

JETT BLACKBURN

707 Ponderosa Village, Burns OR 97720
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Real Estate, Inc.

Email: jblackbn@centurytel.net * www.jettblackburn.com
Curt Blackburn, Broker



ADDRESS: 33865 Hwy 20 East, Burns (6 miles east of Burns)

ACREAGE: 158.57 acres consisting of the following:
53.4 acres water rights
90.17 acres native pasture
10 acre improvements
5 acres reservoir

WATER RIGHTS: 53.4 acres irrigated from well, Certificate #65785, Priority is flood irrigated from reservoir that is approx. 5 surface acres which is maintained from the irrigation well

WELLS: 1 - 6" domestic well, 160' deep
1 - 12" irrigation, 620' deep

IMPROVEMENTS: Home:

1987 Nashua MH, 3 bedroom, 2 bath. Vinyl windows, metal roof. Front covered deck with Juniper accents. Enclosed back porch. Includes range, refrigerator, washer & dryer

Barn:

60' x 120' barn with raised auction ring w/ auctioneers booth. Heating & lighting system. Inside bathroom facilities. 20' x 24' office.

Corral System:

The corral system in the rear of the barn is set up for moving livestock in and out of the sales ring. They are constructed of heavy metal pipe and gates. 24 pens with alleys. There is approximately 1100' of pipe corrals and loading chute for loading and off loading of livestock. The corral system flows smoothly for easy access for moving livestock into and out of the barn and pens. The holding pens on the east side of the barn are constructed with railroad ties and rails with metal gates. There are four pastures on the south side of the barn with automatic heated watering devices in each pasture.

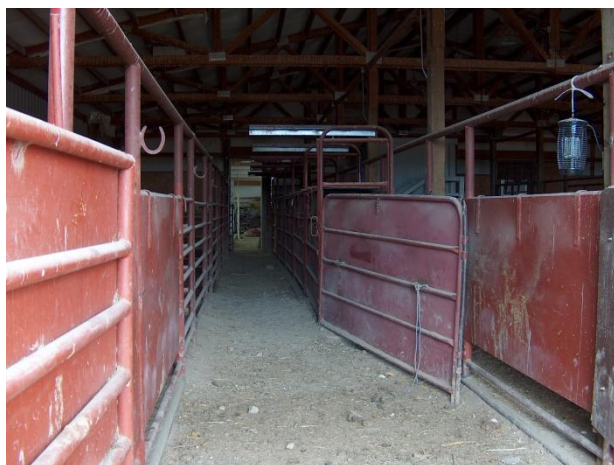
COMMENTS:

This property has good exposure approximately 6 miles from Burns. The property has ¼ mile Highway 20 frontage and runs north 1 mile where it is adjacent to BLM. There is easy access to the improvements which are ½ mile north of the highway. The improvements set far enough off of the highway for privacy. The home and barn have a good view of the reservoir and the Harney Valley.

TAXES: \$1,374.70

PRICE: \$335,000.00

The seller and his agent make 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 all of our listings.



STATE OF OREGON
COUNTY OF HARNEY
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JETT C. BLACKBURN
771 PONDEROSA VILLAGE
BURNS, OREGON 97720

confirms the right to use the waters of ONE WELL in the POISON CREEK BASIN for the purpose of IRRIGATING 53.4 ACRES.

The right has been perfected under Permit G-10339. The date of priority is JANUARY 20, 1984. The right is limited to not more than 0.67 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

NW 1/4 SE 1/4, SECTION 31, T 22 S, R 32 E, W.M.; 2300 FEET NORTH AND 2000 FEET WEST FROM THE SE CORNER OF SECTION 31.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

NW 1/4 SE 1/4	14.3 ACRES
SW 1/4 SE 1/4	39.1 ACRES
SECTION 31	
TOWNSHIP 22 SOUTH, RANGE 32 EAST, W.M.	

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

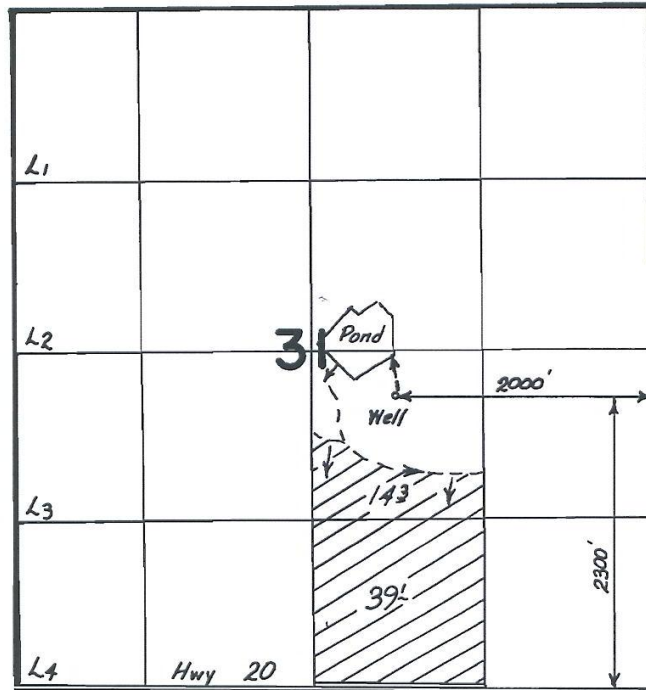
WITNESS the signature of the Water Resources Director, affixed MAY 20, 1991.

