

FOR SALE



**Jett Blackburn  
Real Estate Inc.**



**\$599,000**

**36933 Hwy 20 E, Burns OR 97720**

Website Info



**Presented By  
Colby Marshall**

Principal Broker – Accredited Land Consultant  
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Broker Info





**A Rare Opportunity in Eastern Oregon!**

Discover over 100 acres of irrigated pastureland just 15 minutes from Burns, Oregon, offering a peaceful setting for your dream country lifestyle. This well-maintained property includes a 1,770 sq ft (+/-) single-level manufactured home featuring 3 spacious bedrooms and 2 bathrooms, providing both comfort and convenience.

The property boasts a two-bay shop with a dedicated workroom, corrals with livestock water access, and ample pasture space ideal for livestock. Fenced and equipped with flood irrigation ditches, the irrigated pasture is designed for low-maintenance operation and productivity. Currently, the owners harvest approximately 100 to 200 (+/-) tons of wild meadow hay annually while managing around 20 head of cattle on the land.

With easy access to town via a state highway and a scenic paved county road leading directly into the national forest, this property combines the best of rural living with convenient access to modern amenities and the great outdoors!

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- ADDRESS:** 36933 Hwy 20 E., Burns, OR 97720
- LEGAL:** T22S, R32V, W.M., Sec 31, Tax Lot 200
- TAXES:** \$1,685.13 (2023-2024 tax year) EFRU-1 Farm Use Zone
- FINANCING:** Cash or bank financing
- YEAR BUILT:** 1989 double-wide manufactured home
- SQ. FT.:** 1,770 sq ft (+/-)
- ACREAGE:** 106.11 acres (+/-)
- Irrigated – 93.7 acres
  - Dry Land – 9.3 acres
  - Home and Corral Area – 3 acres

**Manufactured Home**

**LIVINGROOM:** Located off the kitchen and main entry; laminate wood flooring, ceiling fan with light, double pane storm windows, entry door to covered area used as wood storage; area hosts certified wood stove

**DINING:** Located off the living room and kitchen; laminate wood flooring, built-in china hutch, double pane large bay storm windows overlooking covered deck

**KITCHEN:** Open to the dining and sitting room areas; laminate wood flooring, painted cabinets, farm sink, resin countertop, double pane bay storm window, skylight, and butler pantry for additional storage

**APPLIANCES:** Refrigerator, dishwasher, on-counter microwave, electric stove

**BEDROOMS:** 3 bedrooms

- All bedrooms have laminate wood or linoleum flooring with closet spaces and double-pane storm window
- Main bedroom – large room with double mirror sliding closet doors, large windows, built-in cabinets; double French doors lead into en-suite bathroom that hosts laminate wood floor, two individual single sink vanities with mirrored medicine cabinets, large soaking tub, shower. The main bedroom is located on the opposite side of the house from the other bedrooms
- Back bedrooms – each room has closet spaces with mirrored sliding doors and built-in cabinet vanities with mirror

**BATHROOMS:** 2 bathroom

- Main bedroom en-suite bathroom
- Hallway guest bathroom – laminate wood floor, single sink vanity, tub/shower combo, custom wood wainscoting

**SITTING ROOM:** Located off the dining area; laminate wood flooring, 6 large double pane storm windows overlooking pasture; ceiling fan with light

**HALLWAY:** Runs from the laundry room to hallway guest bathroom; hosts bathroom and two bedrooms, laminate wood flooring, and closet space

**LAUNDRY:** Separate room located off back storage entry; laminate wood flooring, Formica countertop with inset farm sink, electric washer and dryer hookups, area host electric furnace and house electrical panel. Additional cabinet storage.

<b>MUD ROOM:</b>	Separate room located off the back deck; replaced with vinyl tile, built-in shelving.
<b>BACK DECK:</b>	Both decks were stained – the big deck rails were painted and the deck was stained
<b>ROOF:</b>	Metal with wood fascia boards and covered soffits; good condition
<b>SIDING:</b>	Wood; good condition
<b>WINDOWS:</b>	All new double pane storm windows
<b>FOUNDATION:</b>	Cinderblock with concrete footing

### **Shop/Garage/Outbuildings/Yard**

<b>OUTBUILDINGS:</b>	<p>Garage/Shop (40ftX24ft; 960 sqft) - 2-bay wood frame building with two roll-up doors (6ftX7ft), metal siding and roof (roof new in 2023), not insulated, gravel floor, 110 power; separate room built inside the building (15ftX15ft) with workbench, shelving, and lockable door</p> <p>Pump House (8ftX8ft) – wood frame building, metal roof and sides, concrete floor, insulated electric wall heater; building hosts double pressure tanks, plumbing manifold, electrical panel, and built-in shelving</p> <p>Storage Building (12ftX15ft) – wood frame building, metal roof and sides, wood floor, back window, has power and lights, built-in shelving, sliding entry door</p> <p>Corral Covered Storage (30ftX27ft) – post and pole building, metal roof sides and back, open front, dirt floor, attached to loafing shed</p> <p>Vehicle Cover (28ftX40ft) – post and pole building, metal roof back and sides, gravel base for parking, walk door through the back of the building, open front</p>
<b>YARD:</b>	<p>Mixed grass, no in-ground sprinkler system, numerous mature trees and shrubs, fenced out for livestock but inadequate for pets.</p> <p>There are several varieties of fruit trees: apple, apricot, plumb, choke cherry, and elderberry</p> <p>Gravel the parking area off the back porch and in front of the garage/shop building.</p>

- FENCING:** Perimeter barbed wire fencing; cross-fencing through the center of the property. Fencing around the main house area is a combination of barbed wire, welded wire panels, and wood rail
- CORRALS:** Post and pole construction mixed with wire/welded wire panels and metal gates; 4 sorting pens with one area hosting water and feeder panels, cattle trailer loading chute; Older Big Valley lead-up and squeeze chute
- PASTURES:** Three separate pastures:
- West Field – 58 (+/-) acres
  - North Field – 30 (+/-) acres
  - South Field – 9.7 (+/-) acres
  - Irrigated – 93.7 acres (+/-); flood irrigated acres from middle and east forks of Rattlesnake Creek. Due to the arid high desert environment, irrigation water is not guaranteed. Buyer should do their due diligence. (Certificate #s: 14574 & 14584)
  - Dry Land – 9.3 (+/-) acres
  - Home and Corral Area – 3 (+/-) acres
  - Hay Production – according to the owner, 100-200 (+/-) tons per year of wild meadow hay are produced; normally cutting begins around July 4<sup>th</sup>
  - Livestock Production – according to the owner, the ground could run between 20-30 (+/-) head of cattle year-round on the property
- WELLS:** 1 – domestic, 110 ft deep (+/-), cased to 38 feet, pump set at 35 ft;  
1 – stock well, 50 ft deep (+/-), no pump in the well
- SEPTIC:** Permit on file with Harney County; according to the permit, the system includes a 1000-gal tank and 225 ft drain field; location of septic tank is on east side of the home
- POWER:** Harney Electric Coop











