

Puckett Ranch

5,444.83(+/-) Deeded Acres | 955.10(+/-) Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Puckett Ranch is an Eastern Oregon ranch located south of Burns Oregon. The property is a high desert outfit with 5,444.83(+/-) deeded acres, an additional 240 acres of state lease, & 955.10(+/-) acres of water rights. All irrigated work is done by pivots & there are various improvements found throughout the acreage consisting of housing, shop, hay cover, & working corrals.

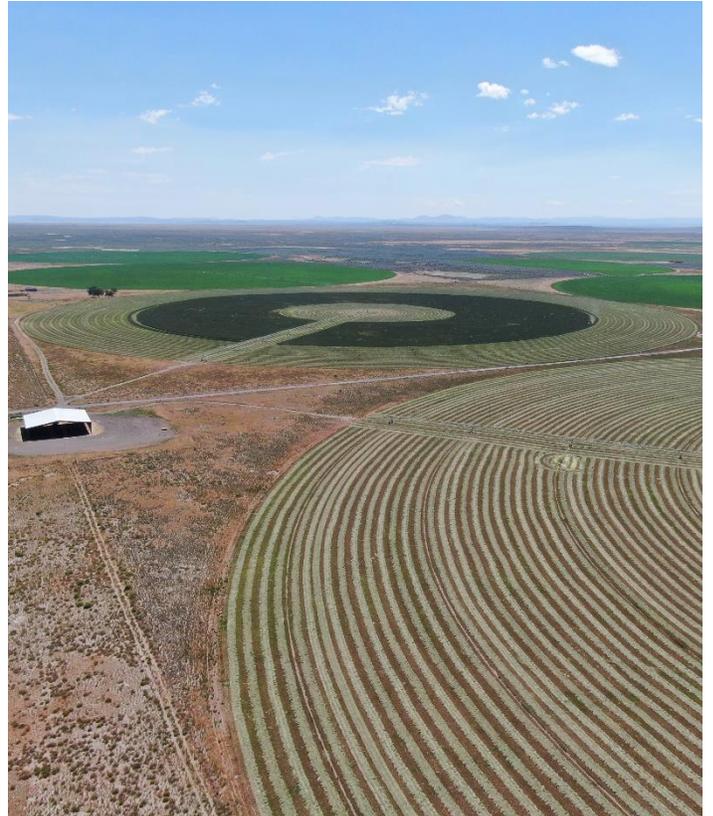
The irrigation in this area is known for its warmer climate & good sandy loam soils which have produced some of the best yielding in the county. The irrigated ground is planted in timothy, triticale, & alfalfa. All the irrigation is done by pivots with some having LESA packages. Of the 955 acres of water rights, 750(+/-) acres are currently irrigated under pivots. Currently there are 3 pivots seeded in triticale, 2 pivots in timothy, & 2 pivots in alfalfa.

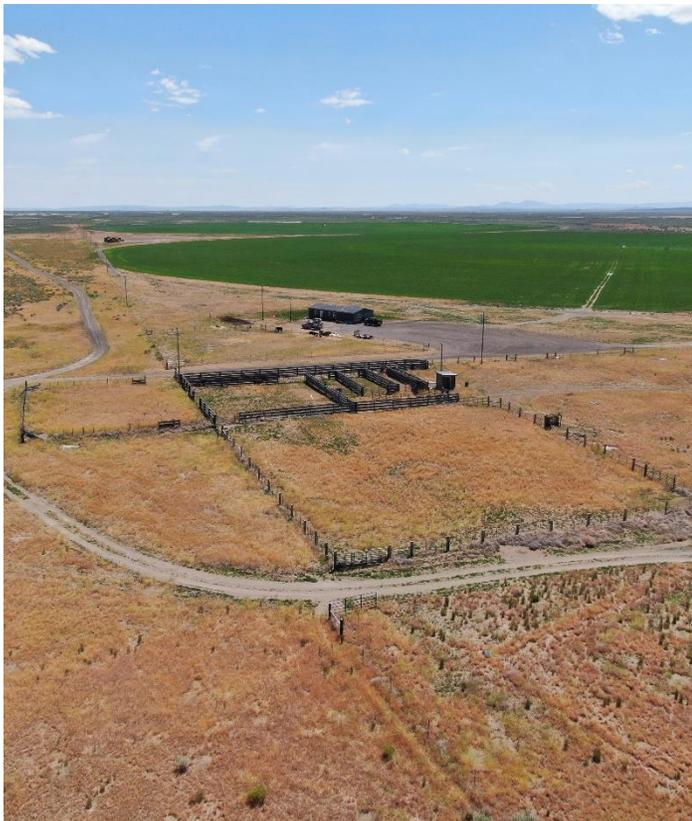
This ranches summer range as it is a mixture of native feed & some crested wheat that had been planted about 5 years ago. The acreage is fenced & cross fencing as there are good stock water troughs throughout. Several of the pivots have been fenced and used as fall pasture as well. Two smaller sets of working corrals can be found in different locations throughout the deeded.

