



**Jett Blackburn  
Real Estate Inc.**



# Hines Pine Mill House

Hines, Oregon

~~\$675,000~~ **Reduced to \$635,000**

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Presented by  
Colby Marshall  
Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
541-589-2247 (cell) / 541-573-7206 (office)  
colby@jettblackburn.com  
www.jettblackburn.com



### **Pride of Ownership - Wonderful Renovations - Historical Details**

In 1928 the Edward Hines Western Pine Company from Chicago found a new source of timber in Oregon's Malheur National Forest and opened up operations in what is now Hines, Oregon. The Hines Pine Mill House was constructed to house all aspects of mill operations from management, to planning, and bookkeeping. Following the sale of the mill in the mid-1980 to the eventual closure of milling operations in the mid-1990s, the building fell into a state of disrepair. Thankfully the current owners purchased the building several years ago with the vision to restore this beautiful building to its former glory!

Today the historic lumber mill building operates like a traditional bed and breakfast complete with four beautifully decorated rooms, gift shop, kitchen, dining hall, recreation room, conference rooms, and wonderful outdoor entertaining spaces. The improvements to the building would now enable numerous opportunities including business offices, retail, and overnight accommodations.

Pride of ownership, wonderful renovations, and the attention to historical details make the Hines Pine Mill House a property you will want to experience (and purchase)!

<b>ADDRESS:</b>	705 Hwy 20 S, Hines OR 97738	
<b>PRICE:</b>	<del>\$675,000</del> Reduced to \$635,000	
<b>TAXES:</b>	\$4,530	
<b>FINANCING:</b>	Cash or conventional bank financing option available for the property	
<b>YEAR BUILT:</b>	Hines Pine Mill House	1929
	(#1) Double Wide Manufactured	1998
	(#2) Double Wide Manufactured	1998
<b>SQ. FT.:</b>	Hines Pine Mill House	8,547
	(#1) Double Wide Manufactured	1,176
	(#2) Double Wide Manufactured	1,176
<b>ACREAGE:</b>	2.02 acres	
<b>HEAT SOURCE:</b>	Hines Pine Mill House	Oil Furnace, mini split heat/cool
	(#1) Double Wide Manufactured	Electric Furnace
	(#2) Double Wide Manufactured	Electric Furnace
<b>BEDROOMS:</b>	Hines Pine Mill House	4 guest rooms on first floor 4 rooms on second floor
	(#1) Doublewide Manufactured	5 bedrooms
	(#2) Double Wide Manufactured	4 bedrooms
<b>BATHROOMS:</b>	Hines Pine Mill House	4.5 on first floor (1 ADA) 1 on second floor .5 in basement
	(#1) Doublewide Manufactured	1 bathroom
	(#2) Double Wide Manufactured	2 bathroom
<b>ROOF:</b>	Hines Pine Mill House	Wood Shake
	(#1) Double Wide Manufactured	Metal
	(#2) Double Wide Manufactured	Metal
<b>FOUNDATION:</b>	Hines Pine Mill House	Concrete
	(#1) Double Wide Manufactured	Cider block
	(#2) Double Wide Manufactured	Cider block
<b>WATER/SEWER:</b>	City of Hines	



## GUEST ROOMS

**Ponderosa Pine Room (former Sales Office)** – The beautiful guest room showcases the grand tree of the area forests, the Ponderosa Pine. The room features 11.5-foot ceilings, fine weave carpet, a grand 4 poster king bed, large complementing furniture, a private on-suite full bathroom with tub/shower combination, and a mini-split heat/cooling system.

**Lodgepole Pine Room (former Mill Managers Office)** – The largest guest room with a king-size bed and a full-size futon couch. The room features 11.5-foot ceilings, original wood floors, lodgepole pine furniture, a private full bathroom with tub/shower combination, and a mini-split heat/cooling system.

**Western White Pine Room (former Union Representative Office)** - Cozy, rustic, and unique, it is set to feel like a turn of the century homesteading cabin. The room features 11.5-foot ceilings, original wood floors, eclectic and homemade furniture. Room located steps away from a bathroom with a large shower.

