

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

22211 SE Contant Basin Rd
Prineville, OR 97754

\$975,000

Coyote Butte Homestead

320.93+/- Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Central Oregon off-grid retreat offers breathtaking views of Mount Bachelor, the Three Sisters, Mount Jefferson, Prineville Reservoir, and other locally cherished landmarks. The Coyote Butte Homestead is an ideal getaway—just 30 minutes from Prineville Oregon and essential amenities such as schools, hospitals, grocery stores, and more, and less than an hour from Bend, Oregon, where you'll find everything from outdoor recreation to shopping and dining.

The property features a custom-built log-style home, a detached garage, and a shop with a wraparound lean-to. Consisting of 320.93 deeded acres, the land is covered primarily with juniper and some pine trees, with elevation ranging from 4,400 to 5,000 feet—making it a perfect setting for recreation, hunting, or simply enjoying the beauty of Central Oregon's high desert.

The 1,470 sq. ft. home features a metal roof, rustic board-and-batten siding, and vinyl windows, all highlighted by a beautiful wraparound porch spanning the west, north, and east sides of the house—perfect for taking in panoramic views of the surrounding landscape.

Inside, the home welcomes you with an open-concept design accented by tongue-and-groove blue pine throughout. The kitchen overlooks the family and dining areas, which showcase vaulted ceilings, a ceiling fan, and a cozy woodstove. A staircase leads to a loft space, while a hallway off the kitchen connects to the remaining bedrooms, laundry hookups, and an office.

The home also includes a basement with both interior and exterior access, offering excellent potential for additional storage or future finishing. Currently open with spray-in insulation, the space houses the pressure tank and water heater and is already wired, providing a solid foundation for a variety of uses.



The detached garage mirrors the home's design with matching siding and roof. Built on a concrete foundation, it features a single-car setup along with built-in cabinets for tool storage. An enclosed room within the garage provides access to a XX gallon water storage tank that is filled from the new domestic well.

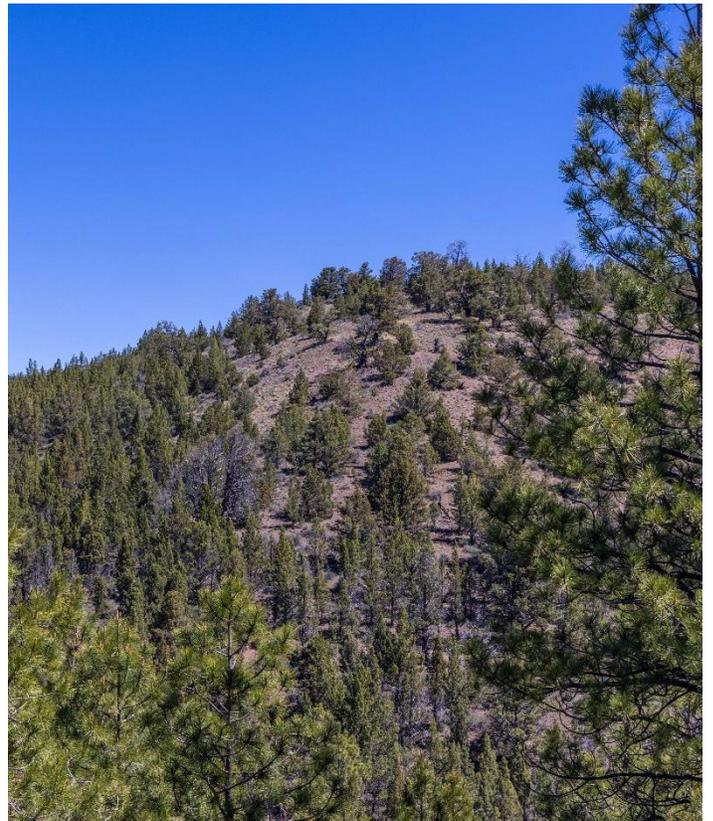
The shop features a metal exterior with a wraparound lean-to along the southern and western sides. Inside, the structure includes a single shop door for easy access, concrete flooring, LED lighting, and a loft area that houses the solar battery bank. The lean-to-sections offer three sliding bays on each side, originally designed with the option to convert into horse stalls—providing flexibility for future owners to customize the space to their needs.