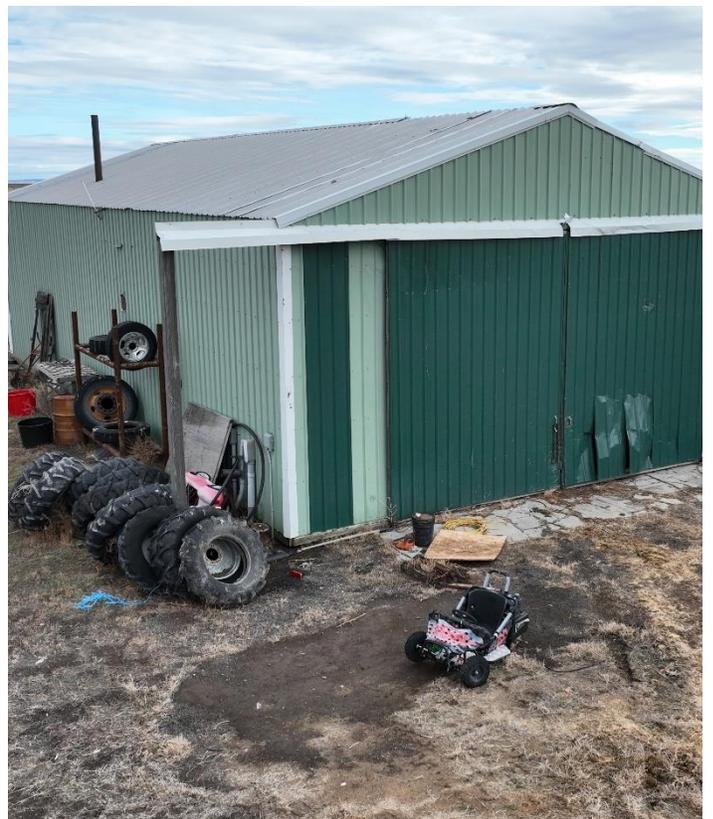
Improvements on the property can be found primarily along the paved road. All together are 4 manufactured homes, of which 2 have 4 bedrooms with attached garages. A pole structure shop with concrete floor can be found near one while there is a large hay shed conveniently near a handful of the pivots. Most of the improvements are currently in good shape.

Overall, Puckett Ranch is a high desert operation with thousands of acres in grazing ground and the hay base. It could make a good cattle outfit and provide plenty of room for housing or rental opportunities.

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.









