

Christie Parcels



\$1,696,000
(will split property)

Presented by
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Location: 71011 Penny Rd, Burns Oregon

Acreage: 1,760 acres consisting of the following:
- 240 ac. under pivots
- 1,520 ac. native pasture

Improvements: 1 - 1,800 sq.ft. shop built in 1986
1 - Bunk house built in 1986
1 - Set of working corrals

Irrigation Equip: 2 - irrigation wells
3 - stock/domestic wells
2 - older pivots

Water Rights: 251.2 acres of water rights with a priority date of July 8, 1992
(Certificate #85999)

Schools: Located in the middle of two school districts so you can go to
Burns or Crane

Taxes: 2011/2012 - \$1,643.15 (farm deferral)

Price: \$1,696,000.00

Split Breakdown:

<u>Parcel</u>	<u># of Acres</u>	<u>Price</u>	<u>Wells</u>
A	480	\$336,000	none
B	320	\$288,000	1 - stock
C	640	\$640,000	none
D	320	\$480,000	2- irrigation & 2- stock

Comments: This property has been leased out over the past 10 years for grazing. There is additional developable ground for pivots. The owner will consider terms to a qualified buyer. The improvements are minimal but there is a good set of working corrals.

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.



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

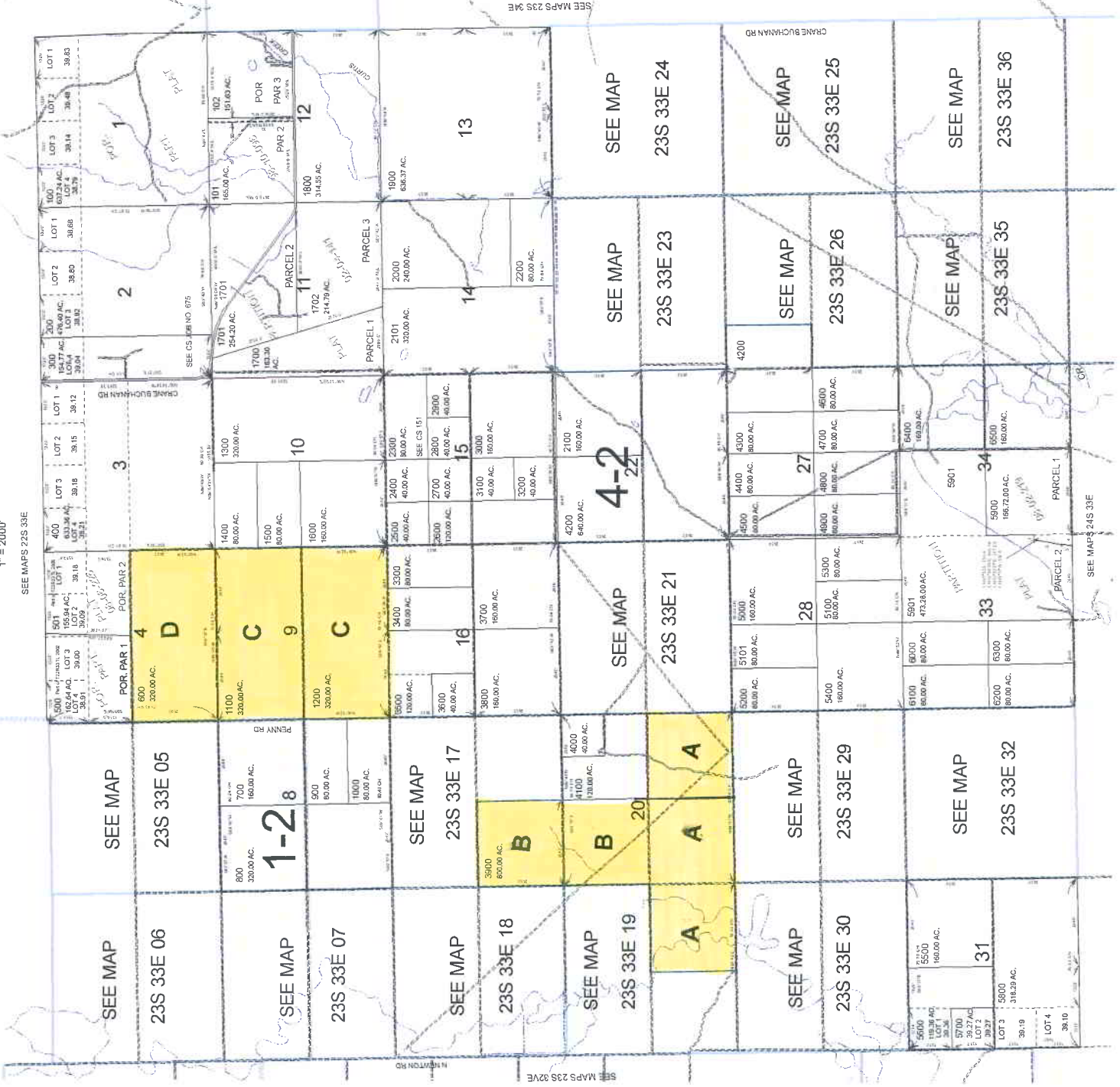
T.23S. R.33E. W.M.
HARNEY COUNTY

23S 33E
& INDEX

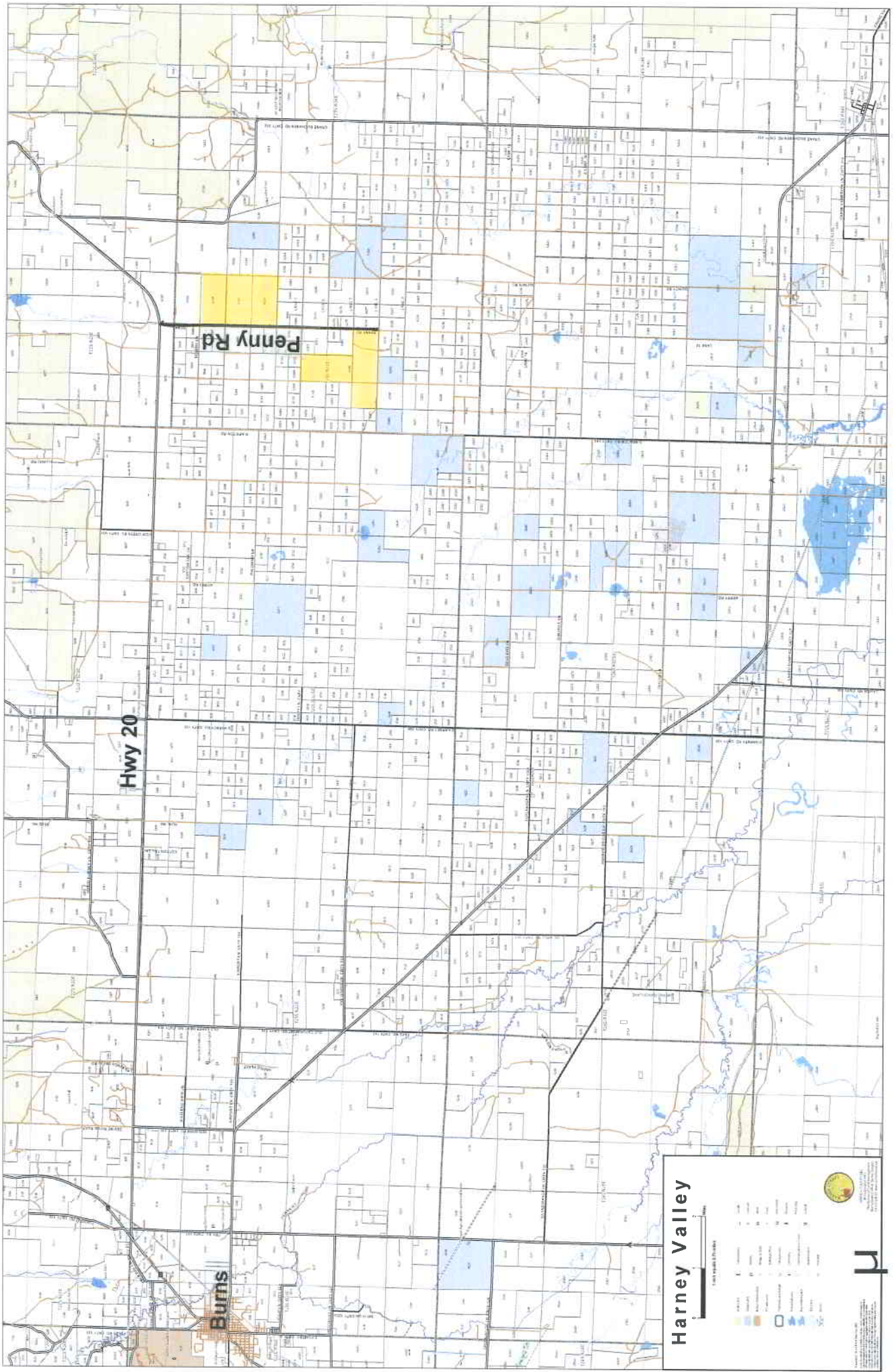


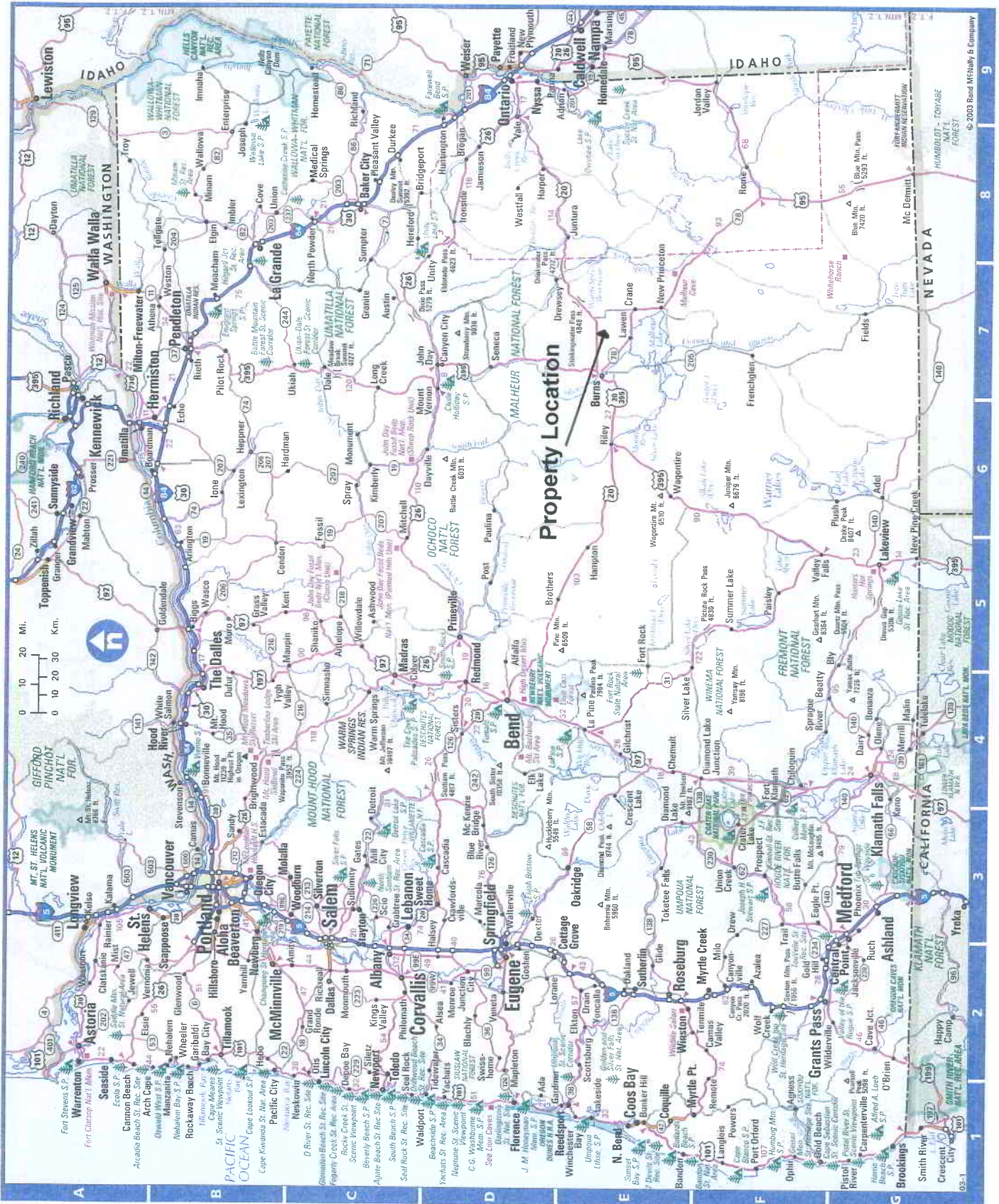
CANCELLED NO.