/s/ WILLIAM H. YOUNG
William H. Young

Recorded in State Record of Water Right Certificates numbered 65785.

G-11218.KK

T. 22S., R. 32E., W.M.



FINAL PROOF SURVEY
UNDER

Application No. G11218 Permit No. G10339
IN NAME OF

JETT C. BLACKBURN

Surveyed 5-10 1988, by Mike Schmarde

PTS on 41065-179-29R 4/89 KK

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON
(Please type or print)

(Do not write above this line)

State Well No. 22532E-3/26

State Permit No. _____

(1) OWNER:

Name Jeff Blackburn
Address 771 Ponderosa Village

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☒ Driven ☐
Cable ☐ Jetted ☐
☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(5) CASING INSTALLED:

Threaded ☐ Welded ☒
6" Diam. from +3 ft. to 27 ft. Gage 250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

(6) PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used _____

Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name _____
Type _____ Model No. _____
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom?
Pump: 20 gal./min. with 12 ft. drawdown after 1 hrs.

" " " " " "

Ball test gal./min. with ft. drawdown after hrs.
Ball flow g.p.m.

Temperature of water 68 Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used cement
Well sealed from land surface to 19 ft.
Diameter of well bore to bottom of seal 15 in.
Diameter of well bore below seal 6 in.
Number of sacks of cement used in well seal 18 sacks
How was cement grout placed? grout pump

Was a drive shoe used? ☒ Yes ☒ No Plugs _____ Size: location _____ ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ depth of strata _____

Method of sealing strata off _____

Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Harney Driller's well number
NW 1/4 SE 1/4 Section 31 T. 22S R. 32E W.M.
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 60 ft.
Static level 38 ft. below land surface. Date 9-5-79
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6
Depth drilled 160 ft. Depth of completed well 160 ft.

Formation: Describe color, texture, grain size and structure of materials;
and show thickness and nature of each stratum and aquifer penetrated,
with at least one entry for each change of formation. Report each change in
position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
soil, sandy	+3	2	
rock, brown	2	42	38
rock, white	42	68	
sand, fine	68	80	
rock, white	80	104	
clay stone	104	160	

RECEIVED

SEP 24 1979

WATER RESOURCES DEPT
SALEM, OREGON

Work started 8-7 1979 Completed 8-10 1979
Date well drilling machine moved off of well 8-10 1979

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signed] Dan Merrill Date 9-5, 1979
(Drilling Machine Operator)

Drilling Machine Operator's License No. 1285

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name Dan Merrill
(Person, firm or corporation) (Type or print)

Address Box 255, Burns, Ore

[Signed] Dan Merrill
(Water Well Contractor)

Contractor's License No. 728 Date 9-5, 1979

(USE ADDITIONAL SHEETS IF NECESSARY)

SP-45656-119

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT
SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT
STATE OF OREGON
(Please type or print)

(Do not write above this line)

WATER RESOURCES DEPT

SALEM, OREGON

(10) LOCATION OF WELL:

County Harney Driller's well number
N41 1/4 SE 1/4 Section 31 T.22S R.32E W.M.
Bearing and distance from section or subdivision corner

(1) OWNER:

Name Jeff Blackburn
Address 771 Ponderosa Village
Burns, OR 97720

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☒ Driven ☐
Cased ☐ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐

(5) CASING INSTALLED:

Threaded ☐ Welded ☒
12" Diam. from 2 ft. to 58 ft. Gage 250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

(6) PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used

Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level

a pump test made? ☒ Yes ☒ No If yes, by whom? Western Wells
Yield: 135 gal./min. with 120 ft. drawdown after 2 hrs.

" " " " " "
" " " " " "

Artesian flow gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m.

Temperature of water 69 Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used cement
Well sealed from land surface to 18 ft.
Diameter of well bore to bottom of seal 15 in.
Diameter of well bore below seal 15 in.
Number of sacks of cement used in well seal 12 sacks
How was cement grout placed? grout pump

Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

(11) WATER LEVEL: Completed well.

Depth at which water was first found 60 ft.
Static level 38 ft. below land surface. Date 9-5
Artesian pressure lbs. per square inch. Date

(12) WELL LOG: Diameter of well below casing 15

Depth drilled 620 ft. Depth of completed well 620 ft.

