

**FOR  
SALE**

~~**\$225,000**~~  
**\$195,000**

**140 S Ogden Ave, Hines, OR 97738**

Website Info



**Presented By**

Jake Blackburn & Curt Blackburn  
United Country Jett Blackburn Real Estate  
707 Ponderosa Village, Burns, OR 97720  
(J) (541) 413-5774 | (C) (541) 413-5777  
[jake@jettblackburn.com](mailto:jake@jettblackburn.com) | [curt@jettblackburn.com](mailto:curt@jettblackburn.com)  
[www.jettblackburn.com](http://www.jettblackburn.com)



**ADDRESS:** 140 S Ogden Ave, Hines, OR 97738  
**LEGAL:** 23S30E23-DA-06100  
**TAXES:** \$1,656.78 – Per County Records  
**FINANCING:** Cash or Bank Financing  
**YEAR BUILT:** 1954  
**SQ. FT.:** 1,274 Sq.Ft. (+/-) with 300 Sq.Ft.(+/-) Basement – Per County Records  
**ACREAGE:** .21 acres  
**HEAT SOURCE:** Fireplace, F/A Oil Furnace  
**BEDROOMS:** 3 Bedrooms  
**BATHROOMS:** 1.5 Bathrooms  
**APPLIANCES:** BI Hood Vent, BI Dishwasher, Range, Washer, Dryer  
**PRICE:** ~~\$225,000.00~~ **Reduced to \$195,000 with \$5K seller credit**

**Presented By:**



**Jake Blackburn**  
(O) (541)413-5660  
(C) (541)-413-5774  
[jake@jettblackburn.com](mailto:jake@jettblackburn.com)



**Curt Blackburn**  
(O) (541)413-5660  
(C) (541)-413-5777  
[curt@jettblackburn.com](mailto:curt@jettblackburn.com)

**\*\*\*Seller willing to contribute up to \$20,000 in closing costs\*\*\***

Located just a half block off Highway 20, this Eastern Oregon home sits on a spacious .21-acre lot with a 6-foot cedar fenced backyard, a garden shed with lean-to, covered front entry, concrete sidewalks, and several mature trees, including an apple tree. The property also includes a gravel driveway, a comp roof, lap siding with a mix of metal and Hardie plank, and vinyl windows.

The 1,274 sq. ft. home offers 3 bedrooms and 1.5 bathrooms. The front entry opens to the family room, which features laminate flooring, a fireplace, and a ceiling fan. A hallway off the family room leads to a central half-bath that also houses the washer and dryer. This bathroom sits conveniently between two bedrooms, both with carpet flooring, large closets, and one with the bonus of an additional closet.

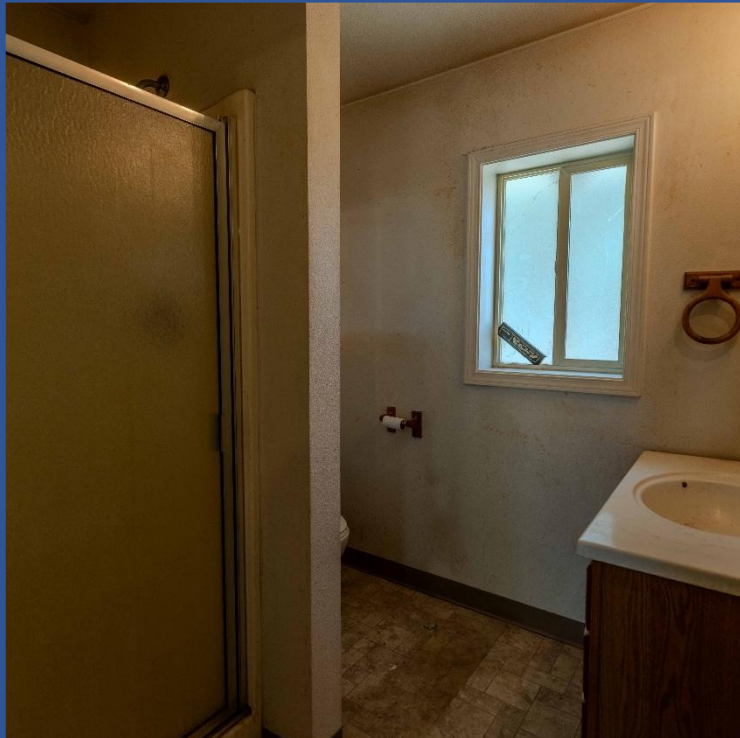
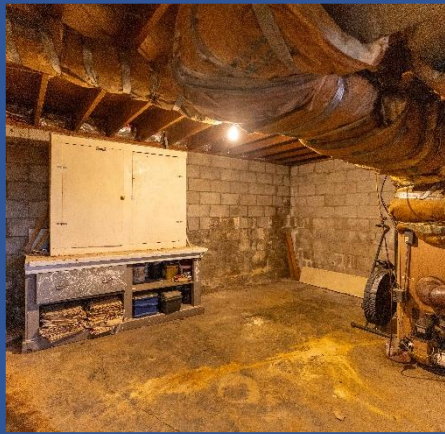
The kitchen is located off the family room and opens to a dining area, creating a bright and inviting space. It features plenty of upper and lower cabinets, generous counter space, a built-in dishwasher, refrigerator, hood vent, and range. Several windows allow in ample natural light. Off the back of the kitchen, you'll find access to a 300 sq. ft. basement that provides extra storage and holds the furnace and water heater.

