

Reduced \$1,350,000

Old Cushman Ranch

1,920+/- Deeded Acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Tucked away in the high deserts of Eastern Oregon, this recreational property offers tons of potential and opportunity whether you envision it as a future homestead or if it is continued to be enjoyed as a private escape. Located roughly 20 minutes up the Hines Logging Road, the Old Cushman Ranch provides convenience and seclusion, with private access and three sides bordered by BLM lands. The property is fully fenced, with some cross fencing in place for running cattle. Natural and manmade water sources are found throughout several areas including seasonal drainages that capture spring runoff and feed them into manmade ponds. East Willow Creek further enhances the landscape, feeding into several additional manmade ponds providing great water sources for both livestock and wildlife.



Located within the Silvies Hunting Unit, this property is in an ideal location for a hunting opportunity. With direct access to hundreds of thousands of acres of nearby public land, it serves as an excellent base camp for outdoor adventures. The acreage currently qualifies for Landowner Preference (LOP) tags for both mule deer and elk, making it a great setup for big game hunters. In addition to deer and elk, the property's diverse habitat and water features attract a variety of wildlife. Predators such as bobcat, coyote, bear, and cougar are known to pass through the area, particularly along the rimrock and near natural water sources—providing unique opportunities for those interested in predator hunting or simply enjoying the wildlife.

For recreation enthusiasts, this property offers direct access to public BLM trails right out the backdoor—perfect for dirt bikes, side-by-sides, horseback riding, mountain biking, and more. Adventure opportunities extend even further with Hines Logging Road, a paved access route leading to Yellowjacket Lake, well known for fishing. Additional nearby water destinations, including Delintment Lake, Emigrant Creek, and others, provide even more options for fishing and relaxing. During the night, the property's remote setting makes it an outstanding location for stargazing. With minimal light pollution, the night sky comes alive, offering clear views of the Milky Way and countless constellations.

The Old Cushman Ranch is the kind of place that's hard to find with its privacy, remoteness, and opportunities. With the large acreage, the land has development potential with power nearby, making potential for smaller parcels to be compiled. Whether you're looking for a solid hunting base, ground to run cattle, or just a piece of country to call your own, this property is a must see. With water, feed, and wildlife already in place, it's set up to be used and enjoyed the way you see fit.

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.