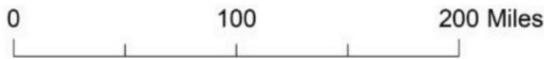
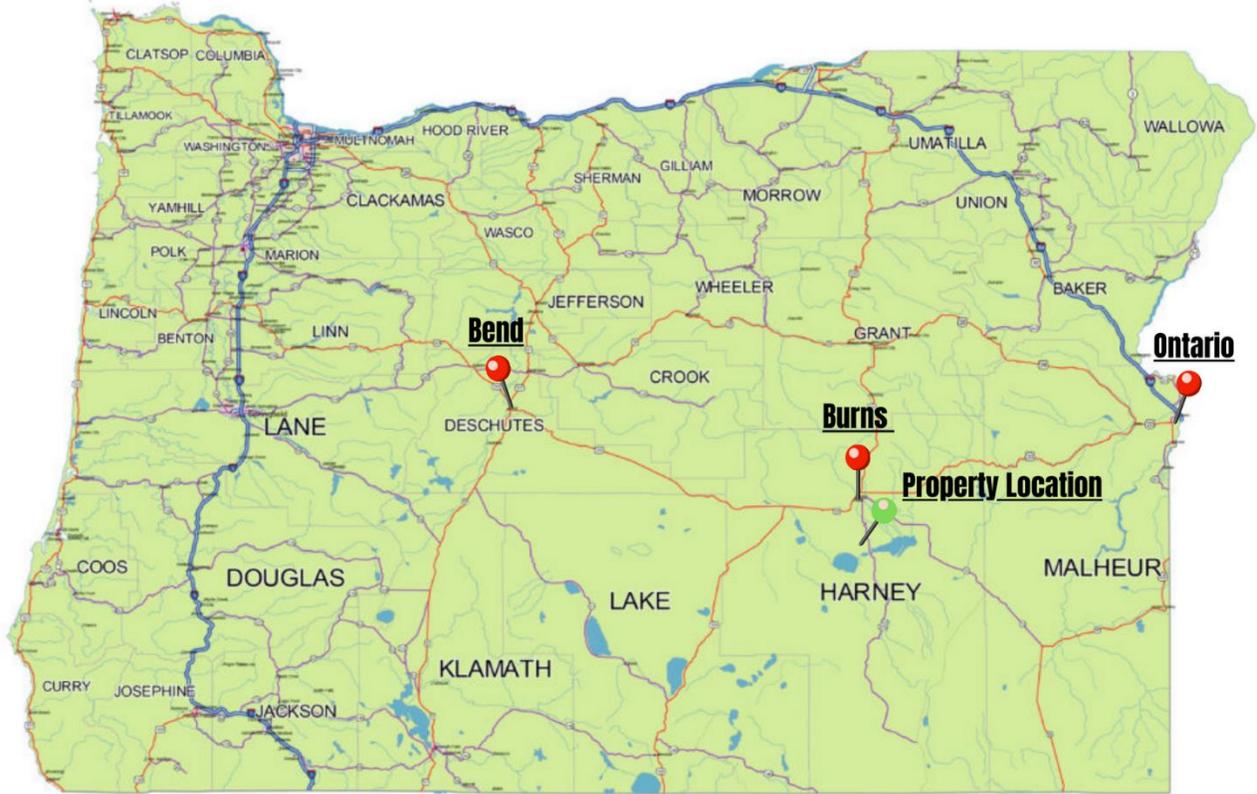
Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.



Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two-hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





