



JETT BLACKBURN
REAL ESTATE Inc.

416 ac Bare Land

Burns, OR 97720

\$410,000

Old Experiment Rd & Hwy 78 Acreage

Selling Oregon Farms & Ranches Since 1960

FOR SALE



The 416-acres of bare land approximately 7 miles southeast of Burns, Oregon has been sought after for many years and is finally on the market!

Located at the intersection of Old Experiment Road & Ryegrass Lane, this well-located property offers opportunities for livestock production and potential development.

The property hosts one domestic well, is fully fenced, and has been used for livestock grazing for many years. Power is located on the property and along both paved county roads which borders the west and south sides of the property. There is two-track dirt road access through the property.

Access to the property is very good via State Hwy 78 and/or county Old Experiment Road. The property has no outbuildings but does have power. The vast majority of the property is located outside the FEMA 100-year floodplain with only a very small area in the southwest corner designated part of the floodplain.

There are older legacy flood water rights on the property although they have not been used for many years.

This large track of bare ground is worth considering if you are looking to create dryland pasture or if you are seeking property which has the potential for subdividing and development.



ADDRESS: Old Experiment Road & Ryegrass Lane via State Hwy 78 Burns Oregon

ACRES: 416.28 ac (+/-)

CURRENT TAXES: \$726 taxes (+/-); Exclusive Farm Use – 2

TAX LOTS: T23S R32E W.M. Sec 19 Tax Lot 2900

WELLS: 1 wells - Log #579 – domestic, 190 feet, 60 gal/min when drilled in 1975

WATER RIGHTS:

| Certificate# | Priority Date | # Acres | Source |
|--------------|-------------------|---------|-------------|
| 44944 | February 26, 1953 | 306.9 | Flood Right |

NOTE: There are water rights however property is located in an area known for historically very minimal water delivery.

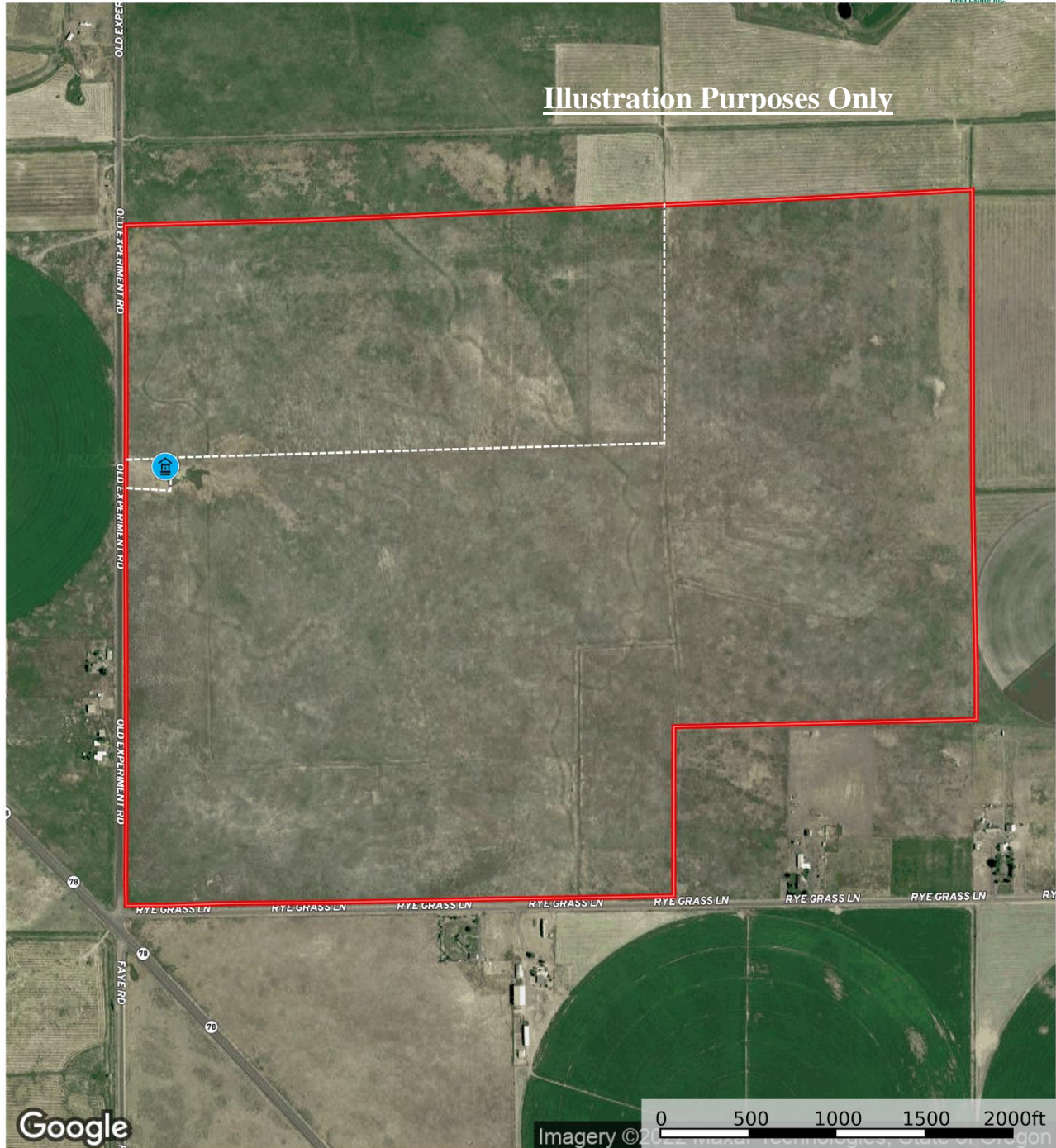
FINANCING: Cash or bank financing option available for the property

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.





