



**Jett Blackburn  
Real Estate Inc.**



**387.01 Acres – Hwy 20**

**\$1,200,000**

Presented by  
United Country Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
541/573-7206 (office) 541/573-5011 (fax)  
web site: <http://www.jettblackburn.com>

**Location:** Approx. 26 miles east of Burns Oregon on Hwy 20

**Acreage:** 387.01 deeded acres consisting of the following:  
- 125 +/- ac. irrigated by Pierce Pivot  
- 140 +/- ac. Irrigated by Valley Pivot  
- 122 +/- ac. pivots corners

<b>Water Rights:</b>	<u>Acres</u>	<u>Permit</u>	<u>Certificate</u>	<u>Priority Date</u>
	256.80	G-15481	-	August 12, 2002
	11.3	G-8429	65932	June 12, 1978

**Wells:** 3 - irrigation  
1 - stock/potential irrigation

**Irri. Equip:** 1 - Pierce Pivot  
1 - Valley Pivot

**Crops:** 125 +/- acres planted in Alfalfa  
125 +/- acres farmed, ready to be planted

**Taxes:** \$1,781.78 (2019/2020) farm deferral

**Price:** \$1,200,000.00

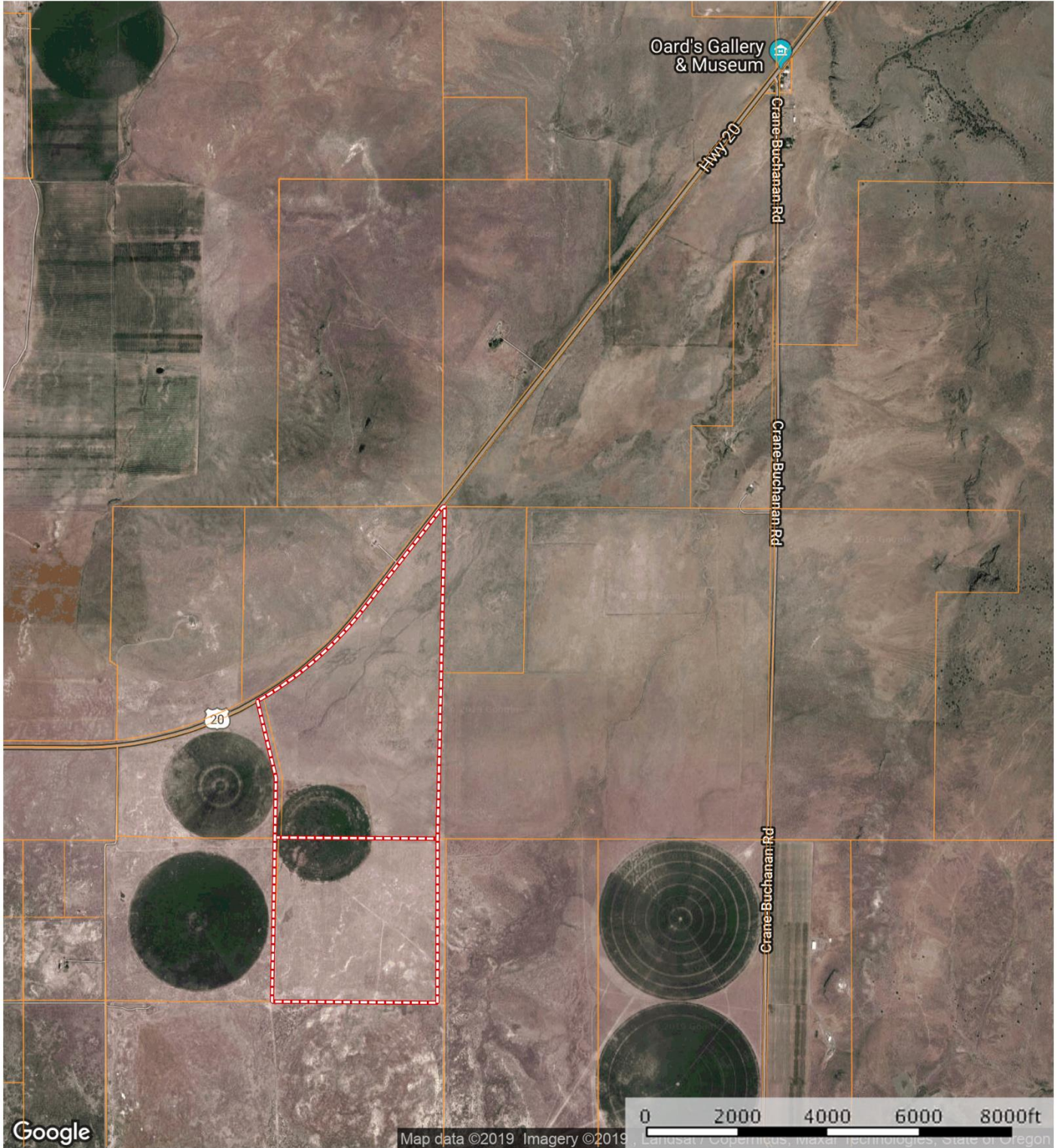
**Owner:** Wells

**Comments:** This farm borders Hwy 20 East of Burns making it easy to transport your hay. The two pivots irrigate a total of 265 +/- acres with the south pivot being planted in newer stand alfalfa and the north Valley pivot is open. The Valley pivot sprinkler system is new with the LESA (Low Energy Spray Applicators) sprinkler package. This could be a great hay base for your cattle operation or a good start for a hay farm.

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.




**Wells Buchanan Pivot**  
Harney County, Oregon, 387.01 AC +/-



 Boundary

Curt Blackburn  
P: 541-573-7206 707 Ponderosa Village, Burns, OR 97720

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.