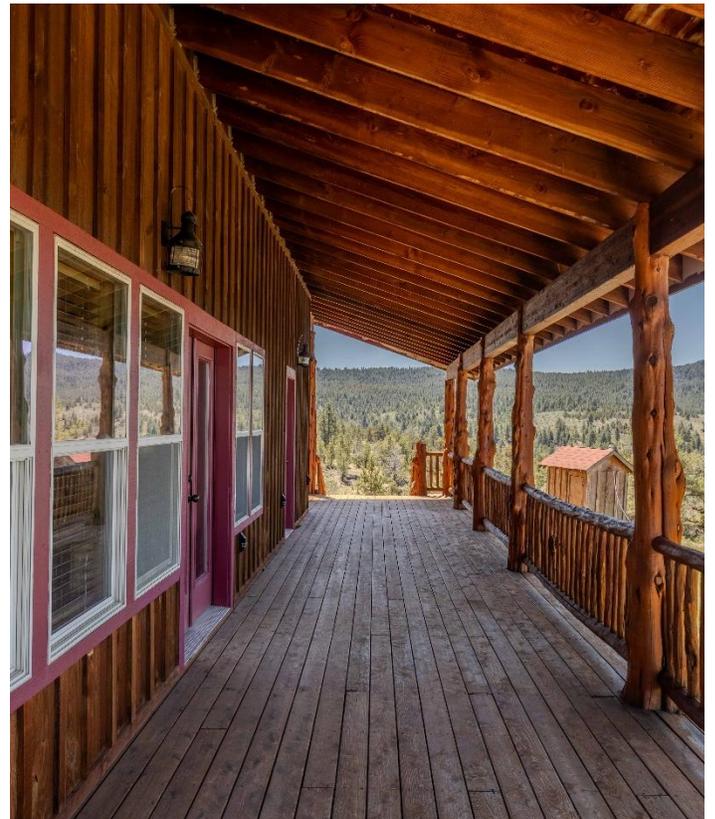
The property lies within the Maury Hunting Unit 36, offering opportunities to draw mule deer and elk tags—or at the very least, to serve as a well-situated base camp. Beyond hunting, the area is rich with year-round recreation. In summer, enjoy boating on Prineville Reservoir, hiking the Three Sisters, floating local rivers, exploring biking trails, and more. Winter brings opportunities for snowmobiling, backcountry skiing, and snowshoeing throughout the Ochocos, Mount Bachelor, and surrounding mountains. Mount Bachelor is also home to the second-largest single-mountain ski resort in the United States, making this acreage a true four-season destination.

The Coyote Butte Homestead combines privacy, natural beauty, and functionality. With expansive acreage, a well-designed home, and versatile outbuildings, the property offers opportunities for recreation, homestead living, hunting, horseback riding, or simply enjoying the Central Oregon landscape year-round. It's a rare setting that balances seclusion with convenient access to nearby amenities throughout Central Oregon.

OWNER IS IN PROCESS OF FINALIZING PARTITION. LEGAL, ACREAGE, TAXES MAY VARY

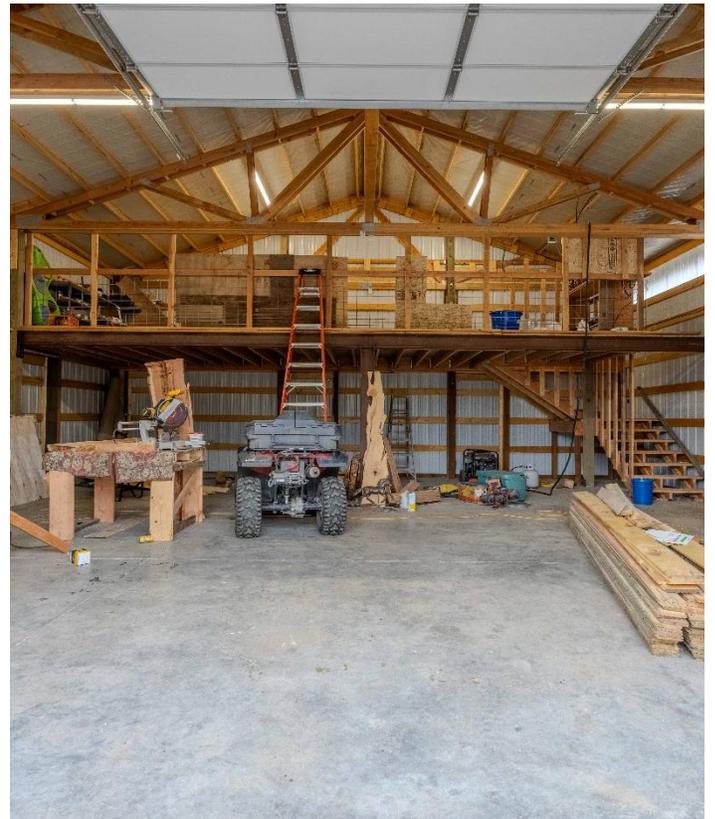
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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

