





Jett Blackburn Real Estate Inc.



## **Sunset Valley**

## \$650,000



**Contact Card** 

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LOCATION: 31734 Sunset Valley Ln, Burns OR

ACREAGE:

160 acres consisting of:

- 130 acres of irrigated pivot ground
- 27 acres of pivot corners
- 3 acres with improvements

WATER RIGHTS: 130.85 acres of water rights with a priority of Aug 20, 2009

**IRRIG EQUIP:** 4 – Zimmatic Pivots (1 with LESA system)

**CROPS:** 35 +/- acres alfalfa

- 33 +/- acres triticale
- 63 +/- acres of grass (pasture mix)

**IMPROVEMENTS:** 1 – 2000 Triplewide MH, 3 bdrm, 2 bath, plus den, 1794 sq.ft. 1 – Pump House 1 – Storage shed

- **TAXES:**\$2,052.29 (farm deferral)
- **PRICE:** \$650,000.00

**REMARKS:** This Hobby Farm is a little over 14 miles from Burns Oregon. There are four newer pivots of which one has a LESA irrigation sprinkler package. The current owners use two pivots for irrigating pasture for their cattle herd and hays the other two pivots. There is a nice steel piped corrals with chute and powder river tub. The triple wide manufactured home has an open kitchen floor plan to the family room with breakfast bar & skylights. Besides the 3 bedrooms and 2 baths, there is a den with double doors that could be used for a 4<sup>th</sup> bedroom. The house has newer laminated floors and a Blaze King woodstove. Great location with only a few minutes from Burns and would make a great Hobby Farm for someone who works for Burns or Hines.

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.





















## Wilson Country Real Estate Oregon, 160 AC +/-😭 😭 10 PASTURE TRITICALE Ê PASTURE ALFALFA 1500 500 1000 2000ft 0 Panoramic View Trough House D Boundary Pipeline Well Primary Road Fence

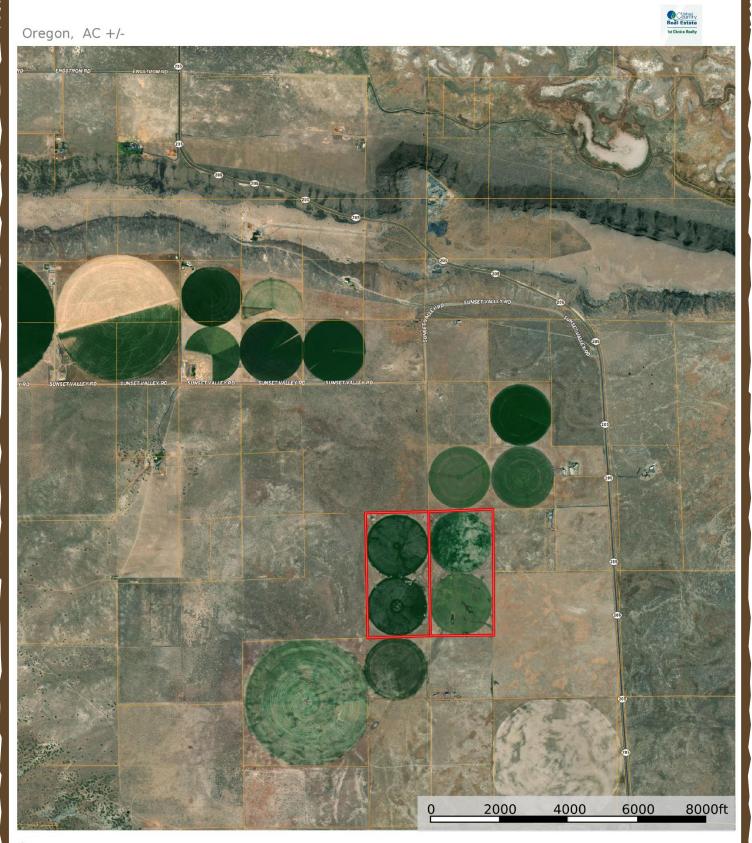
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D Boundary



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