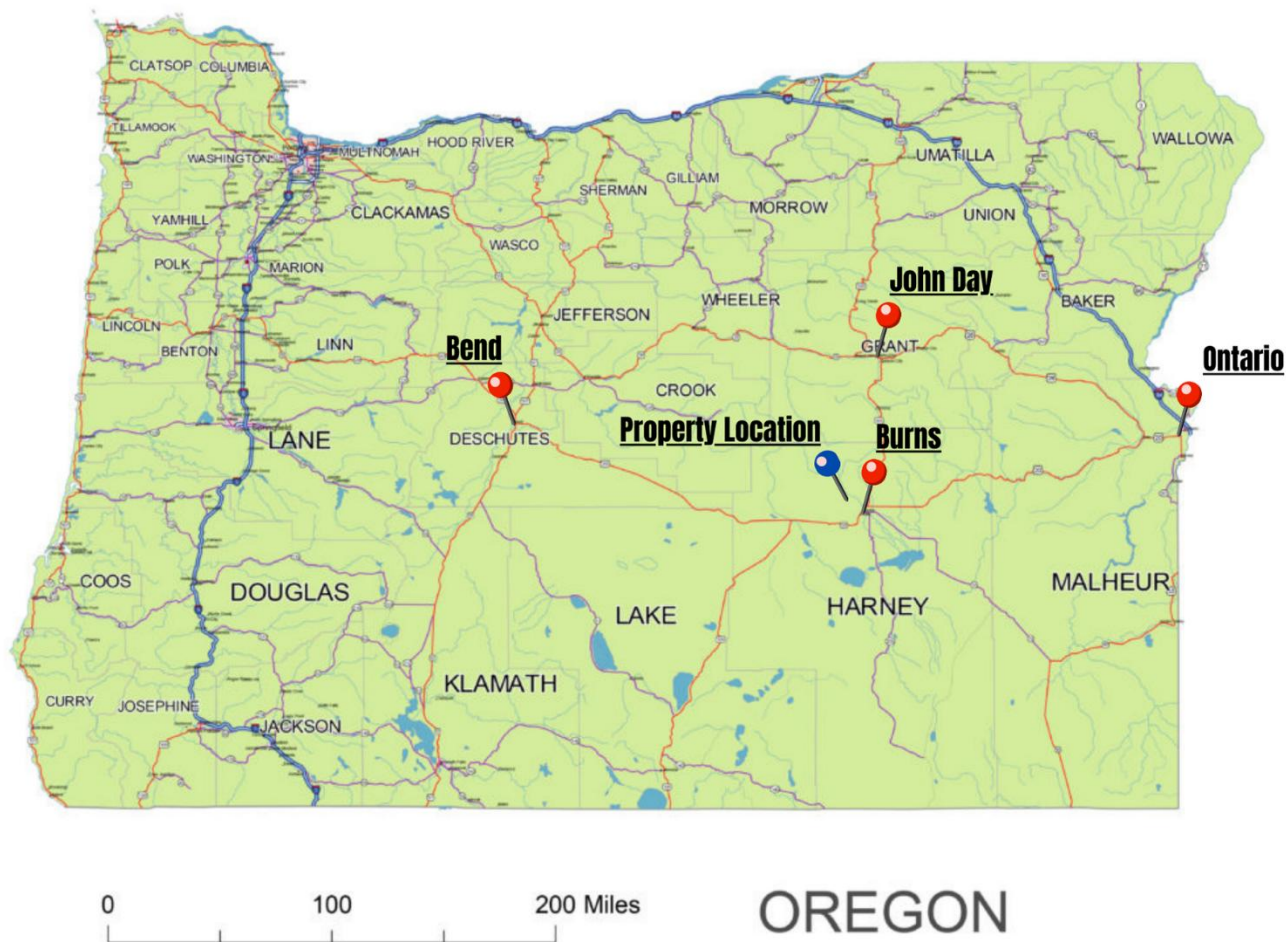


Surrounding Area

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/>
22 min (14 mi)
Population: 2,689 (2024)

John Day Oregon: <https://www.cityofjohnday.com/>
1 hr 38 min (84.2 mi)
Population: 1,641 (2024)

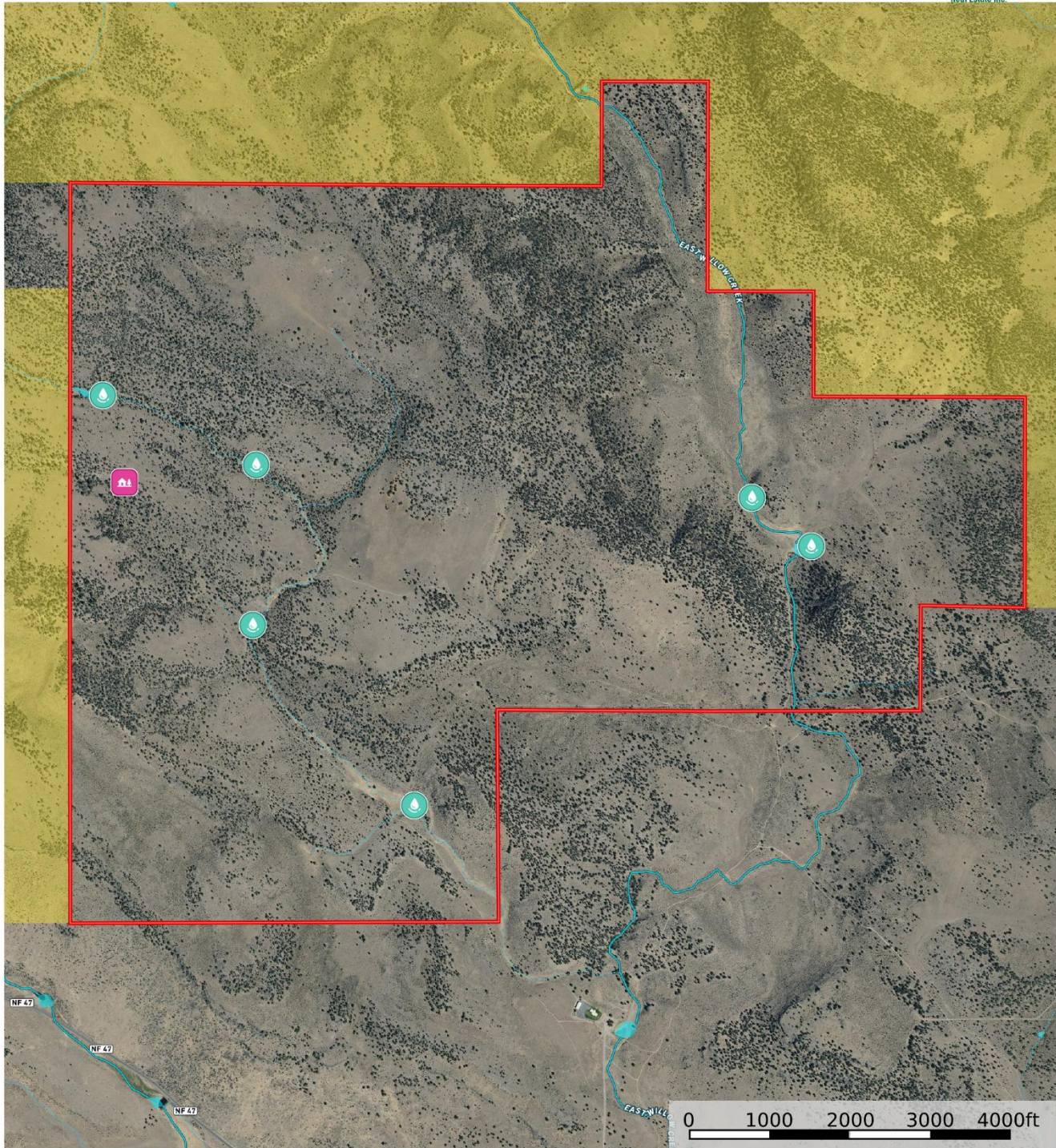
Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 33 min (144 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 18 min (138 mi)
Population: 106,926 (2024)



