

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

Approx. 15 miles S

Burns, OR 97720

\$450,000

Dog Mountain Pivots

Selling Oregon Farms & Ranches Since 1960

FOR SALE



LOCATION: Approx. 15 miles south of Burns Oregon off Hwy 205

LEGAL DESC.: T25s. R31e. W.M. Tax lot 2800 west of the highway

ACREAGE: 230 +/- Total Deeded Acres Consisting of
125 +/- Acres Irrigated by Pivots
105 +/- Acres of pivot corners & dryland

WATER RIGHTS:

<u>Certificate #</u>	<u>Transfer #</u>	<u>Permit #</u>	<u># of Acres</u>	<u>Priority</u>
	T13110	G-17486	125.6 +/-	Jan. 13, 2014

TAXES: \$143.33 (2022-2023) this will increase with the irrigated ground

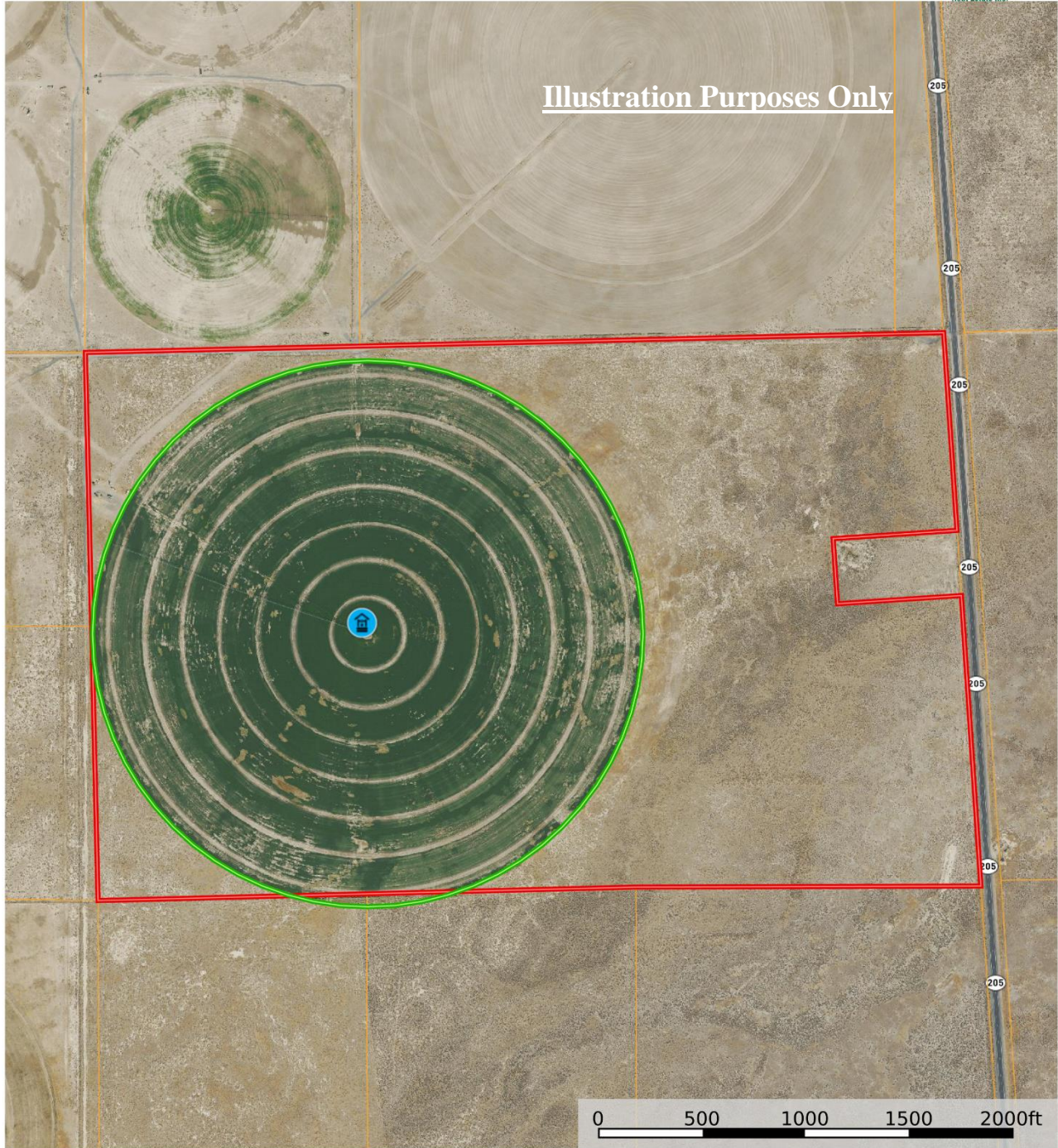
PRICE: \$450,000.00 Cash / bank financing

COMMENTS: This Eastern Oregon pivot is planted in Alfalfa with approx. 125 acres irrigated. This land has a great location on Hwy 205 South of Burns, Oregon. The property would make a great place to put your home and have a nice Hobby farm/ranch.

