

Reduced to \$1,179,000

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Successful Air BnB on 542 acres with 3 parcels offer tranquil views of valley floor & mountains. Wildlife abounds w/plenty of deer and more. Miles of trails for hiking, horses, ATV, Snowmobile and unmatched views of Mt Shasta & Mt McLoughlin. Outdoorsman's paradise w/hunting/shooting out your back door yet an easy 15-minute drive to shopping/OIT/Sky Lakes Medical Center and 1½ hours to MFR International airport! Beautiful, custom built 2257 sq. ft. home is elegant, yet simple in design with 4 bedrooms 2.5 bath, open floor plan, vaulted ceilings, granite tile countertops, stainless appliances, solid oak custom cabinets, 2 separate living room areas, master on main floor, walk in shower, ceiling fans, certified woodstove, 7 skylights, metal roof, oversized 3 car garage, 38x60 Shop, chicken coop & woodshed, shed/kiln and a root cellar. Heavily timbered with mature Doug Fir Ponderosa Pine and Incense Cedar. Listing agent related to seller. The seller previously harvested small amounts of timber with a custom sawmilling operation which included the ability to dry small batches of lumber (~2000BF). The large log deck area across from the shop could easily be converted into an equestrian area or riding arena. With over 12 miles of trails and around 80 Acres of gentle slope terrain, this property could easily be converted into a guest ranch, wedding venue or other destination resort type facility.

With over 12 miles of roads and trails for horseback riding, ATV riding, Snowmobiles, hiking and hunting! This property has it all.



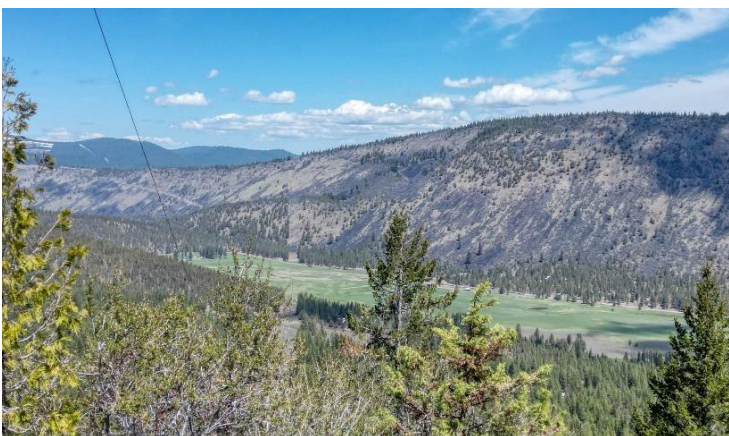
TAXES:	\$4852.24
FINANCING:	Cash, bank financing or possible owner carry terms
YEAR BUILT:	2006
SQ. FT.:	2257
ACREAGE:	542
HEAT SOURCE:	Wood stove / forced electric
BEDROOMS:	4 Bed plus a family room
BATHROOMS:	2.5 bath
APPLIANCES:	Negotiable
OUTBUILDINGS:	38 x 60 Ag building used as a shop 8 x 16 Storage shed/chicken coop 10 x 12 Woodshed 8 x 20 Storage/kiln for drying lumber 8 x 8 Root cellar

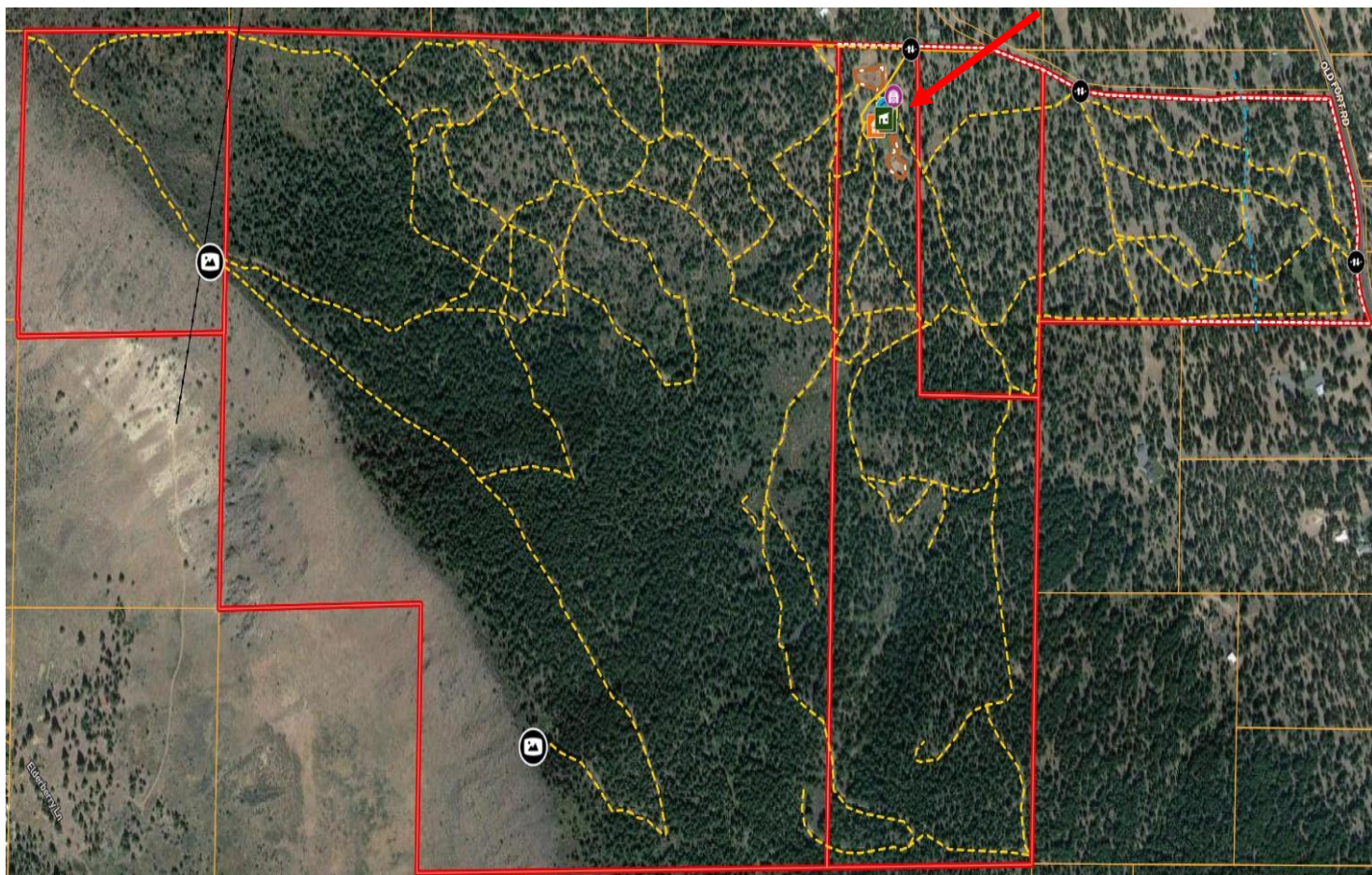
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.













United Country Jett Blackburn Real Estate

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. Curt Blackburn is the current owner & principal broker of 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

Presented By



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