

Yellowjacket Creek

Selling Oregon Farms & Ranches Since 1960

FOR SALE



LEGAL DESC.: 20S29E00-00-00400
ACREAGE: 320 +/- acres
TAXES: \$1,105.09
PRICE: \$350,000.00
FINANCING: Cash or Bank Financing

This Eastern Oregon recreational property is located approximately 5.3 miles south of Yellowjacket Lake along Forest Service Road 3745. The 320 total deeded acres includes 0.71 miles of year-round Yellowjacket Creek, which winds through lush green meadows nestled in the valley floor. The terrain then rises about 300 feet on either side of the creek, leading to relatively flat ground on top.

This deeded property qualifies for Landowner Preference tags for both mule deer and elk, making it an excellent habitat for wildlife. With consistent water and forage provided by the creek, it offers ideal conditions for game animals.

Whether you're seeking a recreational retreat, a base camp, or a future cabin site, this property presents a compelling opportunity. Please note, the land was impacted by the 2024 Falls Fire and is currently accessible by brokers only.

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.





Location

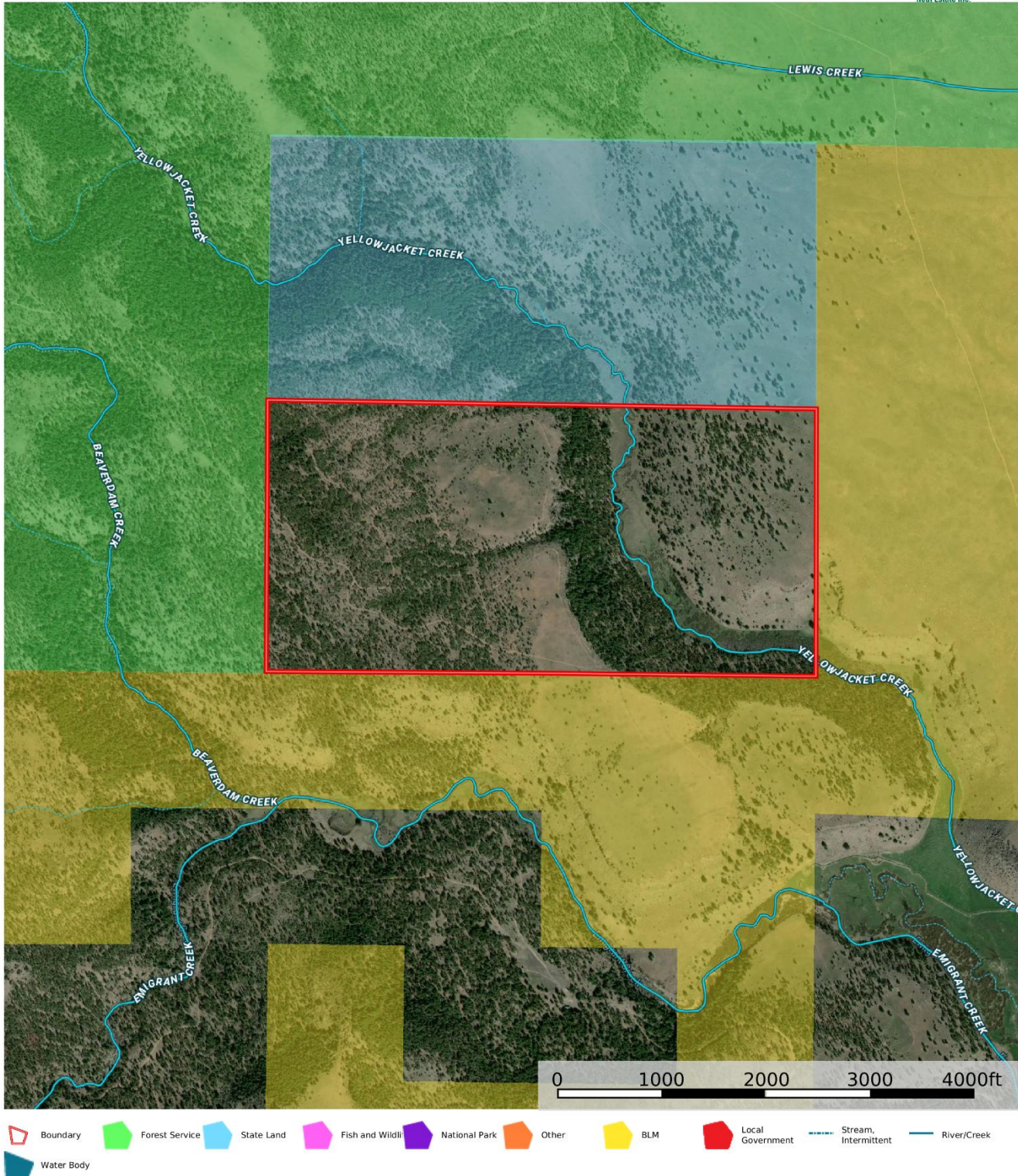
Burns Oregon: <https://www.cityofburnsor.gov/>
56 min (41.9 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
3 hour 8 min (172 mi)
Population: 11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 55 min (166 mi)
Population: 102,059 (2021)