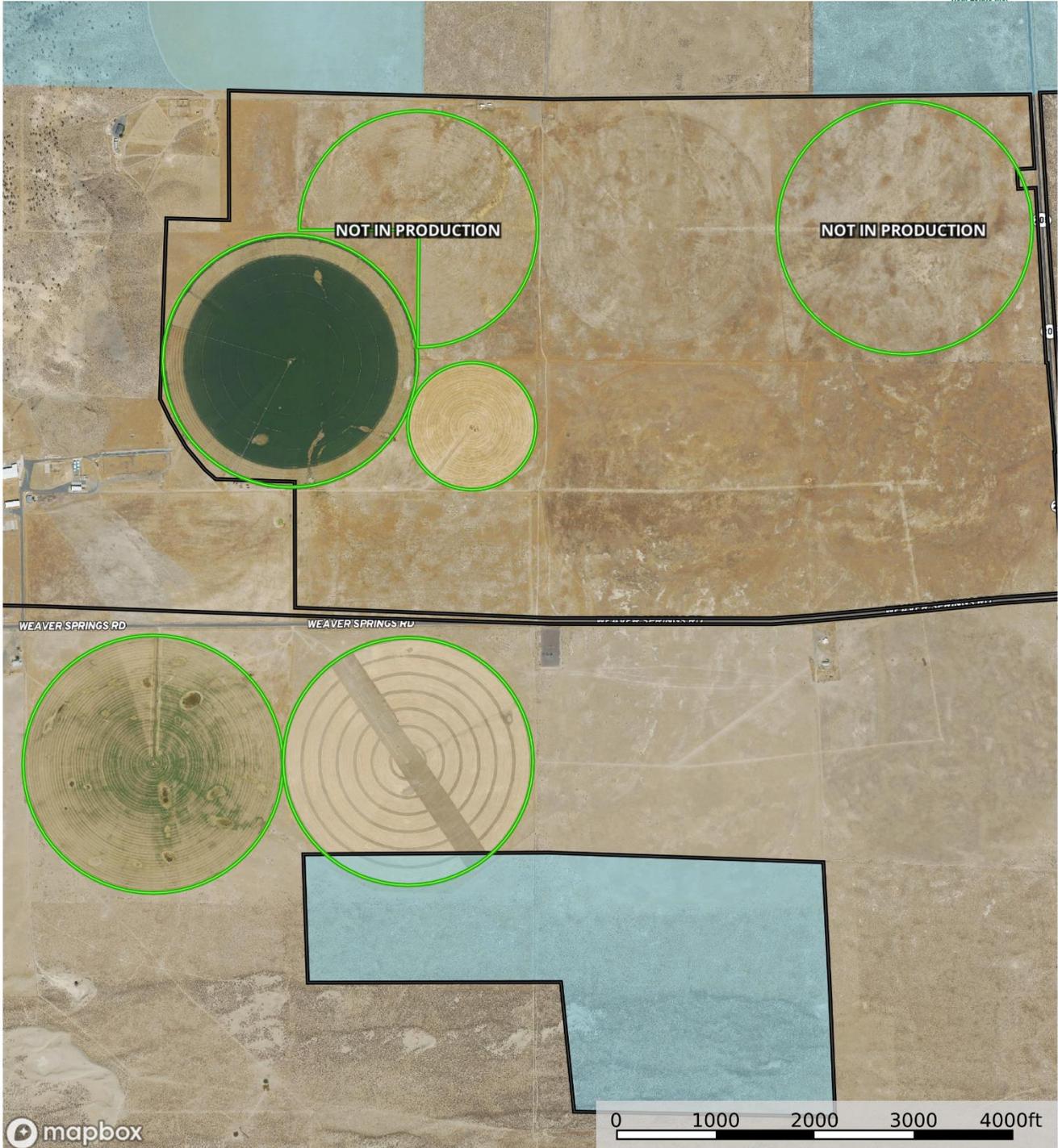
OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
21 min (20 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 33 min (147.2 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 31 min (150.6 mi)
102,059 (2021)



- Corrals
- Hay Cover
- Shop
- House
- Panoramic View
- Windmill
- Trough
- Well
- Grazing Allotment
- Mainline
- Weaver Spring Boundary
- Indian Head Boundary
- Windmill Boundary
- Briggs Bounda
- Anderson Valle Boundary
- Pivot
- Forest Service
- State Land
- Fish and Wildli
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