**Sugar Pine Room (former Secretary Office)** - An elegant room set back in the 1930s. The room features 11.5-foot ceilings, original Mill House lights and wood floors, and a full-sized bed. Boiler heat was the heat source for the building when it was constructed, and this room features an original radiator although it does not function. Room located steps away from a bathroom with a large shower.



## DINING/KITCHEN

**Dining Hall** – the room was originally added to the Mill office in the 1950s to make room for the installation of an IBM computer! The renovation utilized original metal siding from the Lumber Storage Building as wainscoting in the room. Additionally, doors were salvaged from another part of the mill and used as cabinetry. Hand-made tables built to mimic period dining set on a plywood floor which harkens back to the 50s dining hall floor. The room is illuminated with original lights from the shop and basement. The room is outfitted with a refrigerator, prep sink, ice maker, large counter spaces, and coffee maker.

**Kitchen** – Great workspace has been created for preparing food for guests and family. Plenty of counters and cabinet space is enhanced with a separate pantry/storage room built off the kitchen. Appliances include 2 electric ovens, 1 stand-up freezer, 1 large refrigerator, and dishwasher. For clean-up, there is an installed triple bay stainless steel sink and an additional hand-wash sink.



## GUEST BATHROOMS

**ADA Full Bathroom** – The bathroom is beautifully renovated with porcelain marble floors, custom pine vanity, blue pine tongue and groove ceiling, and ADA compliant large roll-in shower.

**Second Full Bathroom** – The bathroom features a wonderful step-in tile shower and an original wood frame frosted window. Custom pine vanity, blue pine tongue and groove ceiling, and porcelain marble floors.

**Third Half Bathroom** – This large half bath sits steps away from the dining and common areas.





## ADDITIONAL ROOMS

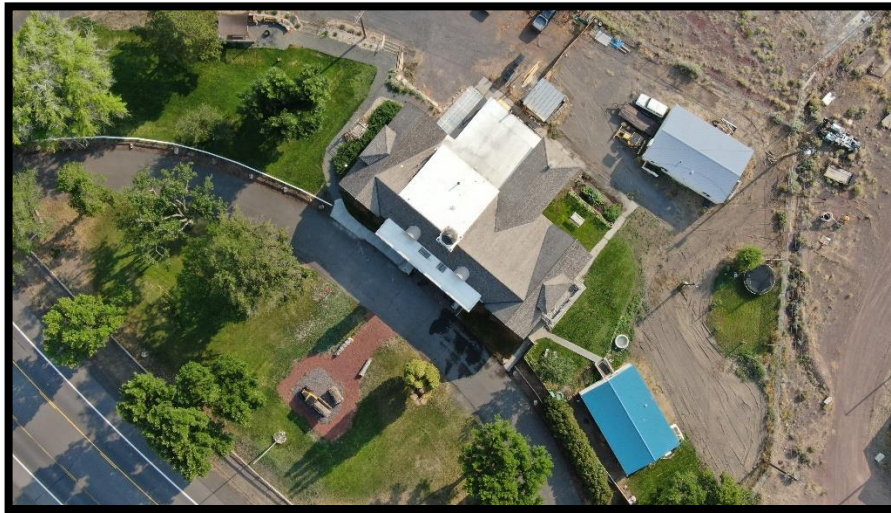
**Recreation Room (formerly Accounting Office)** – located in the middle of the building, this large space is separated from the Guest and other rooms with the original construction, large original doors, and windows (upper windows are original). The room has been outfitted with a pool table, comfortable seating, games, and an original office desk.

**The Vault** – the room is the original vault room for the Mill operations where production and planning files along with payroll were kept safe! Walking into the room through the original vault doors is truly stepping back in time. This two-level room features original shelving, stairs to the upper level, and concrete block vault. Located right off the Recreation Room this space has huge potential!

**Knotty Pine Conference Room** – Originally renovated by the Mill for a planning and conference space, the room has been outfitted with an 8X5 foot drop-down screen, mini-split unit for heat and air conditioning.

**Gift Shop** – the room features the original service desk which makes for a wonderful front counter to showcase local and regional items. Set at the entryway of the building, display cases were original file storage, so guests won't miss a thing as they browse the displays.

**Private Office Space** – located away from the hustle and bustle of the main areas, this private area features an original woodshop desk, a table built from the original front door of the Mill House.



