



**Jett Blackburn
Real Estate Inc.**



Sunset Ranch

\$6,250,000



Contact Card

Presented by
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Location: Approx. 16 miles south of Burns Oregon on Hwy 205

Acreage: 5892.31 +/- total deeded acres consisting of:
- 923.7 +/- acres of irrigated by pivots
- 4956 +/- acres native & improved pasture
- 12.61 +/- acres of improvements

State Lease: 240.00 acres (native range)

Water Rights:

<u>Certificate#</u>	<u>Permit #</u>	<u>Priority Acres</u>	<u>Primary Acres</u>
	G-18241	596.6	April 5, 2000
62014	G-10976	40.0	August 7, 1989
90408	T-10323	274.9	November 22, 1974
*94472	G-17544	-	February 8, 1999

*This is for a dairy operation

Irrigation Equipment:

- 5 – Zimmatic pivots
- 2 – Valley pivots
- 1 – Pierce pivot

Crops: 260 acres Timothy Hay
117 acres hay/grass mix
245 acres alfalfa hay
300 acres irrigated pasture

Improvements:

- 1 – 1992 Fleetwood MH with 2226 sq.ft. has 3 bd, 2 bath with patio
- 1 – 1997 frame built house/office with approx. 1438 sq.ft., 1 bd, 1 bath
- 1 – 1999 Fleetwood triple wide MH with 2536 sq.ft. 4 bd, 2 baths.
This house exterior has been extensively improved with covered porches, outside fireplace and a 2310 sq.ft. oversized garage
- 1 – 1967 10 x 47 singlewide
- 1 – 10,000 sq.ft. hay shed
- 1 – 100 x 200 older milking parlor
- 1 – 30 x 140 was a sick cow milking parlor
- 2 – 40 x 144 livestock shelter
- 1 – 40 x 100 commodities barn
- 1 – 10 x 60 truck scales
- 1 – 1250' concrete feed alley 50' wide
- 1 – 330' concrete feed/runway
- 1 – 600' concrete feed/runaway
- Misc. outbuildings
- Misc. silage parts

Comments: The Sunset Ranch is located in Southeastern Oregon in Harney County south of the town of Burns. Harney County is a high desert community and the largest county in the state with over 10,000 square miles and over 300 days of sunshine per year. There is a lot of open spaces here since our population is around 8,000 people.

Agriculture is very important to our community which is primarily for running cattle and some of the highest quality hay production.

The Sunset Ranch was originally setup as a Dairy and at one time ran over 1200 head of milking cattle. Since the end of the dairy it was converted over to hay production and a cattle ranch. The ranch currently can run approximately 300 head of cattle and puts up approximately 2500-3000 tons of hay.

There has been approximately 2000 acres of dry sagebrush ground farmed and planted into crested wheat.

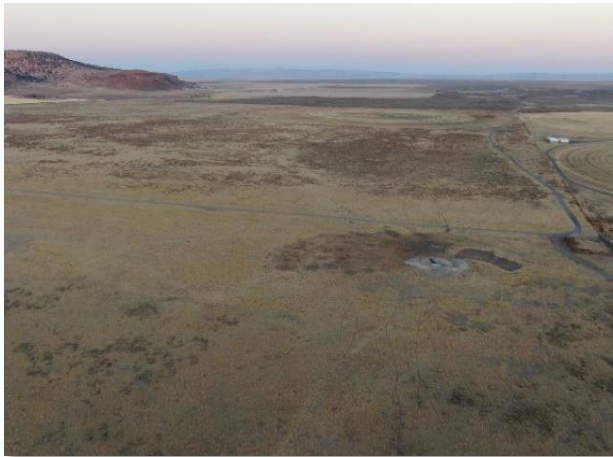
This basically is an all deeded ranch except for 240 acres of state lease and with the large linear feet of feed bunks and could also be used as a stock yard. This is a unique cattle and hay ranch in Eastern Oregon.