Hollowell Acreage

Harney County, Oregon, 1920 AC +/-



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

P: 541-413-5660

www.jettblackburn.com

707 Ponderosa Village, Burns, OR 97720

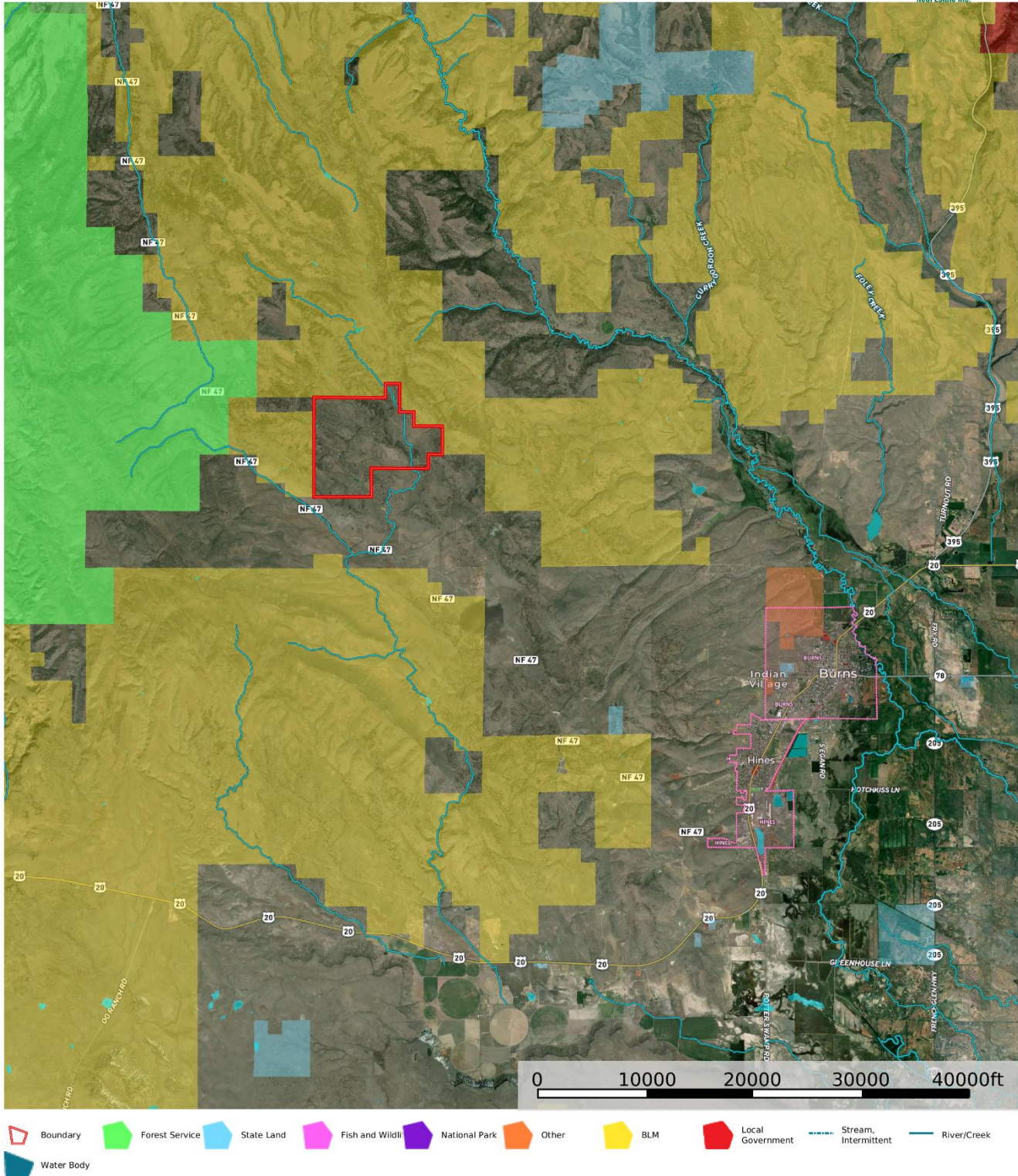


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LOCATION:

Hines Logging Rd, Hines, OR 97738

LEGAL:

22S29E00-00-01100

ACREAGE:

1,920+/- Deeded Acres

FEATURES:

6 Manmade Ponds
East Willow Creek
Seasonal Drainages

FINANCING:

Cash or Bank Financing

TAXES:

\$434.15 – Per County Records for 24/25 Tax Year (Farm deferral)



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

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