



JETT BLACKBURN
REAL ESTATE Inc.

65358 Reponen Rd

Burns, OR 97720

\$350,000

Wrights Point Ranchette

20 Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon ranchette sits at the base of Wrights point nearly 12 miles south of Burns Oregon. Encompassing 20 deeded acres that creates a private oasis with a variety of mature trees & scenery overlooking the Harney Basin. The land features a variety of outbuildings with a shop, stable shed, hay cover, cabin & a variety of other smaller sheds on the premises.

The home features a spacious 2 bedroom, 1.75 bath with an enclosed back addition. The front is partially covered with great views overlooking the pasture ground. Inside is a galley kitchen, pantry space, a private master suite, & more with laminate floor spanning the home. Out back behind the home is an enclosed garden with raised garden beds, rhubarb plants, chicken coop and an orchard consisting of apple, pear, & plum trees.

Overall, the 20 deeded acres is a spectacular place to run a small operation of livestock with its elbow room as well as proximity to town & services. Own a piece of land in the Frontier of Eastern Oregon.

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.

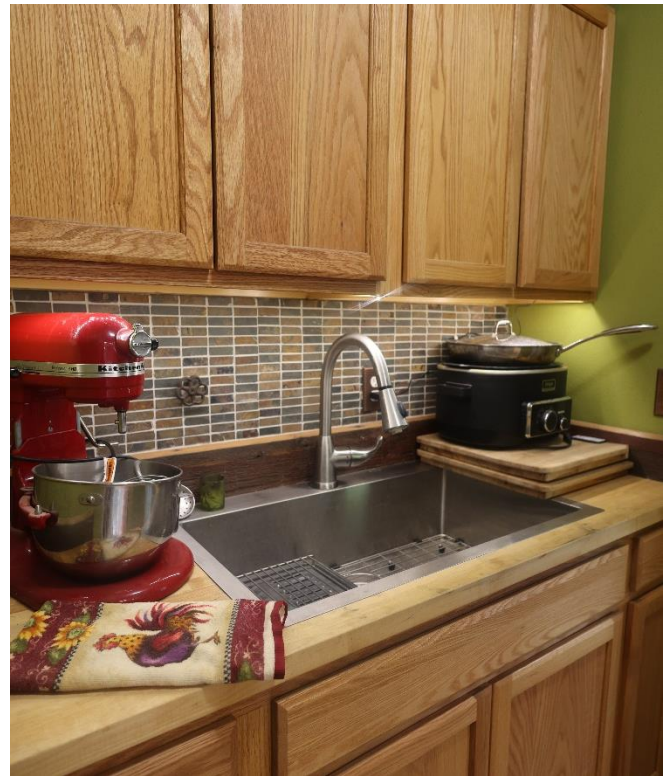




House

The land features a 1,364 sqft manufactured home surrounded by a variety of matured trees that creates a cozy at home feeling with extra shade for warm summer days. The front patio is partially covered to relax after long days and providing night views of the stars in the Harney Basin. The backside has an enclosed addition where you can find extra storage & laundry hookups. The home itself has primarily Hardie plank siding, composite roof, & vinyl windows.

When you enter laminate flooring runs throughout the entire home with vaulted ceilings. The family room has a woodstove to provide additional heat along with the electric F/A furnace. A galley kitchen is located off the family room with ample cabinet space, dishwasher, electric or gas range, refrigerator, & microwave. Through the kitchen is an extra storage opportunity with cabinet space, butcher block countertops, & tile backsplash, this could be used for a bar setting, kitchen storage, or more. Nearby is a centrally located ¾ bath with BI towel closet & storage in an overhead cabinet. The two bedrooms are good sized with the master suite having a private full bath.







Improvements

Near the home are a variety of outbuildings that create multiple opportunities for use with a range of buildings.