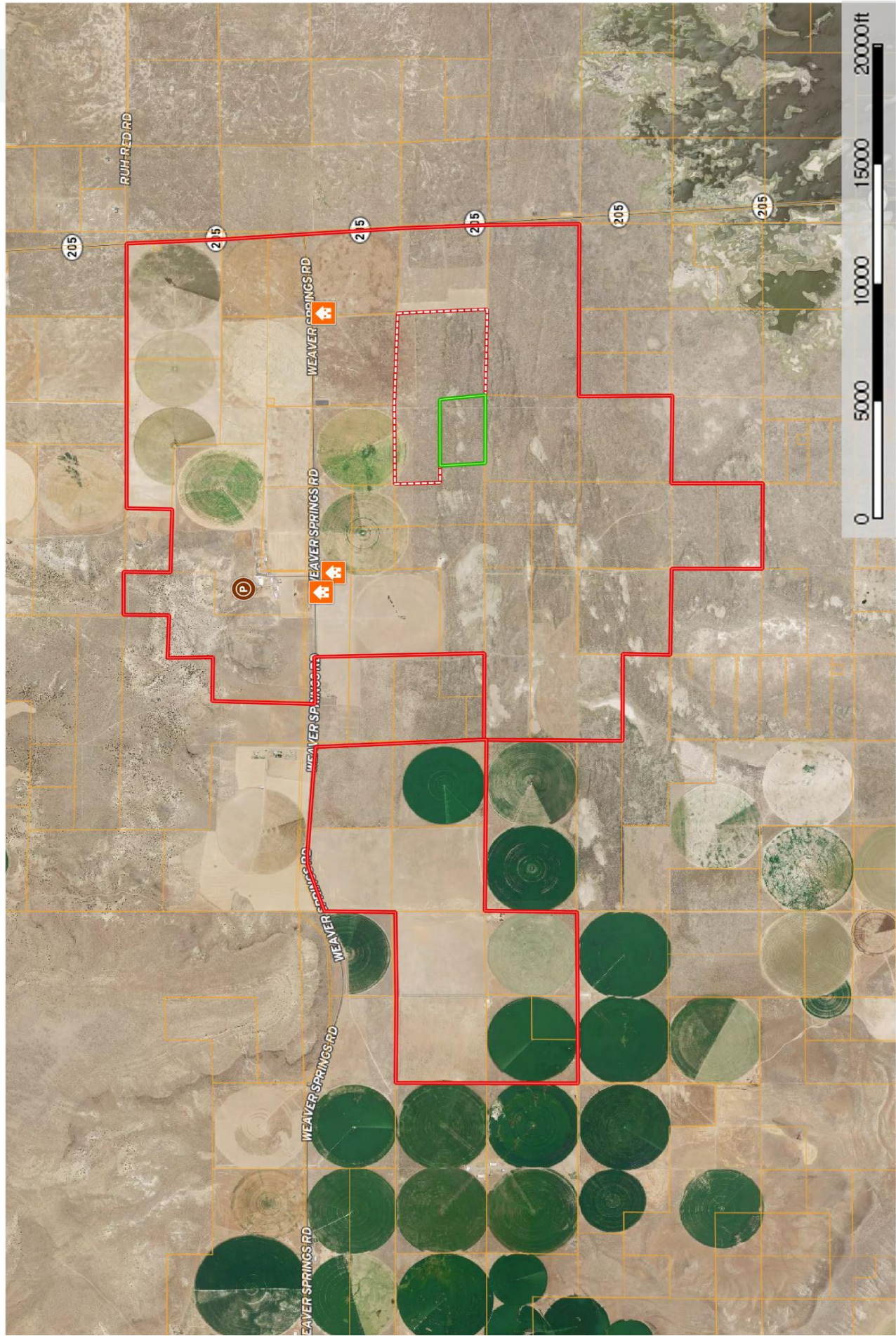
Taxes: \$43,917.61 (2020/2021)