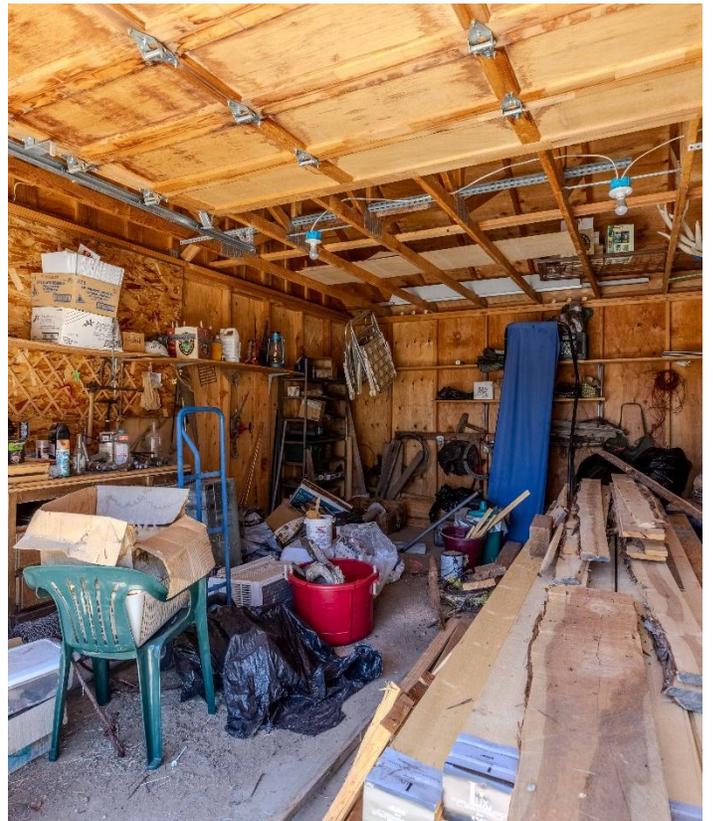












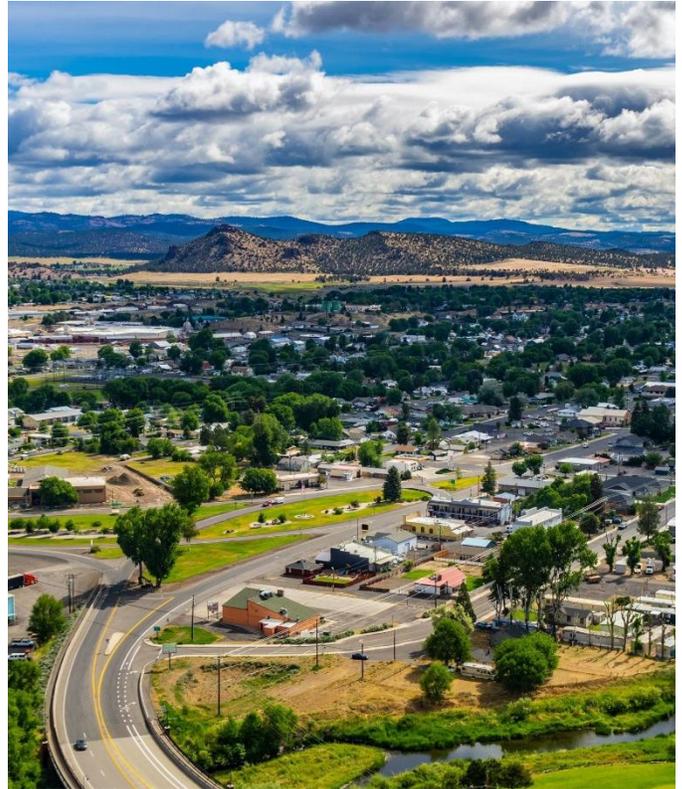


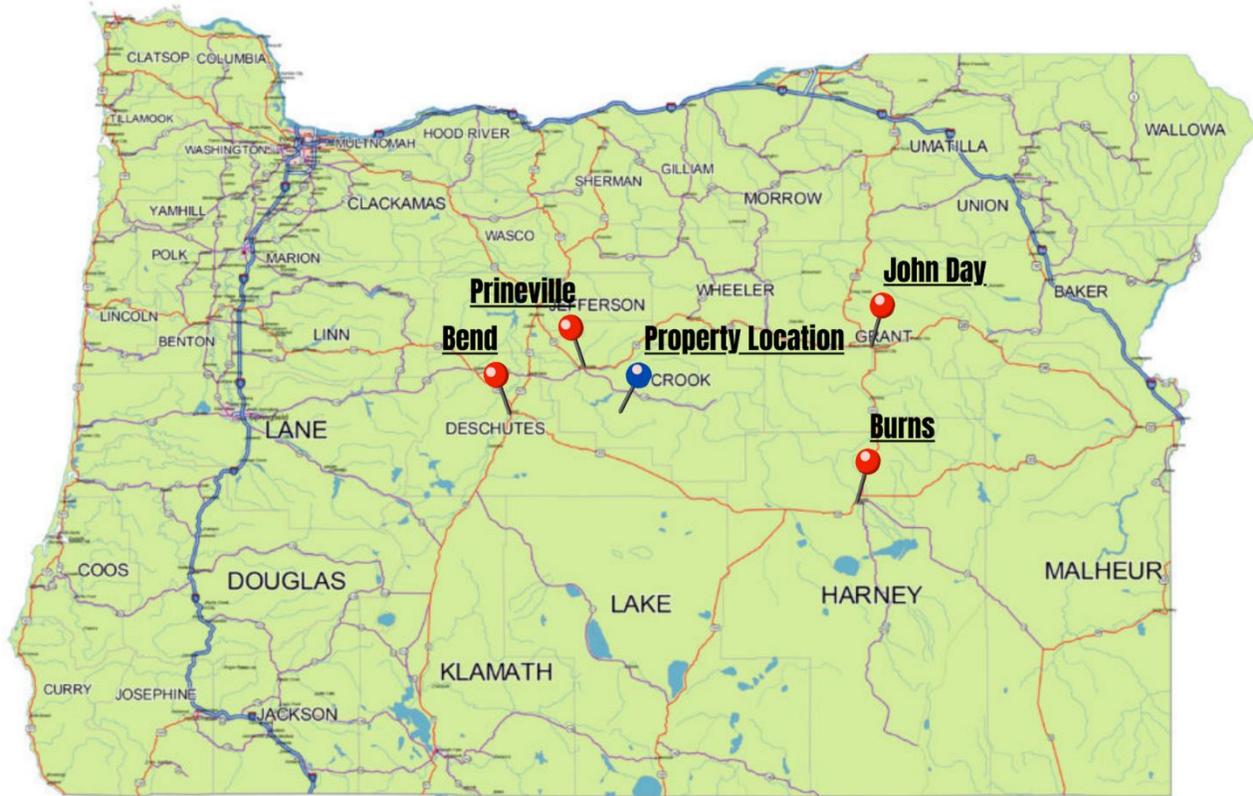


Surrounding Area

Central Oregon is home to some of the most breathtaking natural landscapes in the Pacific Northwest. The region features the dramatic cliffs of Smith Rock State Park, the volcanic wonders of the Newberry National Volcanic Monument, and the winding Deschutes River, a favorite for kayaking, fishing, and floating. With year-round recreation, locals enjoy everything from summer hikes and biking trails to world-class skiing and snowboarding at Mt. Bachelor, making it an outdoor playground in every season. Scenic state parks, alpine lakes, and endless trails create an environment where adventure is always close at hand.

Balancing nature with culture, the area also offers a rich mix of history and community charm. The High Desert Museum highlights local heritage and wildlife, while the historic Old Mill District brings together shopping, dining, art, and riverside trails. Downtown Bend offers a lively arts scene with the restored Tower Theatre, complemented by unique attractions such as the Last Blockbuster Video Store and the artistic Petersen Rock Garden. Festivals, live music, and farmers' markets add to the community's vibrant spirit, while clear night skies at Prineville's Dark Sky Park showcase some of the best stargazing in the region. Altogether, the area delivers an unmatched blend of adventure, culture, and small-town character that continues to attract people from all over.