600M1
600M2
700M1
700M2
900M1
900M2
1200M1
1200M2
1700M1
1700M2
2000M1
2000M2
2100M1
2100M2
2400M1
2400M2
4100M1
4100M2
4300M1
4300M2
4900M1
4900M2
5100M1
5100M2
5800M1
5800M2
6000M1
6000M2
6500M1
6500M2



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23S 33E
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Oregon
 Population: 3,492,100 (1/1/01 estimate)
 Land Area: 96,002 sq. mi.
 Capital: Salem

Cities and Towns	Index
Albany	C-2
Amity	B-2
Antelope	C-2
Astoria	G-3
Ashland	A-2
Baker City	E-1
Bay City	E-4
Bend	D-4
Beaverton	G-1
Brookings	E-1
Bunker Hill	E-1
Burns	E-7
Cannon Beach	A-2
Canyonville	F-2
Cave Junction	G-2
Central Point	G-2
Clatskanie	B-2
Coos Bay	E-1
Coquille	E-1
Corvallis	C-2
Cottage Grove	C-2
Drain	C-2
Eagle Point	F-3
Eggen	B-8
Emery	B-8
Enclava	B-3
Eugene	D-1
Florence	D-1
Forest Grove	F-5
Grants Pass	F-2
Hermiston	B-6
Heppner	B-6
John Day	D-7
Joseph	B-8
Junction City	D-2
Klamath Falls	B-8
Lakeview	G-5
Lakeview	G-5
Lincoln City	C-4
Lincoln City	C-4
McMinnville	C-2
Medford	G-3
Medford	G-3
Millersburg	C-3
Monmouth	C-2
Moro	B-5
Myrtle Creek	B-5
Myrtle Point	B-3
Newberg	B-3
Newport	E-1
North Bend	E-1
Nysa	D-9
Ontario	D-9
Oregon City	B-7
Pendleton	B-7
Phoenix	F-1
Port Orford	F-1
Portland	F-3
Prospect	F-3
Rainier	A-3
Rainier	A-3
Redfoot	E-1
Roseburg	E-2
Salem	C-2
Salem	C-2
Seaside	A-2
Silverton	C-3
Springfield	D-2
Sublimity	C-3
Sublimity	C-3
Sweet Home	D-3
The Dalles	B-4
Toledo	C-6
Toledo	C-6
Union	A-6
Vale	B-9
Vernonia	D-1
Waldport	A-2
Warm Springs	A-2
Warrenton	A-2
Winston	C-3
Woodburn	C-3