**Upstairs** – The upstairs area of the Mill House was the original planning department when the mill was operational. Now this area features four separate rooms plus a large general use space, a den area, a bathroom with shower and clawfoot tub, a kitchenette with installed period metal cabinets and refrigerator, a laundry room with a washer and dryer, and a large attic storage space.

**Basement** – A full 6,000 square foot basement runs beneath the Mill House. This concrete bunker area hosts the facility's oil furnace with a 500-gallon tank (located outside), main electrical panels, half bathroom, four smaller rooms, and three large storage rooms including a lower vault room. Needs to be experienced to truly appreciate the space, the area was designated in the 1950s as a nuclear fall-out shelter (original placards and survival biscuits included)!

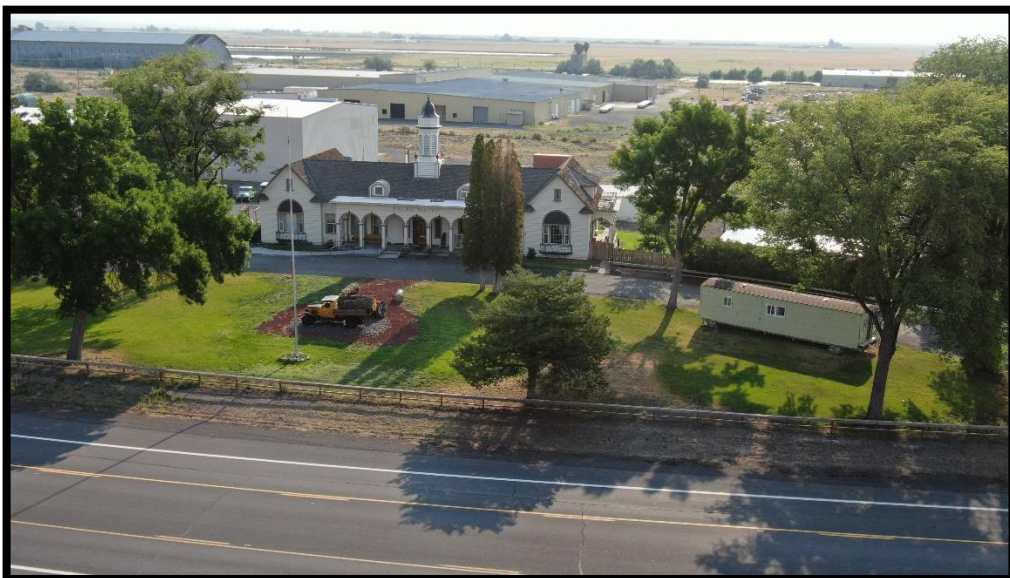
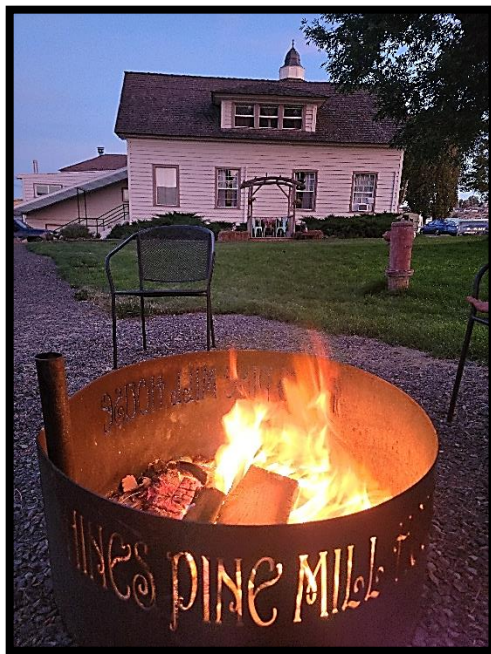
#### **OUTBUILDINGS:**

**Woodshop** – located under the Kitchen and Dining Hall area, the space was used as a woodshop during a previous time in the Mill House history. The large room is located off the basement with access from the outside. The room is outfitted with a half bath and 110 power.

**Manufactured Homes** – two 1998 double-wide manufactured homes were installed at the property during the time that the facility was used as a boy's home. These 1176 square foot, five-bedroom units are in OK condition but do need work to be fully usable. The units each have a full bathroom, common area, but no food preparation area.

