

**Reduced to \$2,850,000**

LOWER SILVIES RIVER RANCH

# Lower Silvies Valley Ranch

2370+/- Deeded Acres | 1148+/- Acres Water Rights

Selling Oregon Farms & Ranches Since 1960

# FOR SALE



**Overview**

**SELLER OPEN TO OFFERS**

This Eastern Oregon Ranch was used as a Duck Hunting Club in the late 70's and early 80's and bordering 2 miles at the Malheur Wildlife Bird Refuge. Today the ranch is managed for pasturing cattle and on normal water year can pasture 250-375 pairs from April to October on the deeded land and BLM Permit. The owner has also put up 30-40 tons of Meadow Hay.

The owner also has listed their hay farm separately but could be combined with this pasture ranch making a balanced cattle operation. The owner is currently developing a new set of working corrals and doing some remodeling to the house's kitchen, bathrooms and siding. This is an easy cattle grazing 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.







**Summary**

**Tax Lots:** T25S R30E WM Parcel 1 & 2 of Partition Plat 2020-1331  
T25S R32E WM Tax Lots 1000, 1003, 1004 & 4900  
T26S R32NE WM Tax Lot 200

**Acreage:** 2370.56 +/- deeded acres consisting of the following:  
- 1148.80 acres water righted  
- 220 +/- acres native hillsides  
- 158 +/- acres cleared farm ground (no water rights)  
- 840 +/- acres native flat lands by lake  
- 1.76 +/- acres land by lake with improvements  
- 2.00 +/- acres land by Dog Mountain with improvements

**Water Rights:**

| <u>Priority Date</u> | <u># Acres</u> | <u>Source</u> |
|----------------------|----------------|---------------|
| Dec 31, 1900         | 1148.80        | Silvies River |

**BLM Permit:**

| <u>Allotment #</u> | <u>Name</u> | <u>Dates</u> | <u>AUM's</u> | <u>Total AUM's</u> |
|--------------------|-------------|--------------|--------------|--------------------|
| 07022              | Dog Mt      | 4/1-7/4      | 56           | 175                |

**Wells:** 4 - wells @ Lake Property  
2 - wells @ Dog Mt Property

**Improvements:** 1 - 4 bd, 2 bth home built in 1979 with 2690 sq ft  
1 - smaller shop/storage with 1120 sq ft  
1 - 7056 sq ft barn/hay storage  
1 - set of working corrals

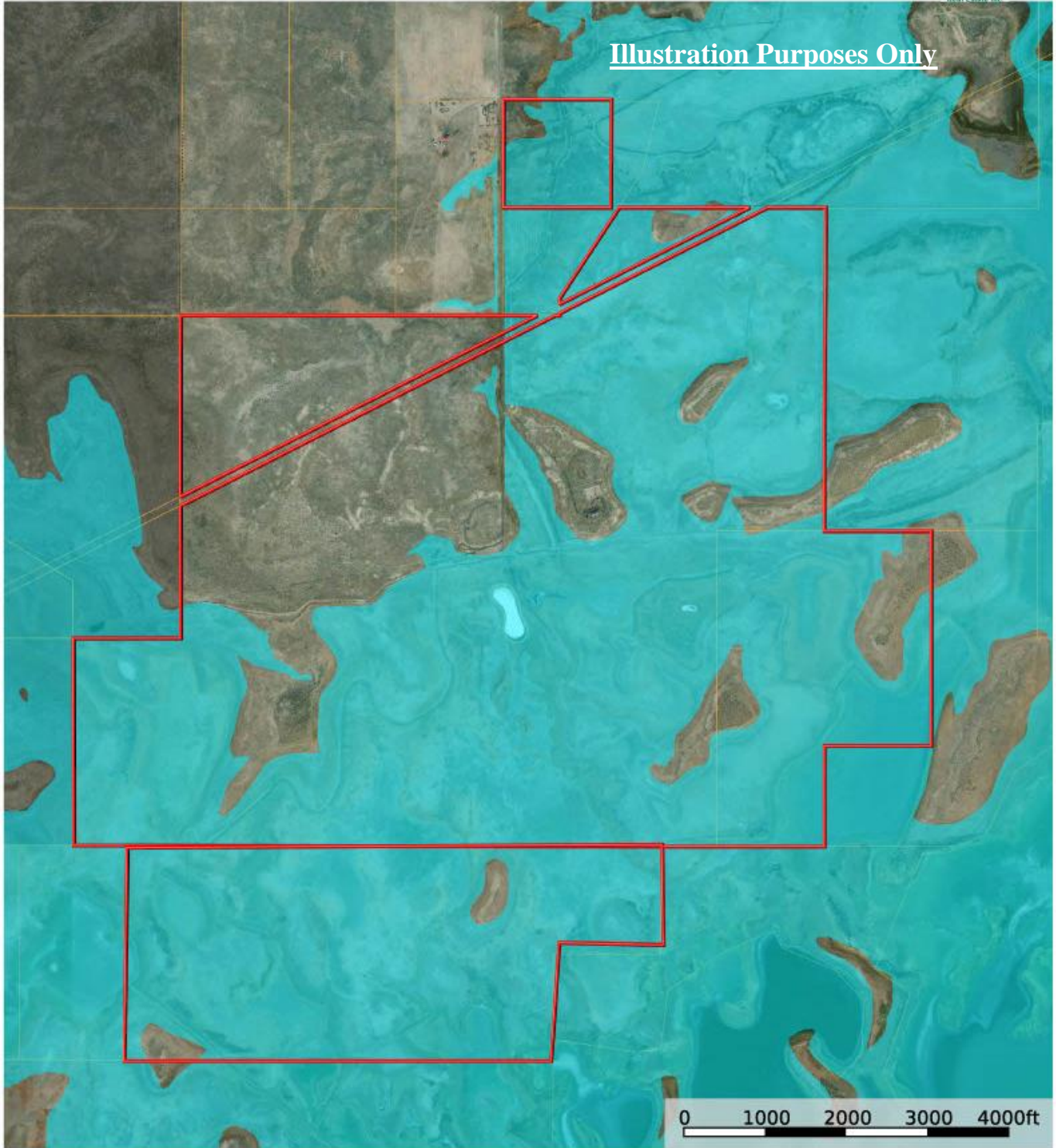
**Taxes:** 2023/2024 - \$2600.15 (farm deferral)