The third bedroom is set up as a master suite, complete with a walk-in closet, a  $\frac{3}{4}$  bathroom, and direct access to the backyard.

Overall, the property is a great setup for a family with a private backyard in a great neighborhood.

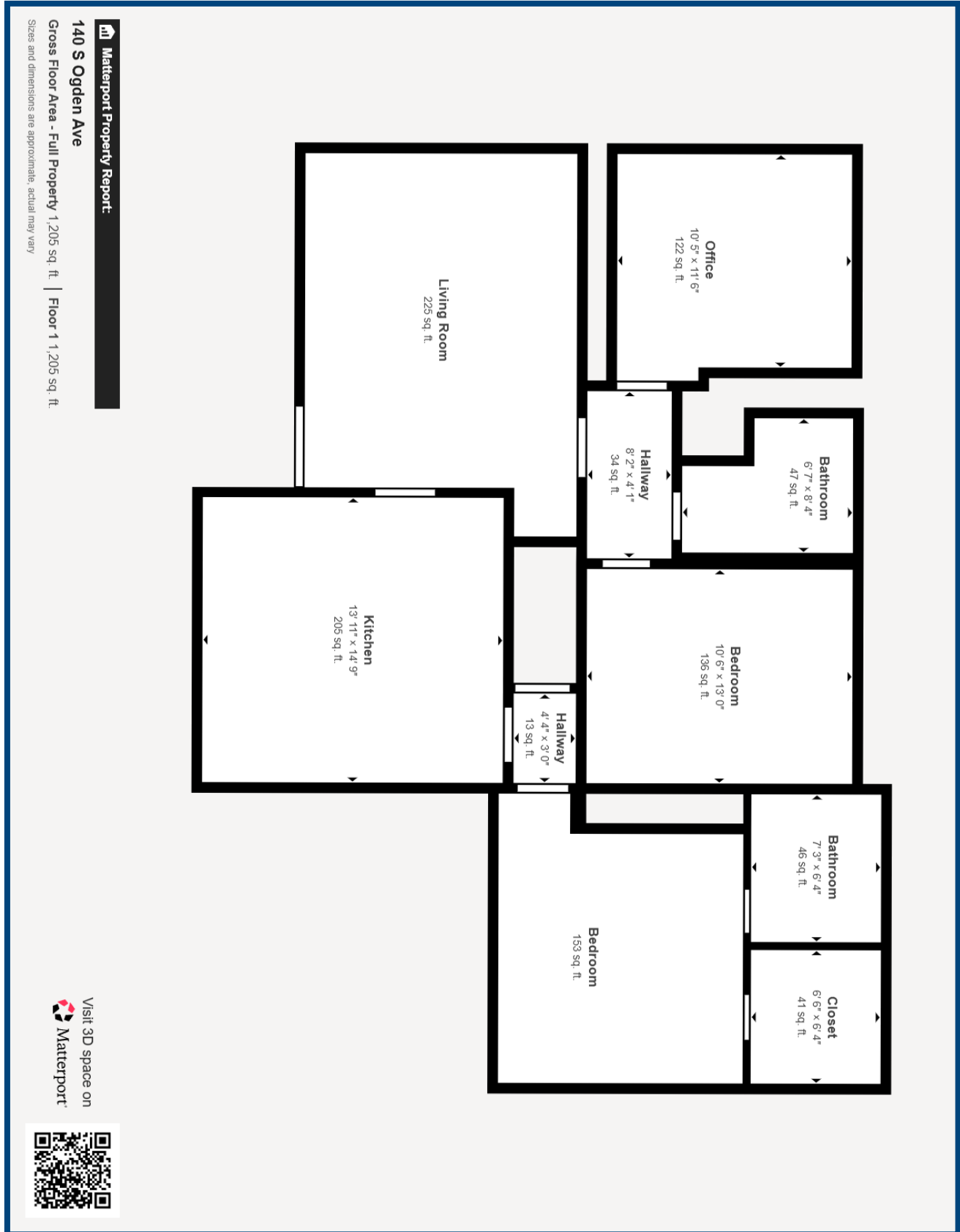
The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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