**Concrete Block Storage** – located behind the Woodshop, this small building is used as storage for lawn care, landscaping equipment, and supplies.





# Hines Pine Mill House

Harney County, Oregon, 2 AC +/-



 Boundary

**Curt Blackburn**  
P: 541-573-7206

[office@jettblackburn.com](mailto:office@jettblackburn.com)

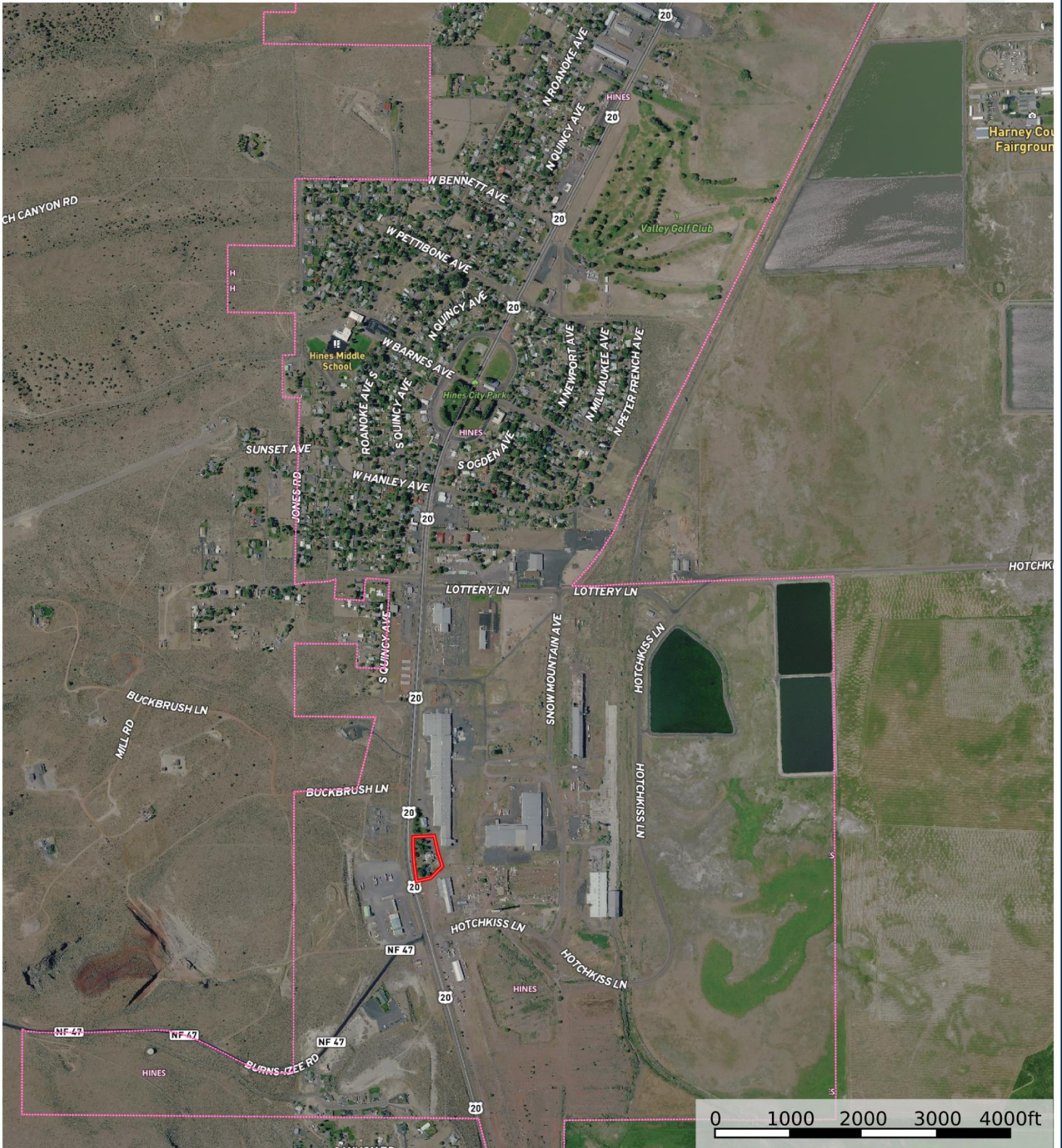
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