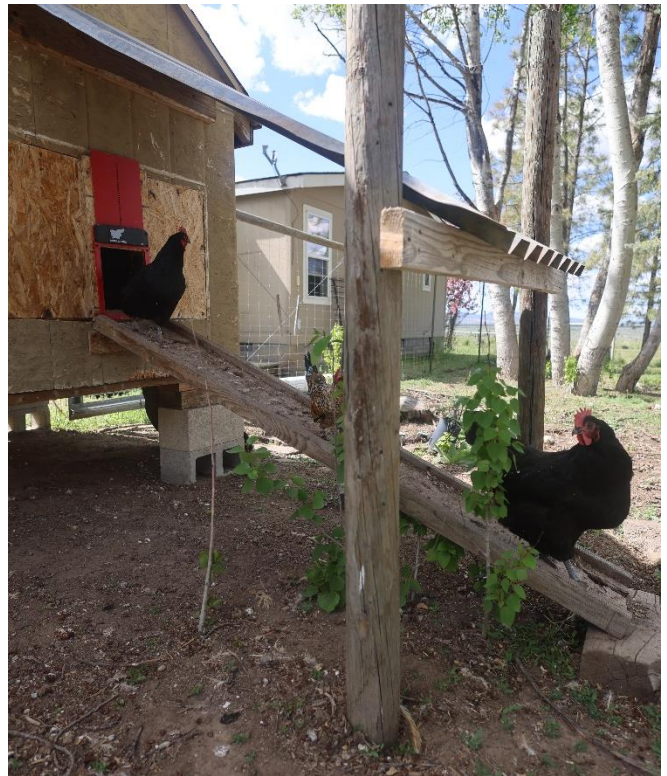
- A 864 sqft two door shop is located near the home. The building has concrete floor & is primarily of metal structure with a woodstove for heat. It would be a great workshop with the space for storage or a great space to park vehicles & other recreational equipment. A lean-to is built off the south end for additional cover.
- Next to the shop is a cabin with storage in the back. The living space is a cozy space with a dresser, queen bed, a couple chairs for seating all cooled by a small ac unit built into the wall for hot summer days. With the storage in the back, there is room to expand if a future owner is wanting to.
- A 4 bay stable is enclosed on 3 sides with a dirt floor. It currently has been used more as a machine shed but it may have multiple uses with proximity to the pasture fields.
- Centrally located on the premises is a 576 sqft hay cover, also used as storage cover but could be useful for hay storage. Built as a pole barn with a metal roof, it has tall ceilings to utilize more storage.
- The pump house is off a separate room of a storage shed. The pump has is insulated while the storage shed is partial with a garage door to move larger items in & out.
- A garden area is enclosed by a game fence to keep mule deer in the area out. Multiple raised garden beds are currently planted in peas, lettuce, onions, & more. Next to the area is a small shed that is used for firewood. Owner to take a few raised garden beds.
- The chicken coop is fenced in with fruit trees including apple, pear, & plum.

There are several other outbuildings that are used for storage.











Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.



Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





65358 Reponen Rd
Harney County, Oregon, 20 AC +/-



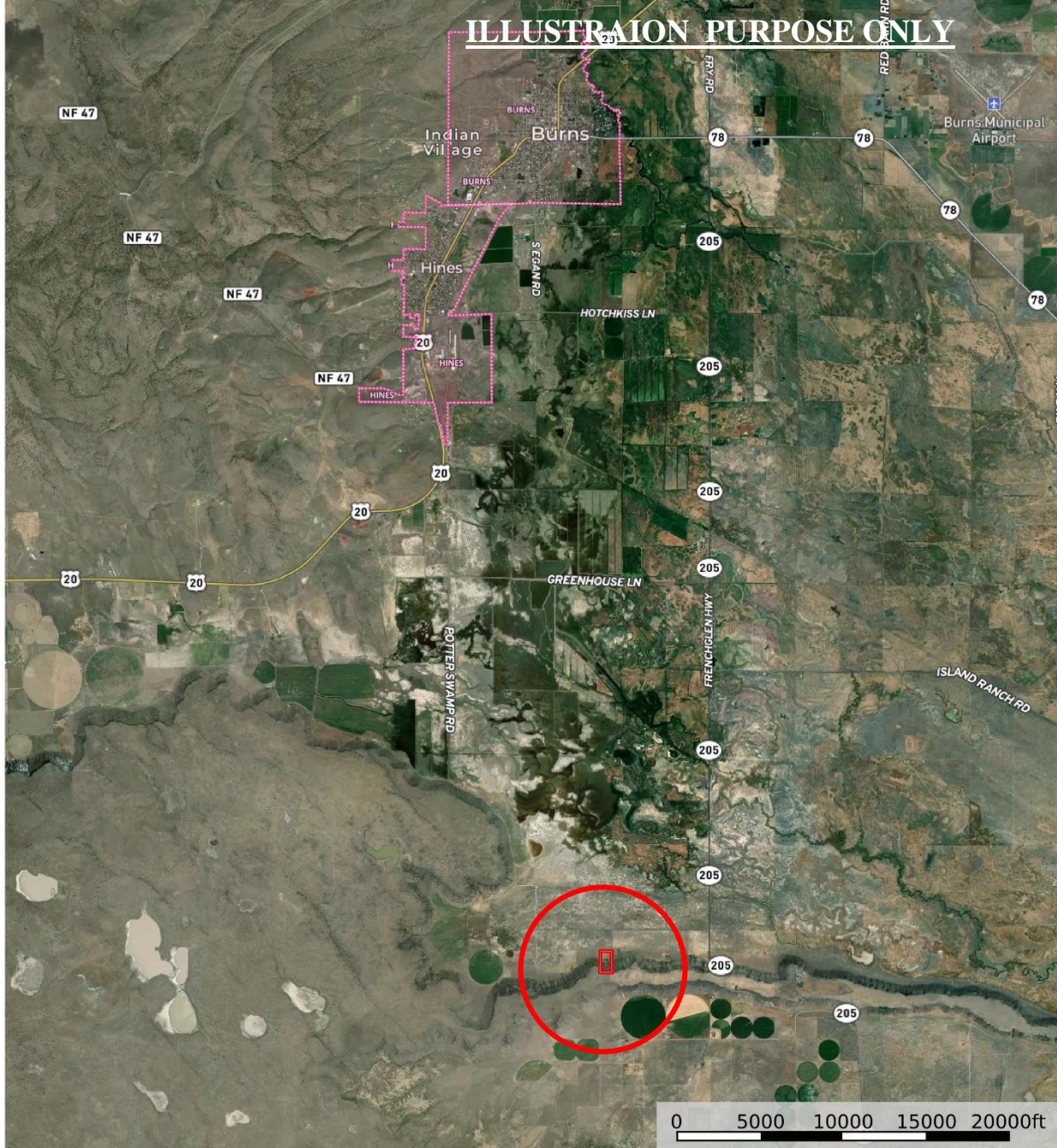
Boundary

United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



65358 Reponen Rd
 Harney County, Oregon, 20 AC +/-



Boundary

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Summary

TAX LOT MAPS:	T24S R31E Sec 31 TL 400
ADDRESS:	65358 Reponen Rd, Burns, OR 97720
ACREAGE:	20+/- Deeded Acres
YEAR BUILT:	1999
SQ. FT.:	1,364+/- sqft
BEDROOMS:	2
BATHROOMS:	1.75
HEAT SOURCE:	Woodstove, F/A Furnace
APPLIANCES:	Range, refrigerator, dishwasher, washer & dryer
IMPROVEMENTS:	Shop – 864sqft w/ 180sqft Lean-to Hay Cover – 576sqft Machine Shed – 600sqft GP Building – 334sqft Various other outbuildings
UTILITIES:	Power - Harney Electric Cooperative Internet - Starlink or MiWave Private well & septic
TAXES:	\$1,468.22 (Farm deferral)
PRICE:	\$350,000



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 Properties.

Presented By



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774



Jett Blackburn Real Estate

707 Ponderosa Village

Burns, OR 97720

(541)413-5660 | office @jettblackburn.com

www.jettblackburn.com

Selling Oregon Farms & Ranches Since 1960