Formation: Describe color, texture, grain size and structure of materials;
and show thickness and nature of each stratum and aquifer penetrated,
with at least one entry for each change of formation. Report each change in
position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
soil, sand	0	2	
rock, brown	2	44	
rock, white	44	70	
sand	70	80	38
rock, white	80	105	
clay stone,	105	185	
sand	185	188	
clay stone	188	255	
sand stone	255	310	
clay stone	310	375	
sand	375	380	
clay stone	380	445	
sand	445	448	
clay stone	448	600	
clay stone	600	620	

Work started 8-10 1979 Completed 9-5 1979

Date well drilling machine moved off of well 9-5 1979

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signed] Dan Merrill Date 9-5, 1979
(Drilling Machine Operator)

Drilling Machine Operator's License No. 1285

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name Dan Merrill (Type or print)
(Person, firm or corporation)

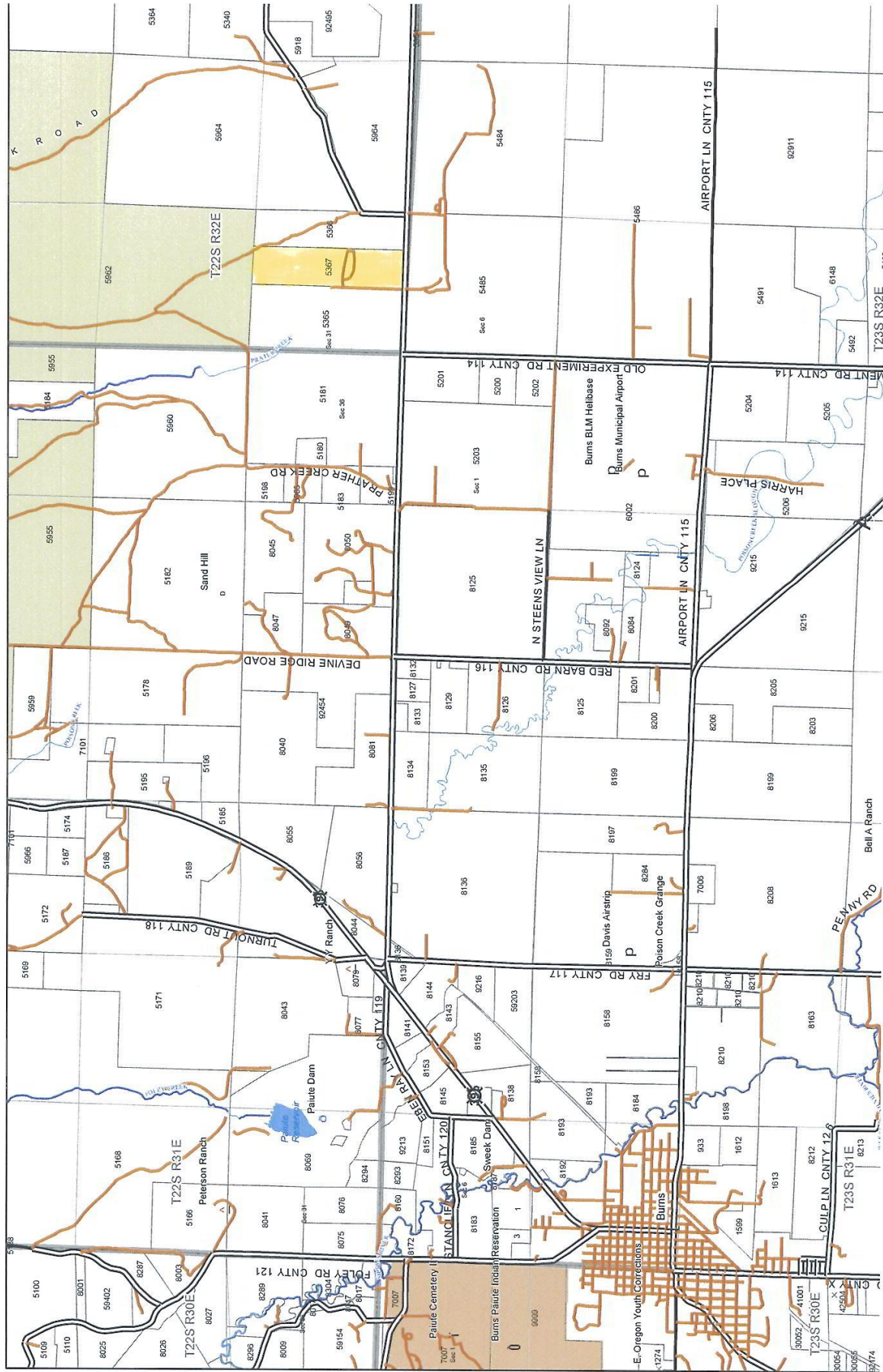
Address Box 255, Burns, One 97720

[Signed] Dan Merrill (Water Well Contractor)

Contractor's License No. 728 Date 9-5, 1979

(USE ADDITIONAL SHEETS IF NECESSARY)

SP-45656-110





Irrigated Ground