OREGON

Location

Bend Oregon: <https://www.bendoregon.gov/>
1 hr 16 min (58.7 mi)
Population: 106,926 (2024)

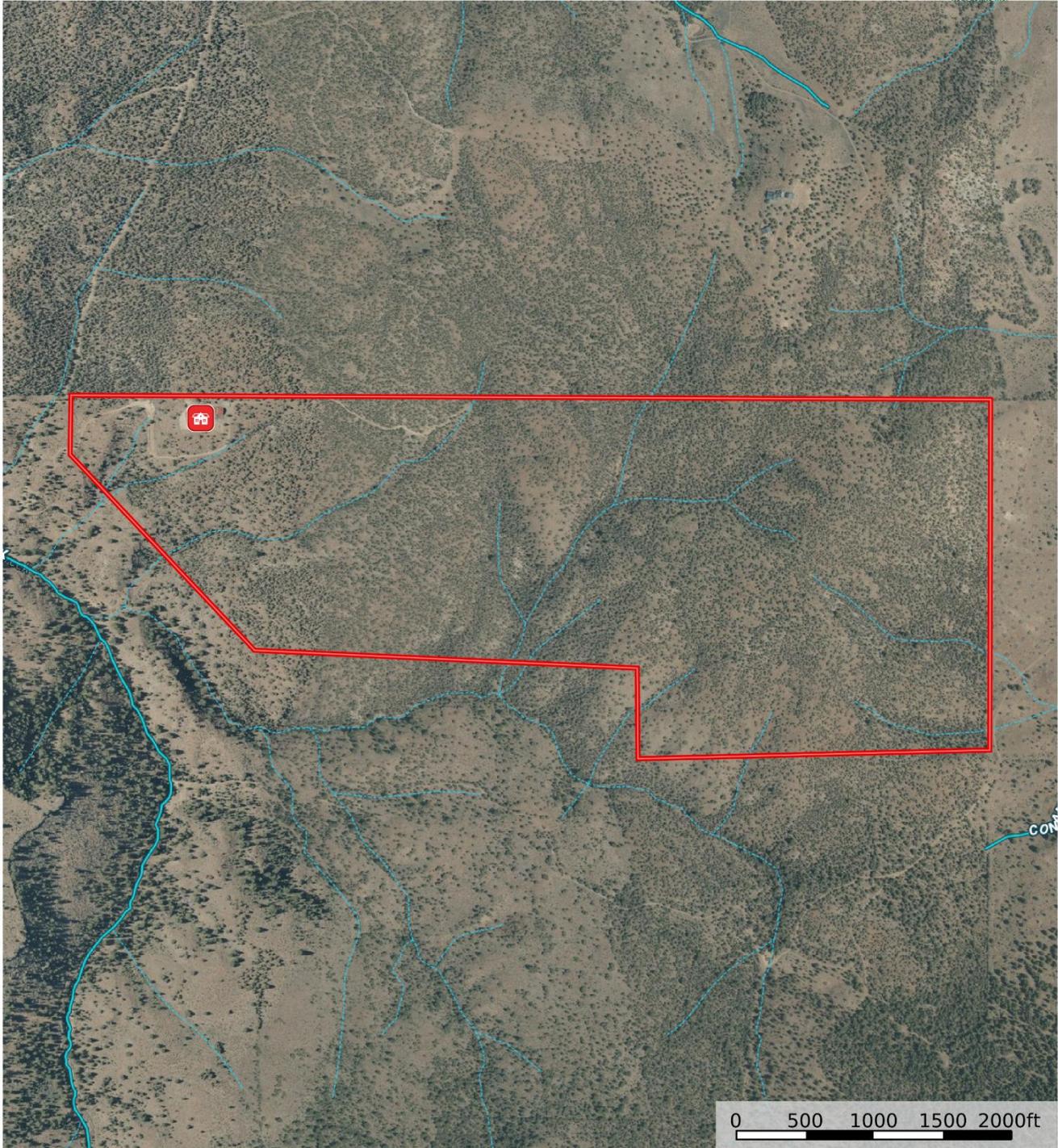
Prineville Oregon: <https://www.cityofprineville.com/>
30 min (22.9 mi)
Population: 11,917 (2024)

John Day Oregon: <https://www.cityofjohnday.com/>
2 hr 19 min (116.7 mi)
Population: 1,641 (2024)

Burns Oregon: <https://www.cityofburnsor.gov/>
2 hr 26 min (122.7 mi)
Population: 2,689 (2024)



