



RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

416 ac Bare Land

Burns, OR 97720

\$399,000

Old Experiment Rd & Hwy 78 Acreage



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This 416-acre tract of bare land is located approximately seven miles southeast of Burns, at the intersection of Old Experiment Road and Ryegrass Lane. Well positioned along two paved county roads, the property offers strong potential for livestock grazing, dryland pasture development, or future subdivision opportunities.

The property includes one domestic well, is fully fenced, and has been utilized for livestock grazing for many years. Power is available on the property and along both the west and south boundaries, with additional two-track dirt road access throughout. Access is excellent via State Highway 78 and Old Experiment Road, providing convenient connectivity while maintaining a rural setting.

There are no outbuildings on the property. The vast majority of the acreage lies outside the FEMA 100-year floodplain, with only a small portion in the southwest corner designated within the floodplain. Older, legacy flood irrigation water rights are associated with the property, though they have not been used in recent years.

This large block of land presents a compelling opportunity for buyers seeking acreage with infrastructure in place, strong access, and long-term flexibility for agricultural use or potential development.



ADDRESS: Old Experiment Road & Ryegrass Lane via State Hwy 78 Burns Oregon

ACRES: 416.28 ac (+/-)

CURRENT TAXES: \$803.40 taxes (+/-); Exclusive Farm Use – 2

TAX LOTS: T23S R32E W.M. Sec 19 Tax Lot 2900

WELLS: 1 wells - Log #579 – domestic, 190 feet, 60 gal/min when drilled in 1975

WATER RIGHTS:

Certificate#	Priority Date	# Acres	Source
44944	February 26, 1953	306.9	Flood Right

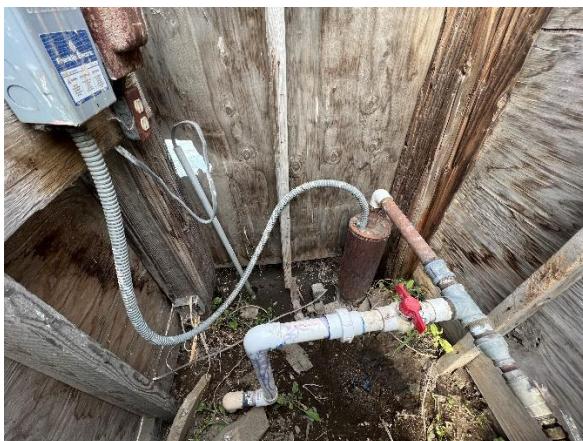
NOTE: There are water rights however property is located in an area known for historically very minimal water delivery.

FINANCING: Cash or bank financing option available for the property

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.