Oregon, AC +/-

Jett Blackburn  
Real Estate Inc.

Illustration Purposes Only



- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Oregon, AC +/-

Jett Blackburn  
Real Estate Inc.

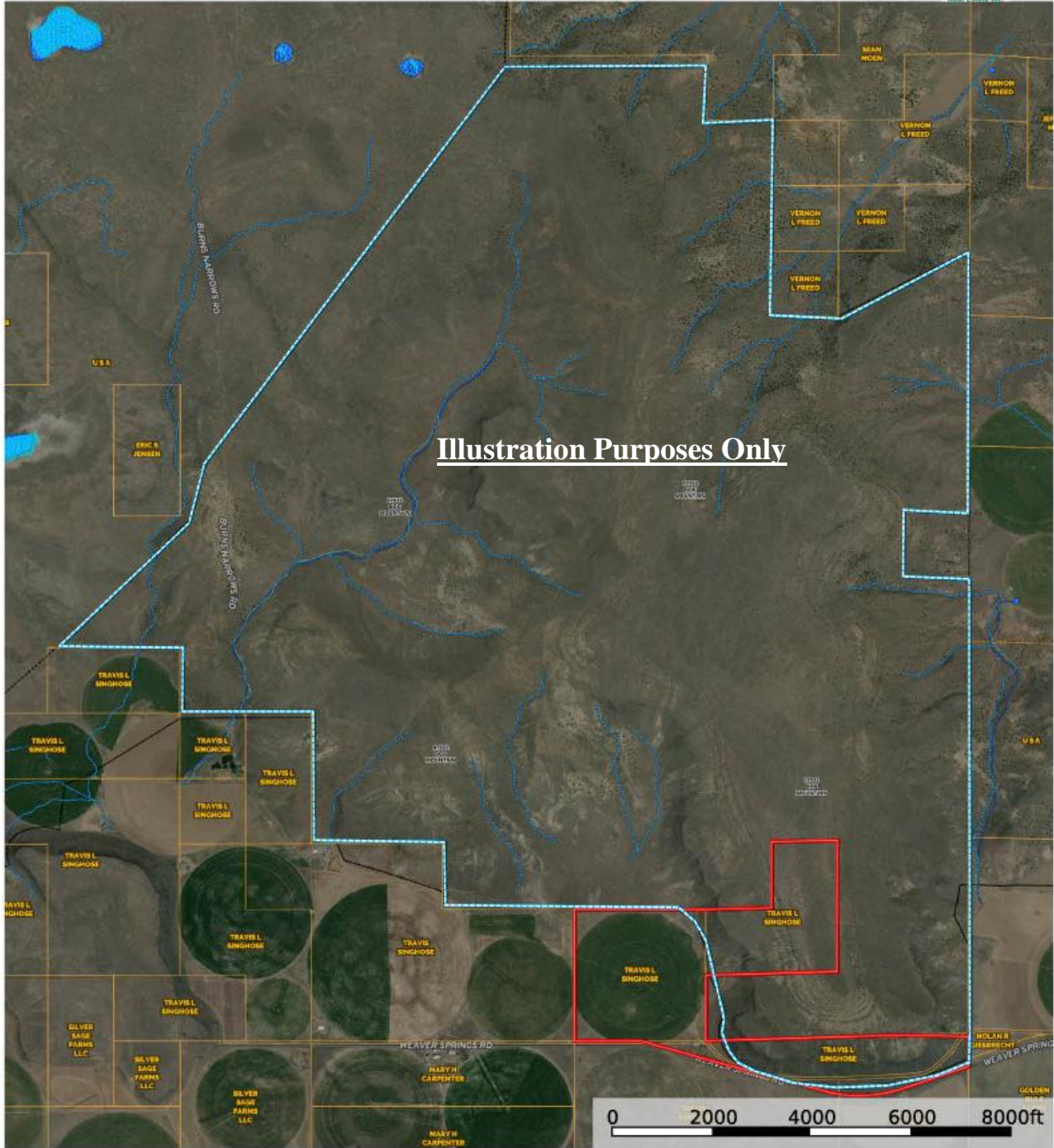


Illustration Purposes Only

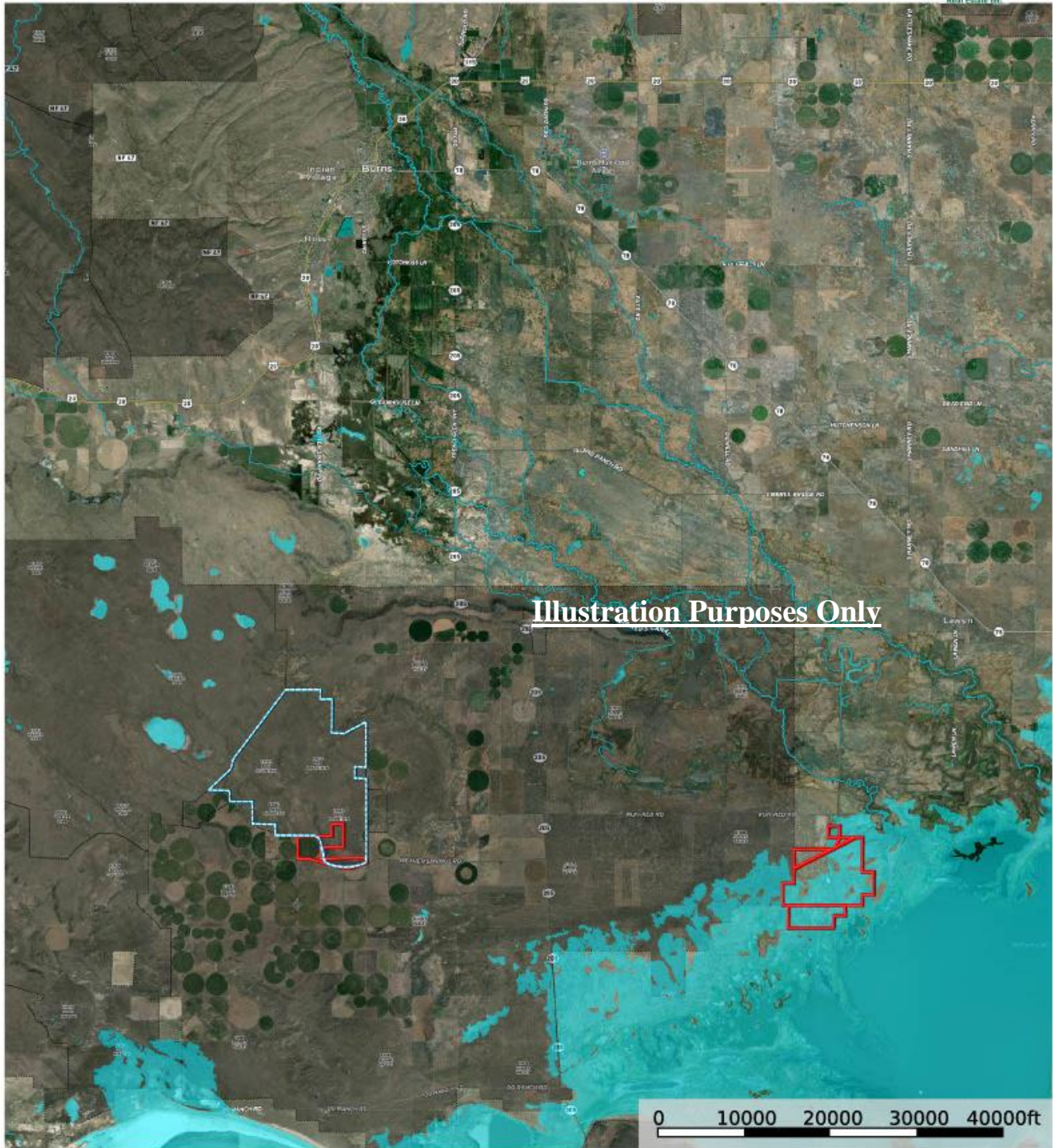
-  Boundary
-  Boundary
-  Wetlands
-  Riparian
-  Stream, Intermittent
-  River/Creek
-  Water Body

