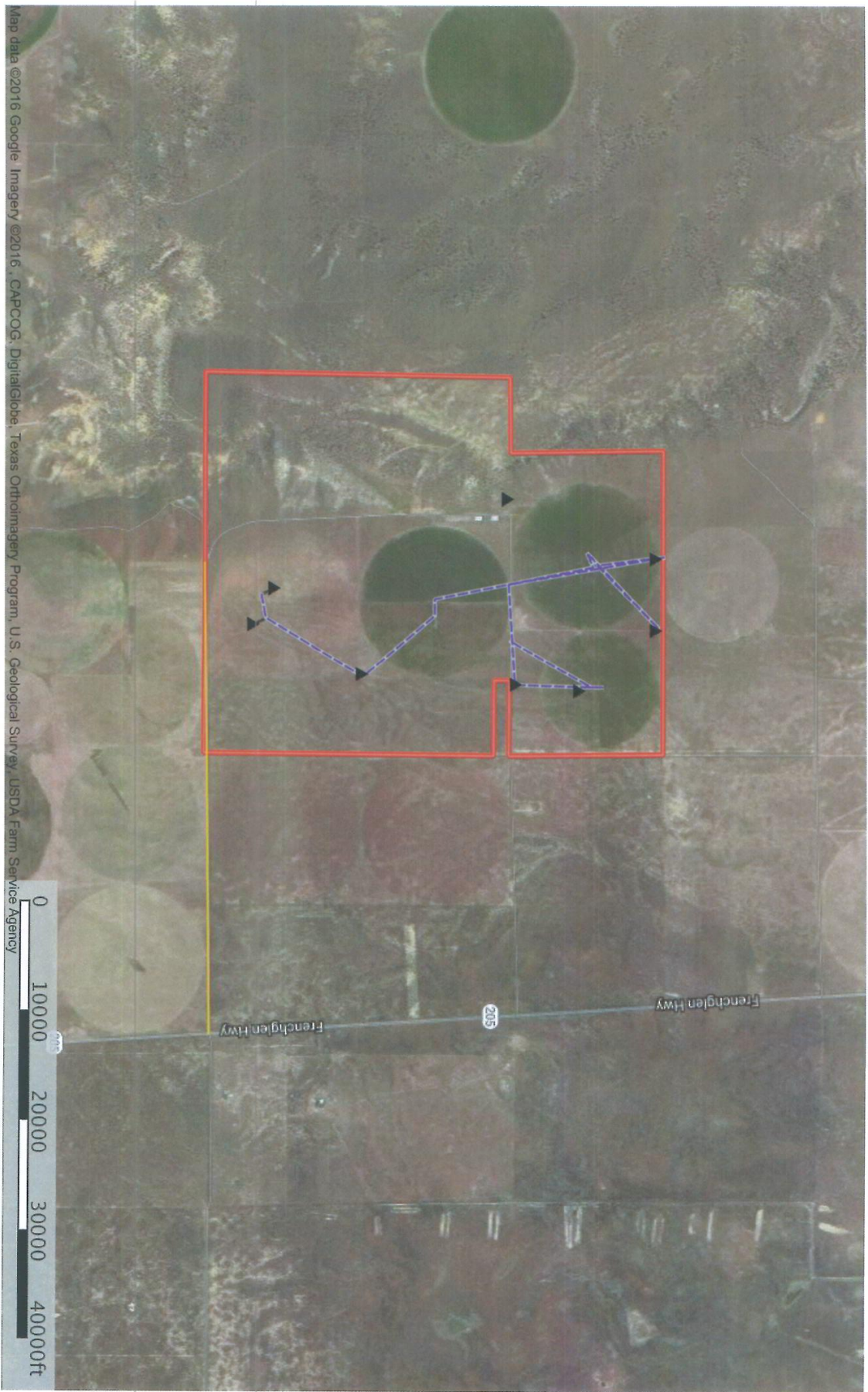






# Wright Farms LLC

Harney County, Oregon, 792 AC +/-



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