320 Acres, Yellowjacket - LS&D
Oregon, AC +/-

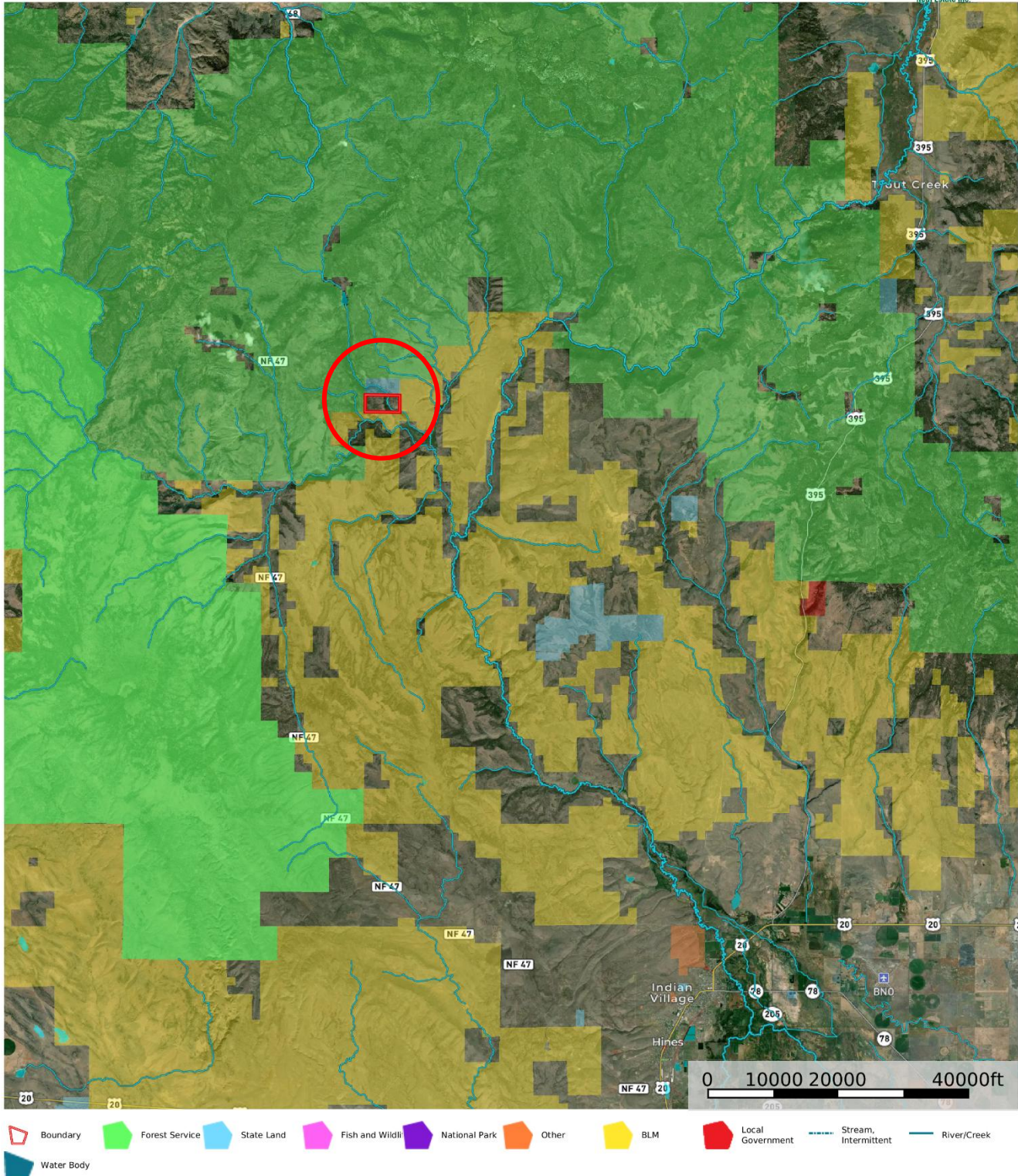


United County Jett Blackburn Real Estate (map for illustration purposes only)
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United Country Jett Blackburn Real Estate

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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