UNION COUNTY REAL ESTATE



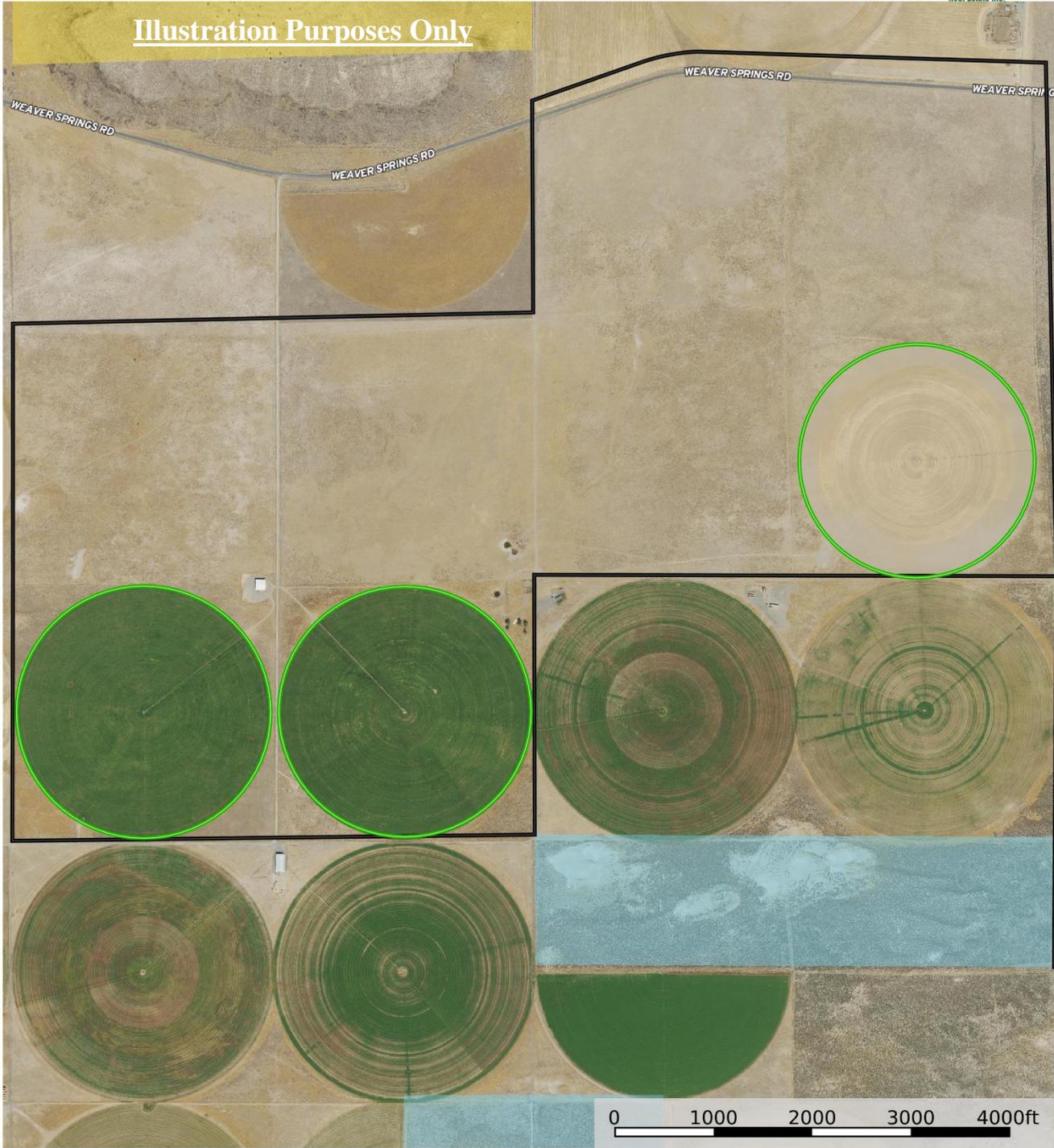
Puckett Ranch



7720

Briggs - Puckett
Oregon, AC +/-

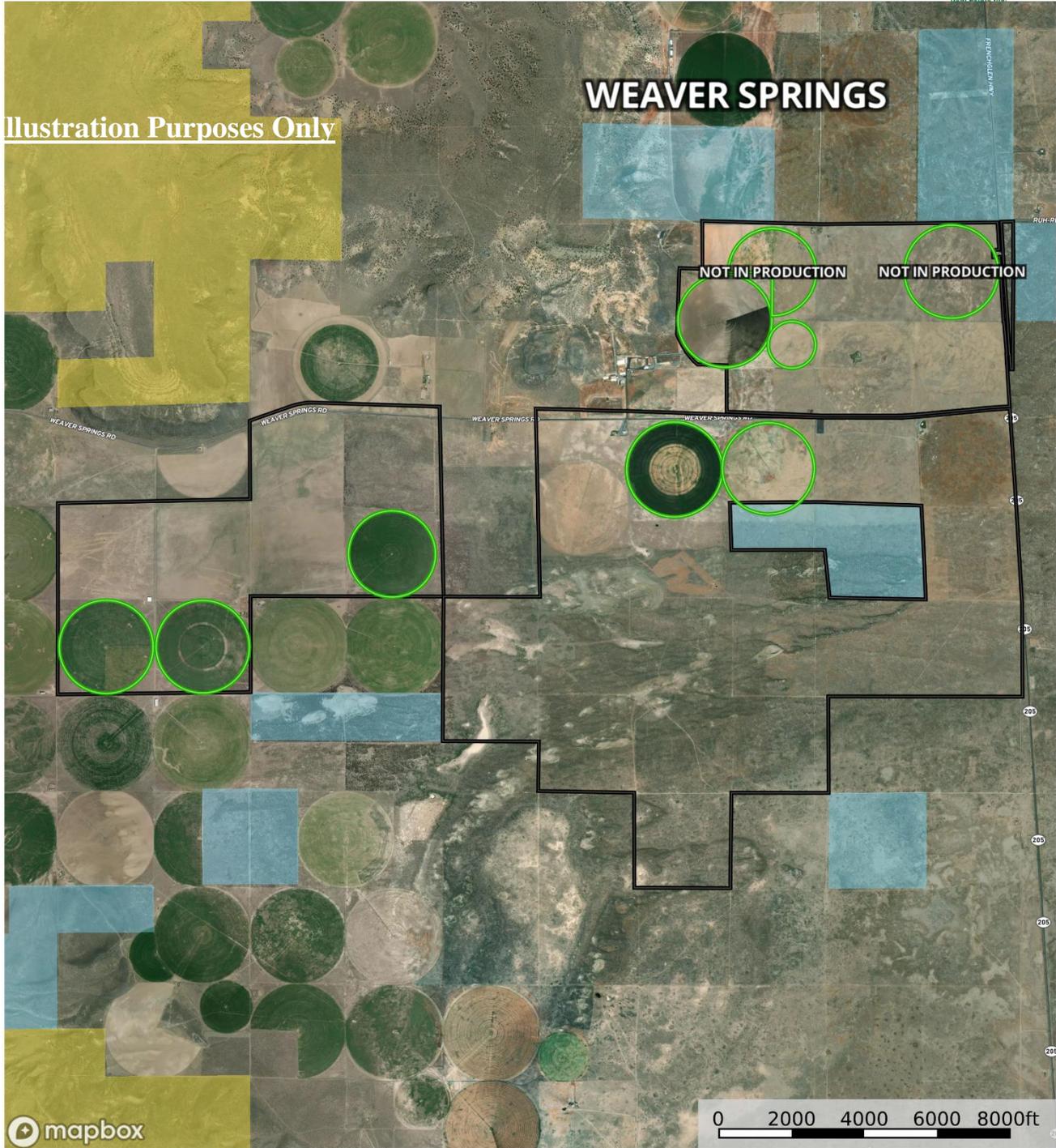
Illustration Purposes Only



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|------------------------|----------------------|-------------------|------------------------|-------------------------|----------|----------------|------------|-------------------|---------------|
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ACREAGE:

5,444.83 (+/-) Deeded Acres - Per County Records
- 757.75 (+/-) Acres Irrigated Pivot
- 191.35(+/-) Acres Irrigated Pivots (Not in Use)
- 15.78(+/-) Acres - Improvements
- 4,483(+/-) Acres of Range

WATER RIGHTS:

<u>Certificate#</u>	<u>Transfer</u>	<u>#Acres</u>	<u>Priority Date</u>
95837	T-13968	590.1	April 5,2000
90409	T-13743/13466	59.6	April 9,1979
62014	T-14191	30.5	May 26, 1983
90408	T-13743/13766	274.9	Nov. 22, 1974

STATE LEASE:

240 Acres (Native Pasture)

IMPROVEMENTS:

1967 Great Lakes MH - 2 Bedroom, 2 Bath - 760 sqft
1999 MH - 3 Bedroom, 2 Bathroom - 1,512 sqft
GP Building - 1,800 sqft
1999 Fleetwood MH - 3 Bedroom, 2 Bath - 2,536 sqft
1992 Fleetwood MH - 4 Bedroom, 2 Bath - 2,226 sqft
Small set of Working Corrals
GP Building - 1,824 sqft
Hay Shed - 10,000 sqft
Truck Scales

FINANCING:

Cash or Bank Financing

TAXES:

\$14,210.96 - Per County Records (Farm deferral)

PRICE:

\$4,900,000

United Country Jett Blackburn Real Estate



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.

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

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