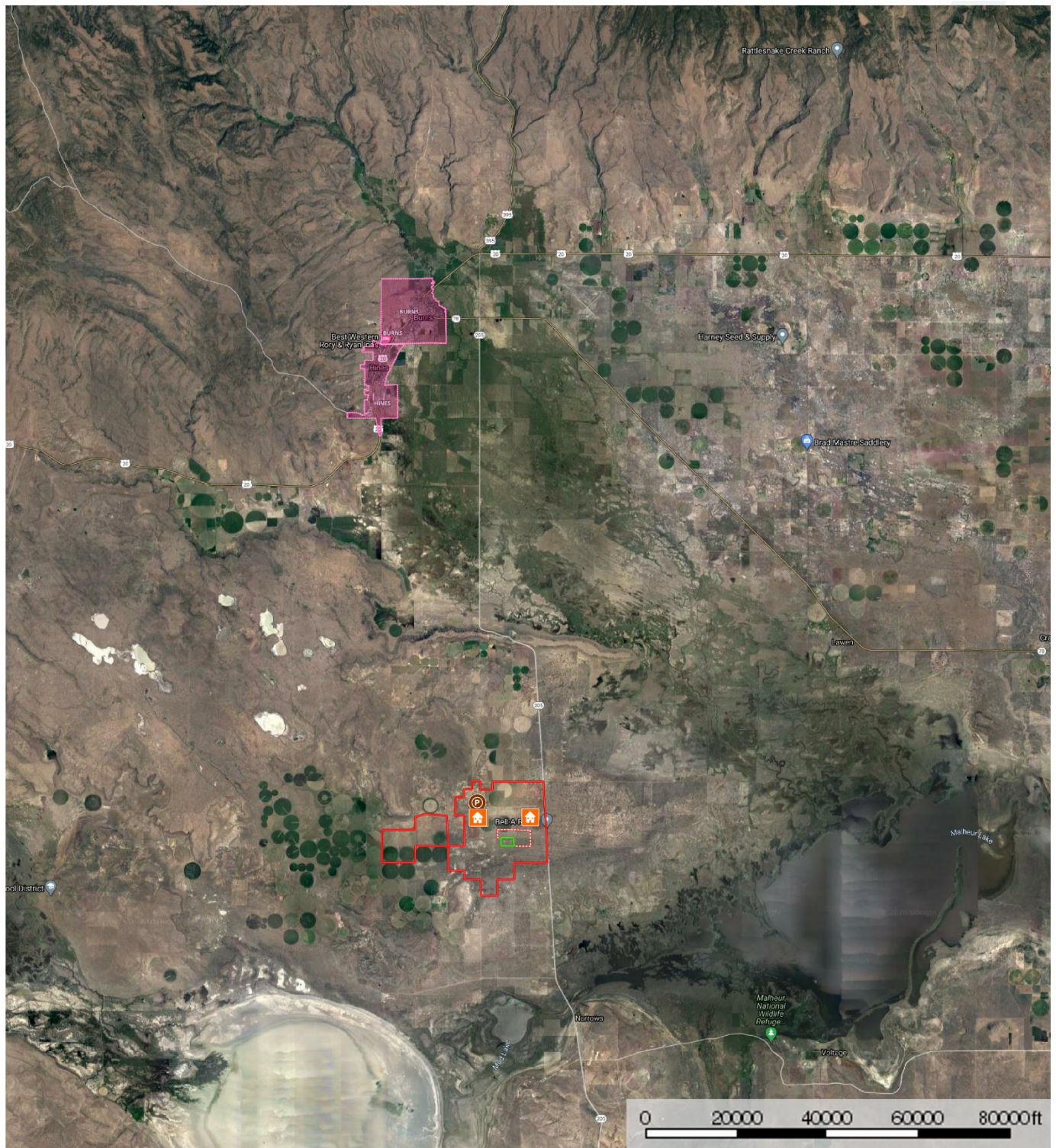
Price: **\$6,250,000.00**

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.









 House  Pens  Not included  Boundary  Boundary