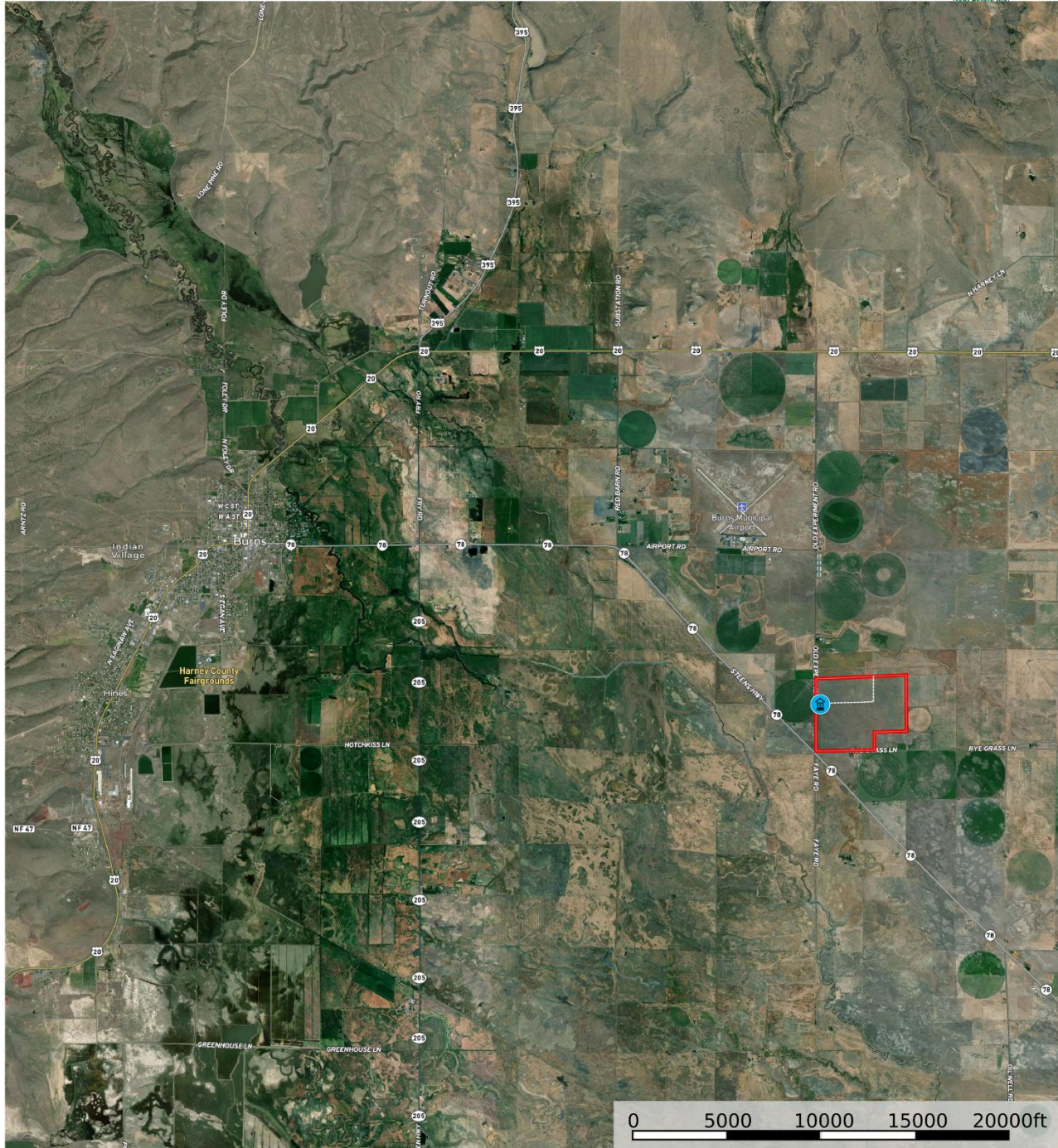
Old Experiment Road & Ryegrass Lane - Burns Oregon
Harney County, Oregon, 416 AC +/-



Well Fence Boundary



Old Experiment Road & Ryegrass Lane - Burns Oregon
Harney County, Oregon, 416 AC +/-



Well Fence Boundary



United Country 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 Properties.

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.

Colby Marshall was born in Burns Oregon and raised on his family's cattle ranch located in the frontier high desert of eastern Oregon. Before becoming one of the top real estate agents in the region, Colby served as a natural resources congressional staffer and vice president of one of the largest ranches in eastern Oregon. In 2023, REALTORS® Land Institute officially certified Colby as part of their prestigious Accredited Land Consultant (ALC) real estate land broker designation!

Presented By



Colby Marshall
Principal Broker
Accredited Land Consultant