Jett Blackburn

The information contained herein was obtained from sources



Oregon, AC +/-



Boundary Boundary Stream, Intermittent River/Creek Water Body

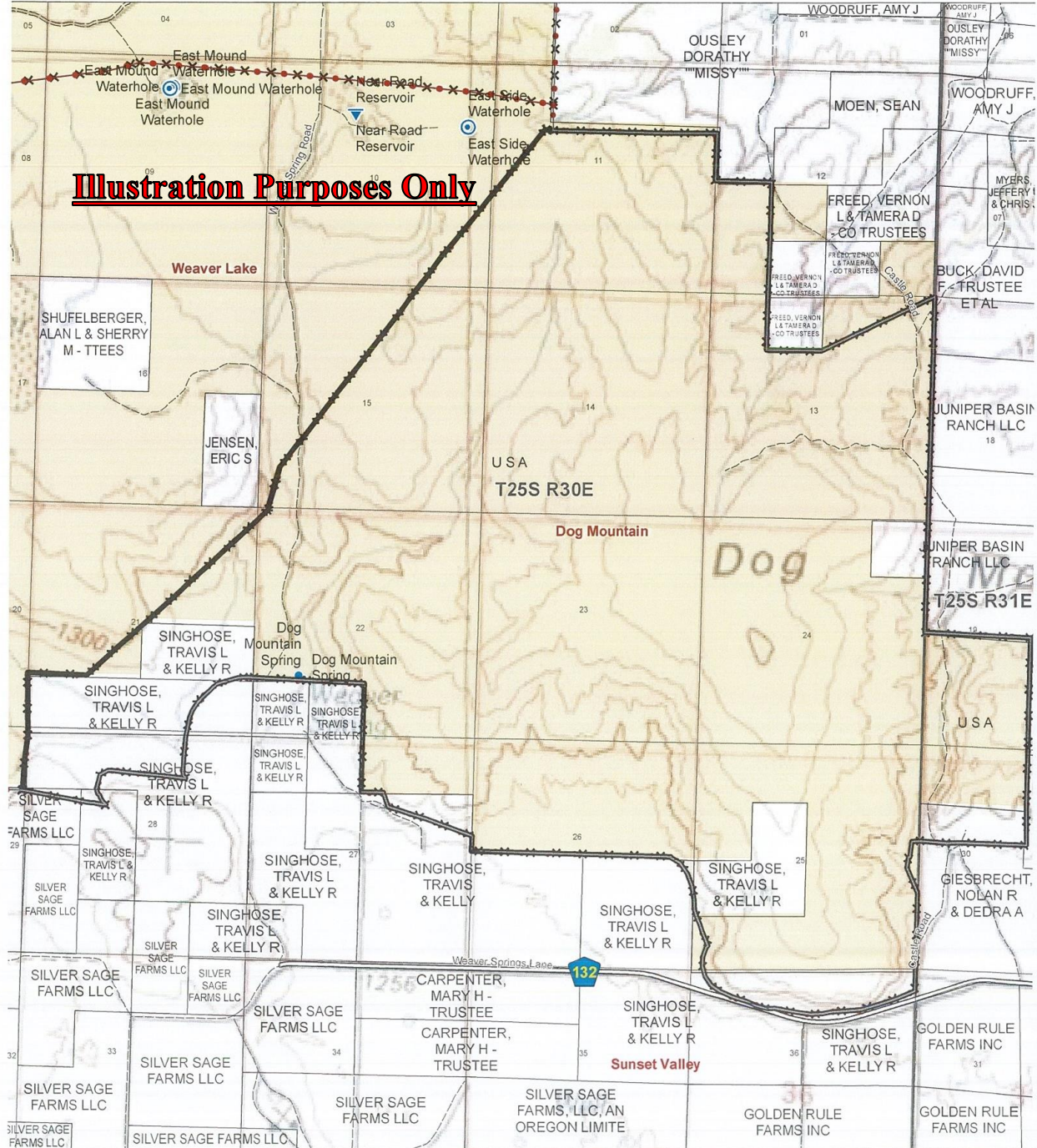
© Jett Blackburn

The information contained herein was obtained from sources





**Dog Mountain**





**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. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

**Presented By**



**Curt Blackburn**

[curt@jettblackburn.com](mailto:curt@jettblackburn.com)

(541)413-5777



**Jake Blackburn**

[jake@jettblackburn.com](mailto:jake@jettblackburn.com)

(541)413-5774