



64347 HARNEY AVE
CRANE, OR

**733.03 DEEDED
ACRES**

**608 ACRES
WATER RIGHTS**

**FOUR GOOD
WELLS**

TWO HOMES

SIX PIVOTS

SIX WHEEL LINES

GREAT VIEWS

REDUCED!

\$2,600,000.00



INDIAN HEAD FARM, PRINCETON, OR



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

INDIAN HEAD FARM, PRINCETON, OREGON

LOCATION: 50184 Hwy 78, Princeton, OR. Also, 59800 Anderson Valley Rd., Princeton, OR. Two separate but joining tax lots: Account # 10840, tax lot 400, T27S, R34 EWM ; Account # 10846, tax lot 1400, T27S, R34 EWM. This property is located about 43 miles SE of Burns, OR and about 2 miles SE of Princeton. It is approximately 3.5 hours to Boise, ID and 3 hours to Central Oregon.

PROPERTY: 733.03 acres, all contiguous, lying south of Hwy. 78 with about 2 miles of highway frontage. There are 608 acres irrigated by six pivots and six wheel lines. There is one full circle pivot and five that are windshield wipe type pivots. The wheel lines are used in areas that the pivots do not reach. This irrigation system has four wells and all are good wells. There is one collection pond with a pump to reuse some of the water. The one full pivot is planted to triticale and will be available next year for alfalfa or grass or grain for another year. There are about 70 acres south of the butte that was in rye and can be seeded to alfalfa, grass, or grain next year. This is land that was in sagebrush about seven years ago. Now it is a productive alfalfa farm. The owners found an area to get some gravel which they use for wheel tracks if necessary and for the interior roads. This farm should produce about 3000 tons of alfalfa hay.

IMPROVEMENTS: There are two homes on this property. One is a 1980 doublewide M/H that was completely remodeled. It has a metal roof and wood siding. There are three bedrooms and two full baths. There is a small enclosed porch (242 sq ft) and a nice deck. One outbuilding is 420 sq ft. The other house is a 1977 singlewide M/H that is 938 sq ft. It has three bedrooms and two baths. This has a 100 sq ft pump house nearby. Each house has its own well and septic system.

INDIAN HEAD FARM, PRINCETON, OREGON

Water rights information:

Certificate #	Acreage	Priority
C-91366	206.00	6/4/1979
C-91367	230.00	12/18/2008
C-91368	80.00	9/27/2012
C-82369	143.20	11/20/1978
C-88299	27.40	6/4/1079
C-17608	(206.00 –this certificate overlaps 91366)	

TAXES: 2018-2019- **\$5,130.58**

REMARKS: A very nice farm in the Princeton, OR area. The owner has taken this land from sagebrush to a good alfalfa producing farm. They did not cut corners when they developed this property. Everything has been done right and the land is improving each year. As is normal in many areas of Harney County, the pH is a little high. But, good farming practices and irrigation create a nice farm. If you like high desert and sparsely populated areas, this is a great area to live in. Winters in the Princeton area are more mild than the Burns area. What snow that comes in the area does not normally stay as long as in other areas of the county. Although it is close to 40 miles from Burns, it is easily accessed right off of Highway 78, which runs from Burns to Burns Jct. At Burns Jct., you can go north to Jordan Valley and Boise, ID or south to Winnemucca and Reno, NV. This area is also home to mule deer and antelope and some elk. There are herds of elk to the mountains north and south of the farm. Schools are less than 15 miles away at Crane. They have classes from K through 12th grade. A really nice farm in a beautiful high desert setting.

