



FOR SALE



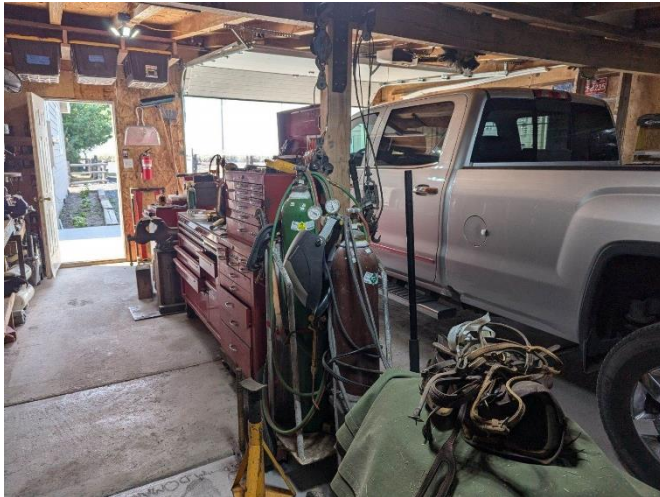
Overview

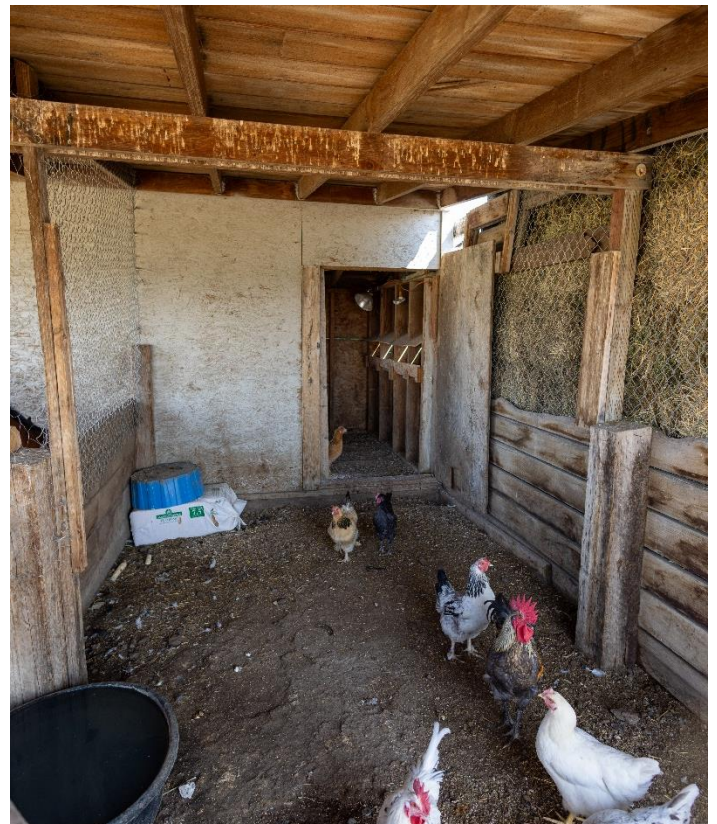
This custom-built home, situated close to town, offers an exceptional setup for both comfort and livestock management. Built in 2003, the home underwent a recent remodel to include two primary suites, each featuring walk-in closets and custom walk-in showers equipped with stereos. The open floor plan boasts vaulted ceilings and hardwood floors in the kitchen and dining area, creating a spacious and welcoming environment. The kitchen is well-appointed with tile countertops, a propane range top, and a sizable pantry. The home is designed for easy maintenance with a composition roof (new on the south side) and Hardi plank siding.

The property includes several outbuildings that enhance its functionality. The 20 x 28 garage/shop accommodates a full-size pickup and still offers ample workspace. The garage/workshop features concrete floors, brand new Hardi plank siding, insulation, LED lighting, and a new garage door with an opener. A barn provides storage for hay and includes three covered horse stalls and corrals. Additionally, there is a chicken coop with more stalls. Five separate pens, and a newly built round pen, making it an ideal setup for livestock.

