



WALDO REAL ESTATE

HOME FARM COMMERCIAL



Thomas Ranch, Burns, OR

\$4,950,000

Presented by
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SUMMARY

This farm is located approximately 16 miles south/southeast of Burns, Oregon. The farm consists of 957 deeded acres with 754 acres of State water rights. The irrigated ground is serviced by two wells that supply water to 5 – 7 tower full circle pivots and 2 – 7 tower half pivots with auto reverse. The land is fenced and cross fenced.

The property consists of a 2016 triple wide Marlett manufactured home that's approximately 2483 sq ft. It has 4 bedrooms and 3 baths. This home also has an attached 40 x 48 garage which is under construction. When finished it will have a canning area, storage area and office/exercise room.

There is also an approximate 70 x 110 ft shop which was built in 2021. It has a heated floor and fully insulated. It has an office, bathroom and above office storage and room to park all your equipment. The shop has two 16 ft roll up doors on the south side and a 16 x 28 hanger style hydraulic door on the north side.

There is also a 2021, 62 x 144 covered hay storage building that can store up to 1000 ton.

Also on the property is a one bedroom heated bunk house with running water, a living area, bedroom, and bathroom. A heated tack room, a heated garden shed and a green house.

Irrigation Equipment (see attached map)

#1 – 2020 Valley 7 tower half circle with booster pump & auto reverse

#2 – 2015 or 2016 Reinke 7 tower full circle pivot

#3 – 2021 Valley 7 tower full circle pivot

#4 – 2016 Pierce 7 tower full circle pivot

#5 – 2016 Pierce 7 tower full circle pivot

#6 – 2011 or 2012 Pierce 7 tower full circle pivot

#7 – 2021 Valley 7 tower half circle with auto reverse



Wells

#4 Well – drilled in 2020, 200 turbine pump with variable frequency drive

#8 Well – drilled in 2011, 200 turbine pump with variable frequency drive

Fields (see attached map)

#1 – Planted in 2021, grass pasture mix

#2 – Planted in 2022, Alfalfa

#3 – Planted in 2022, Alfalfa

#4 – Planted in the fall of 2021 - Alfalfa

#5 – Planted in the fall of 2021 – Alfalfa

#6 – Older grass/alfalfa mix, owner is going to replant in 2023

#7 – Planted in 2022, Alfalfa



Harvest History

2022 – approximately 2000 bales @ approximately 1450 lbs each.

Seller only harvested 370 acres in 2022

2021 – approximately 2000 bales @ approximately 1450 lbs each

2020 – Seller was putting in the infrastructure and did not document the cuttings

Water Rights

Certificate # G-8596 Priority Date: February 1979

Permit # G-16852 Priority Date: January 2011

Transfer # T-13541 Priority Date: January 2011

Permit # G-18531 Priority Date: January 2011

Improvements

2016 – Marlett Manufactured Home with attached 40 x 48 garage

2021- 70 x 110 Shop with heated floors

2021 – 62 x 144 Covered Hay

Heated Bunk House

Heated Tack Room

Heated Garden Shed

Green House

Corrals



THOMAS RANCH