PRICE: **REDUCED!!** **\$2,600,000.00**

Ken Thomas is a licensed real estate principal broker in Oregon

Dally Zander is a licensed real estate broker in Oregon

INDIAN HEAD FARM, PRINCETON, OREGON



INDIAN HEAD BUTTE



DOUBLEWIDE M/H

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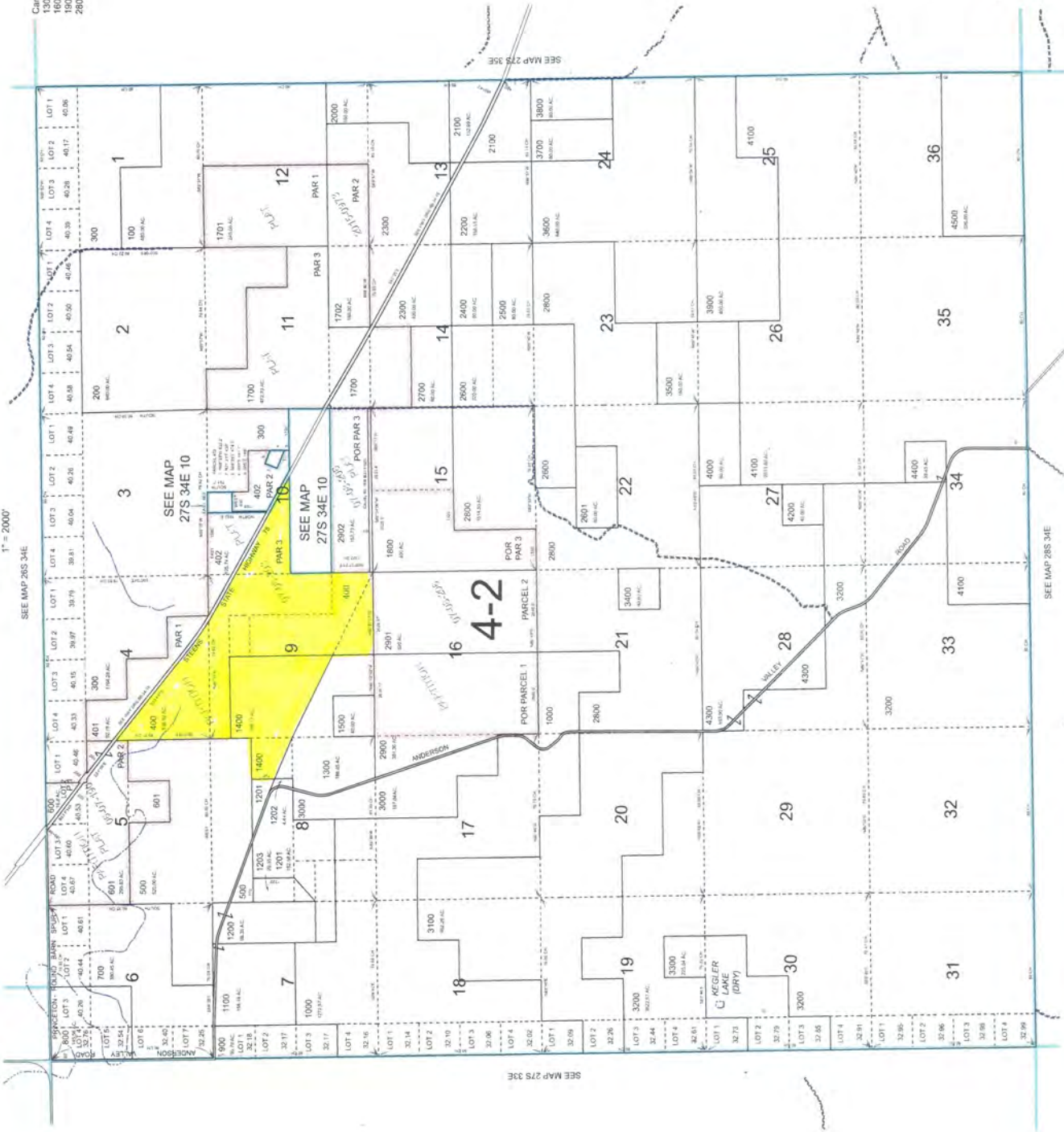
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.27S. R.34E. W.M. HARNEY COUNTY

1" = 2000'

SEE MAP 26S 34E

Cancelled Nos.
1301 (2008)
1600 (2010)
1800
2801



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