22211 Se Conant Basin Rd, Prineville - Wolverton
 Oregon, AC +/-



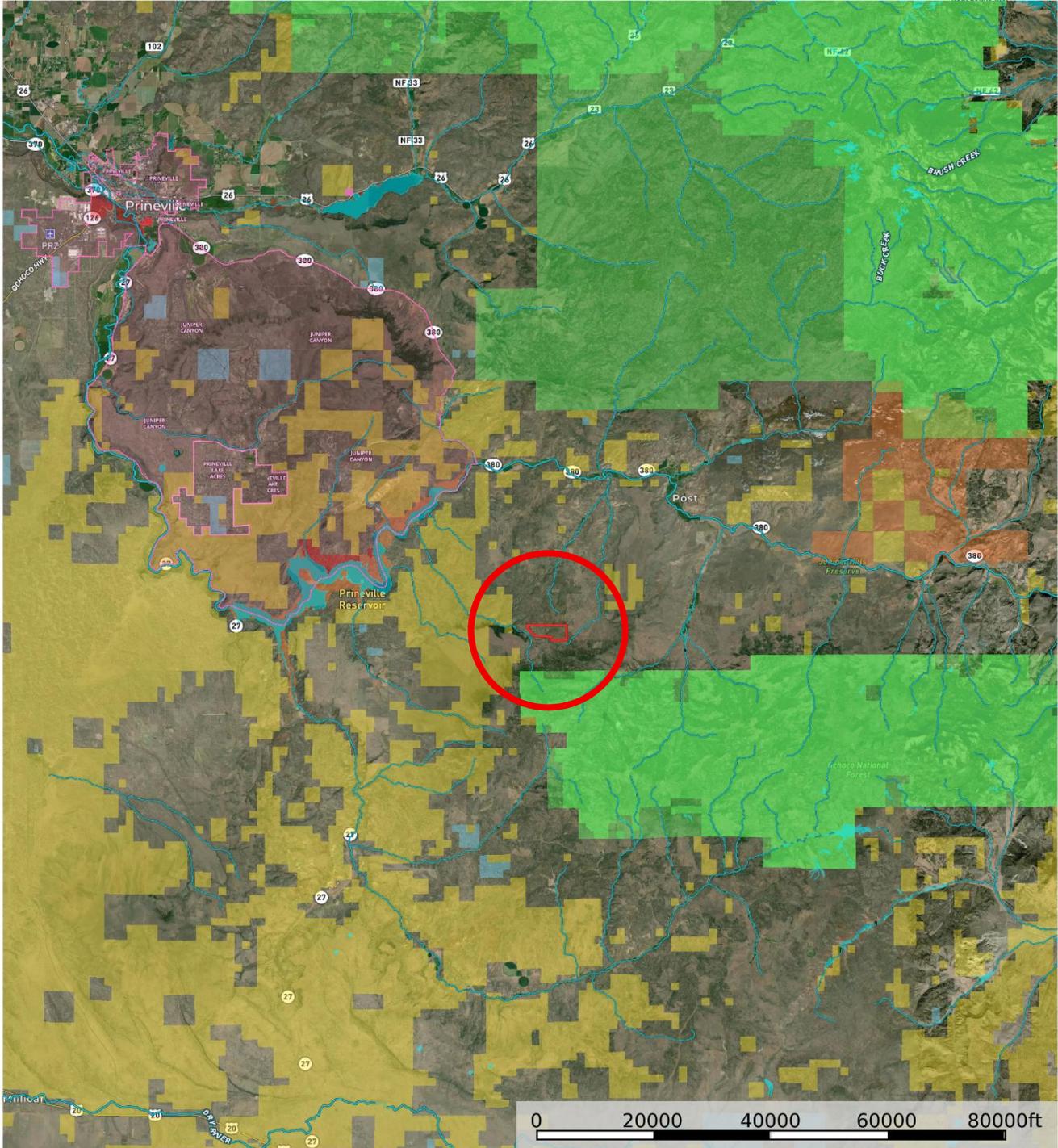
-  Main House
-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government
-  Stream, Intermittent
-  River/Creek
-  Water Body

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



22211 Se Conant Basin Rd, Prineville - Wolverton
 Oregon, AC +/-



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LOCATION: 22211 SE Contant Basin Rd, Prineville, OR 97754

IMPROVEMENTS: 2001 One and ½ Story House – 1,470+/- Sq.Ft.
2020 Shop W/ Wrap Around Lean-To – 1,296+/- Sq.Ft.
2001 Detached Garage – 500+/- Sq.Ft.
2020 MP Shed – 168+/- Sq.Ft.

BEDROOMS: 2 Bedrooms with an additional office space & loft

BATHROOMS: ¾ Bathroom

HEAT SOURCES: Woodstove & Oil Monitor Stove

ACREAGE: 320.93+/- Deeded Acres – Per County Records

UTILITIES: Private Well
Private Septic
Solar

FINANCING: Cash or Bank Financing



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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