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.



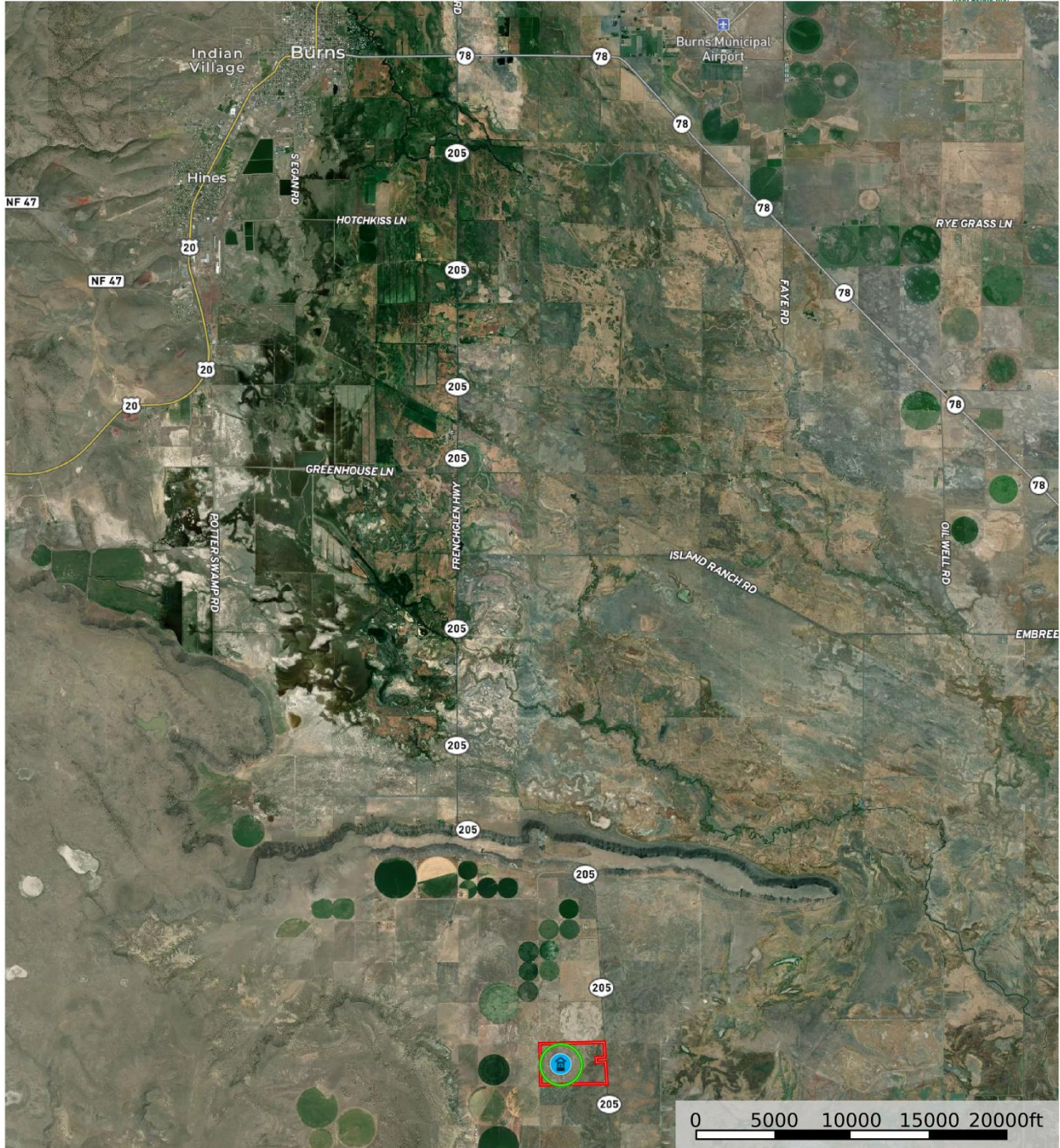
Singhose-Dog Mountain Pivot
Harney County, Oregon, 230 AC +/-



Well Boundary Pivot



Singhose-Dog Mountain Pivot
Harney County, Oregon, 230 AC +/-



Well Boundary Pivot



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



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