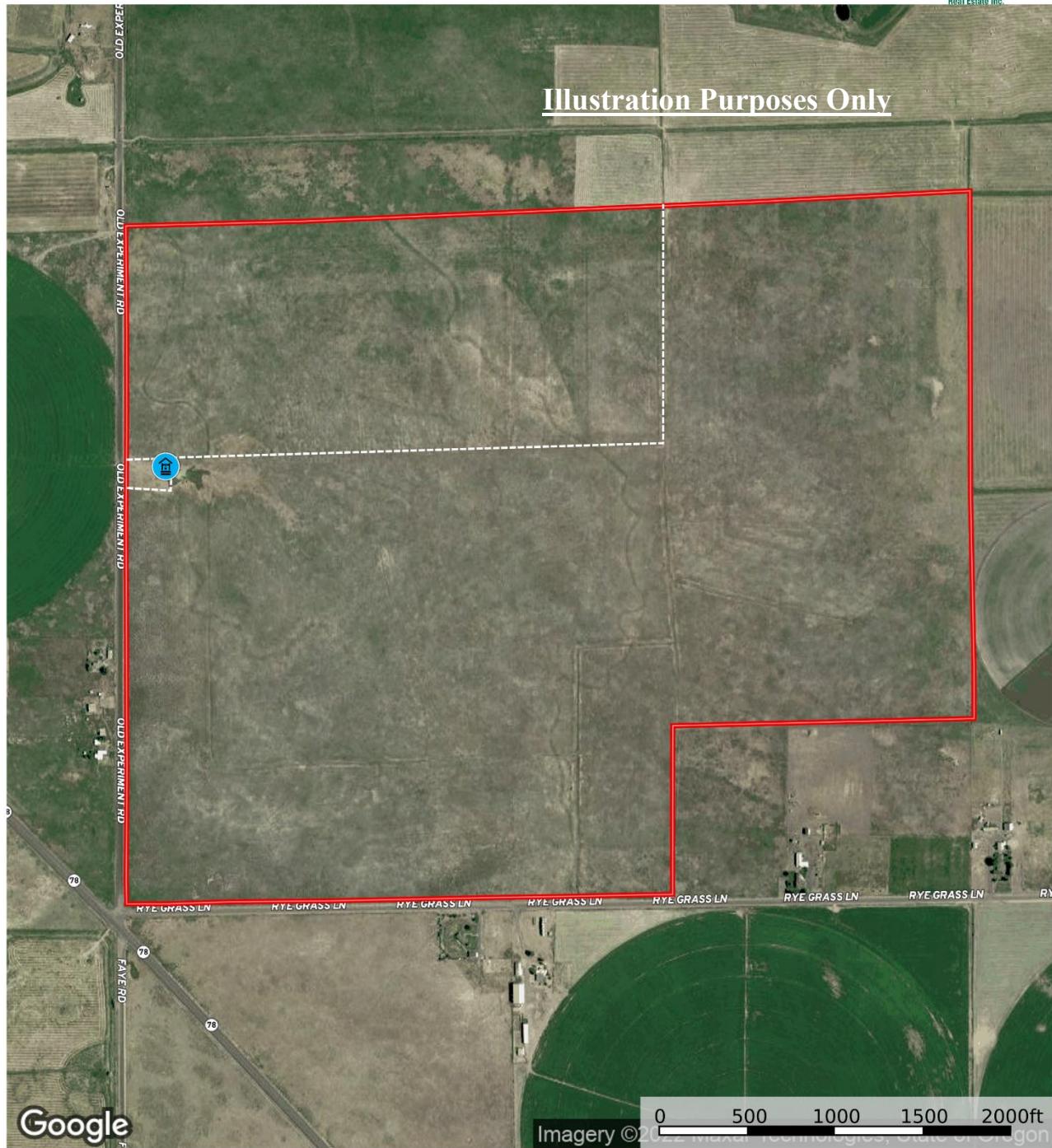
Old Experiment Acreage





Old Experiment Road & Ryegrass Lane - Burns Oregon
Harney County, Oregon, 416 AC +/-

United
Country
Real Estate
Jett Blackburn
Real Estate Inc.

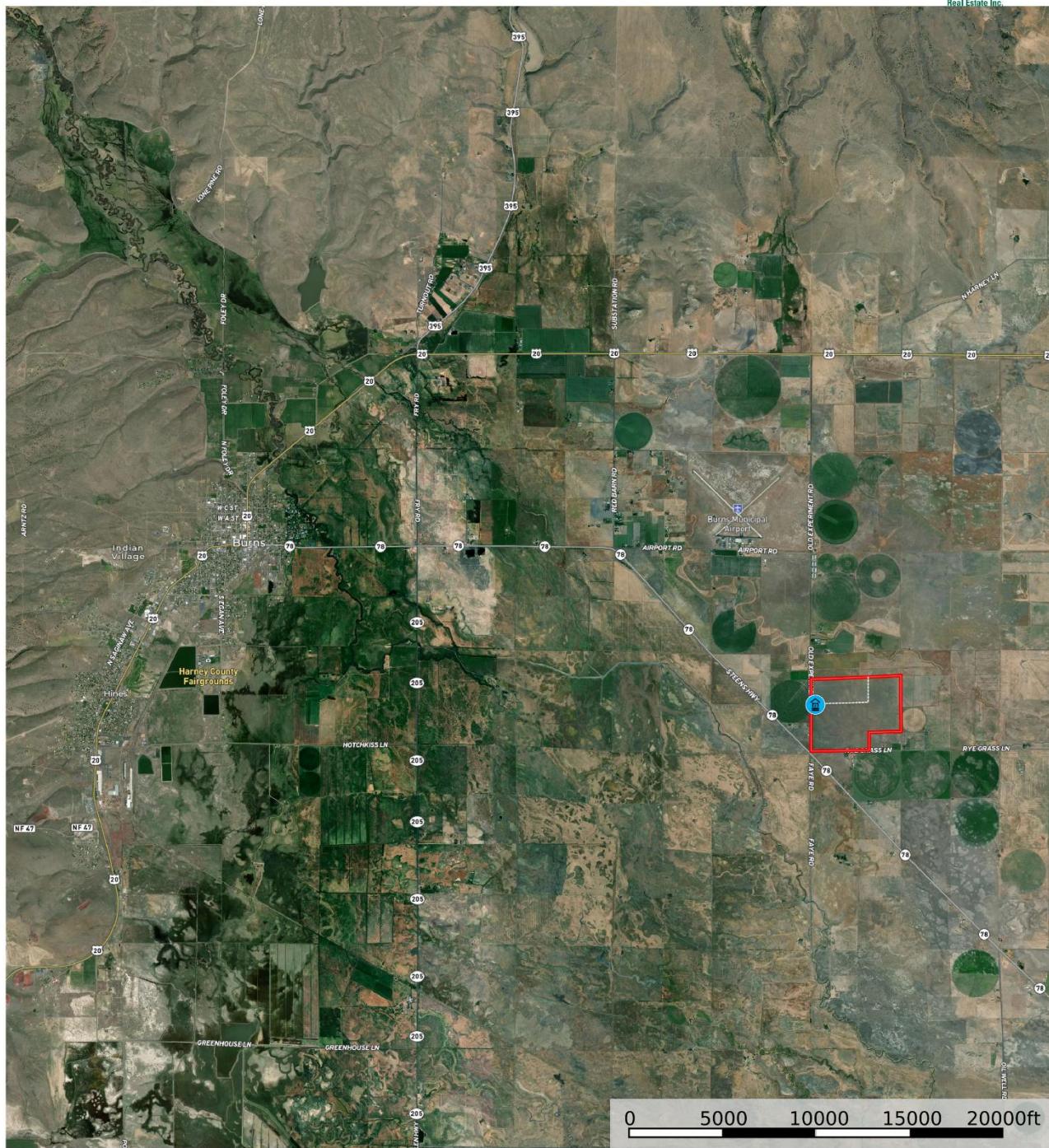




Old Experiment Acreage

Old Experiment Road & Ryegrass Lane - Burns Oregon
Harney County, Oregon, 416 AC +/-

United
Country
Real Estate
Jett Blackburn
Real Estate Inc.





United Country 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 Properties.

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.

Colby Marshall was born in Burns Oregon and raised on his family's cattle ranch located in the frontier high desert of eastern Oregon. Before becoming one of the top real estate agents in the region, Colby served as a natural resources congressional staffer and vice president of one of the largest ranches in eastern Oregon. In 2023, REALTORS® Land Institute officially certified Colby as part of their prestigious Accredited Land Consultant (ALC) real estate land broker designation!

Presented By



Colby Marshall
Principal Broker
Accredited Land Consultant