Spanning 17.57 acres, the property comes with 15.7 acres of water rights dating back to April 20, 1956, under transfer T-10634. Currently, 11 acres are planted with alfalfa, which produced 38 tons from three cuttings in 2023. The remaining acreage is not in production at the moment, but a mainline is available for future use, offering great potential for expansion and increased agricultural output.

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.





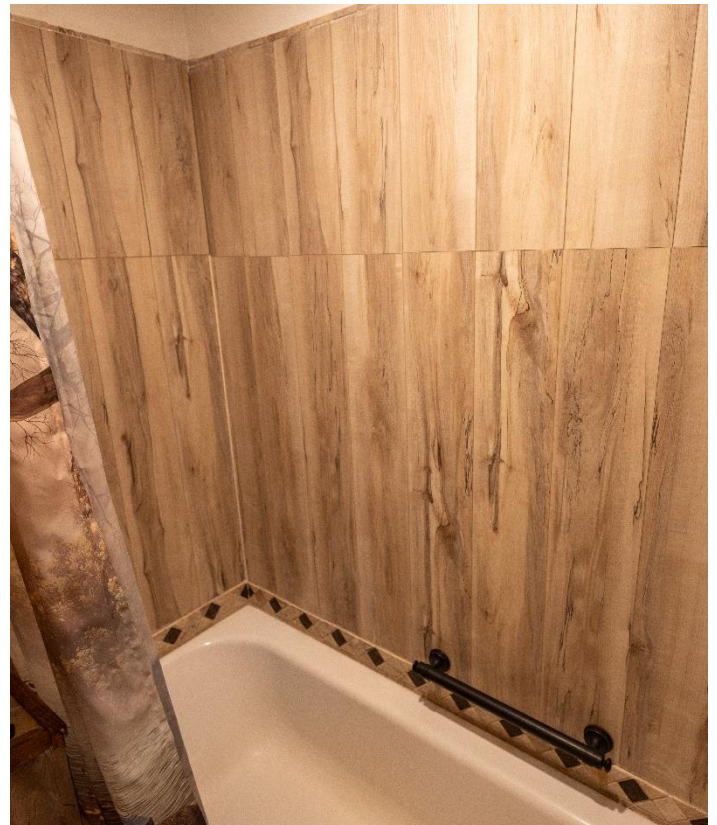
















Surrounding Area

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.





Oregon, AC +/-



FOR ILLUSTRATION PURPOSE ONLY





Home Features:

- **Built in 2003:** Recently remodeled to include two primary suites, total of 4 bedrooms, and 3 bathrooms all in 2,016 total sq ft.
- **Primary Suites:** Both suites feature walk-in closets and custom walk-in showers equipped with stereos.
- **Open Floor Plan:** Includes vaulted ceilings and hardwood floors in the kitchen/dining area.
- **Kitchen:** Features tile countertops, a propane range top, and a spacious pantry.
- **Roof and Siding:** Composition roof (new on the south side) and Hardi plank siding for easy maintenance.
- **Heat Source:** Propane heat pump

Outbuildings:

- **Garage/Shop (20 x 28):**
 - Accommodates a full-size pickup with room for work.
 - Features concrete floors, new Hardi plank siding, insulation, LED lighting, and a new garage door with opener.
- **Barn:**
 - Used for hay storage.
 - Includes three covered horse stalls and corrals.
- **Chicken Coop:**
 - Includes additional stalls.
- **Pens and Round Pen:**
 - Five separate pens and a newly built round pen.

Land and Water Rights:

- **Acreage:** 15.7 acres of water rights with a priority date of April 20, 1956, under transfer T-10634.
- **Current Production:** 11 acres planted in alfalfa, yielding 35-40 tons from three cuttings in 2023.
- **Additional Acreage:** Remaining acreage not currently in production, but mainline available for future use.

Financing: Cash or Bank Financing

Taxes: \$2682.05 – Per County Records (Farm deferral)

Excludes: Water Troughs and refrigerator



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



Mardy Stewart