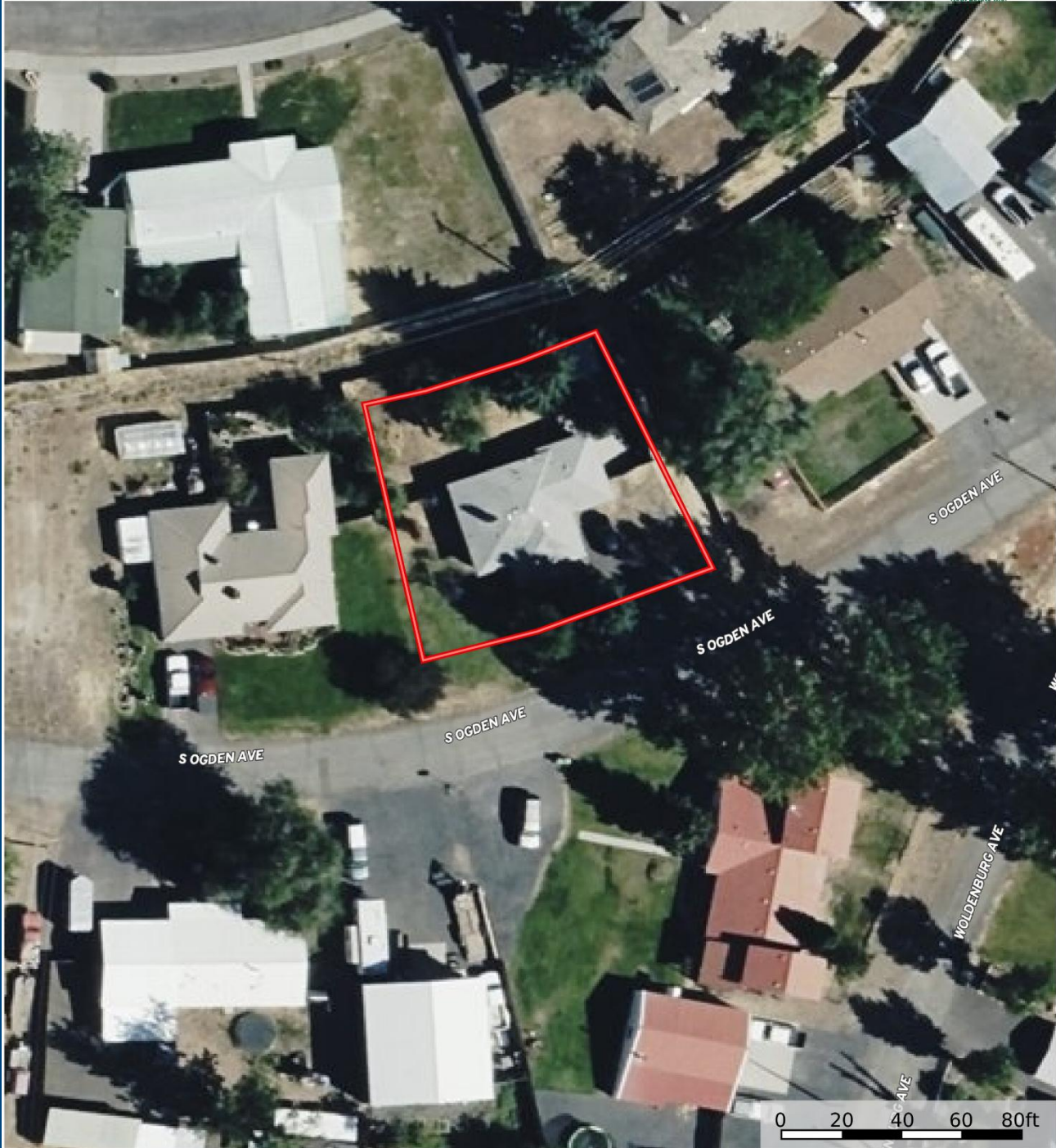








**140 S Ogden Ave, Hines - Shreeve**  
Oregon, AC +/-



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

**id.** 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.

**140 S Ogden Ave, Hines - Shreeve**  
Oregon, AC +/-



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

**id.** 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.