



**JETT BLACKBURN**  
**REAL ESTATE Inc.**

**Hines Logging Rd**

**Hines, OR 97738**

**\$1,200,000**

# Cricket Creek Acres

480+/- Deeded Acres | 120+/- Acres of Water Rights



Selling Oregon Farms & Ranches Since 1960

# FOR SALE



This large Eastern Oregon property is a fantastic blend of summer grazing & recreational use. Cricket Creek Acres is a 480 acre setup that features irrigated meadows, diverse terrain, timber, access to hundreds of thousands of acres, & significant pride of ownership while having fantastic access 30 minutes outside of Burns Oregon along a county-maintained road.

Set along the scenic Hines Logging Road, the property is made up of three contiguous 160-acre parcels. Cricket Creek runs the full length of the property, fed by year-round springs that support 120 acres of irrigated meadows making it a perfect setup for summer pasture or wildlife habitat. Perimeter and cross fencing are already in place with an additional 990+/- acres from the BLM allotment Cricket Creek, adding additional pasture making this an easy transition for ranch use.

The land features an impressive blend of native terrain, from lowland meadows to high plateaus that rise 250 feet in elevation. The area is covered in a variety of bitterbrush, sagebrush, juniper, pine, willow, and even pockets of aspen growing around natural springs and drainages—ideal for wildlife cover and scenic recreation.

Located within the Silvies Hunting Unit, the property qualifies for Landowner Preference (LOP) tags, making it a prime spot for hunting mule deer, elk, and upland game. Nearby attractions include Yellowjacket Lake, Delintment Lake, and the Immigrant Creek area, all known for their fishing, hiking, and camping opportunities.

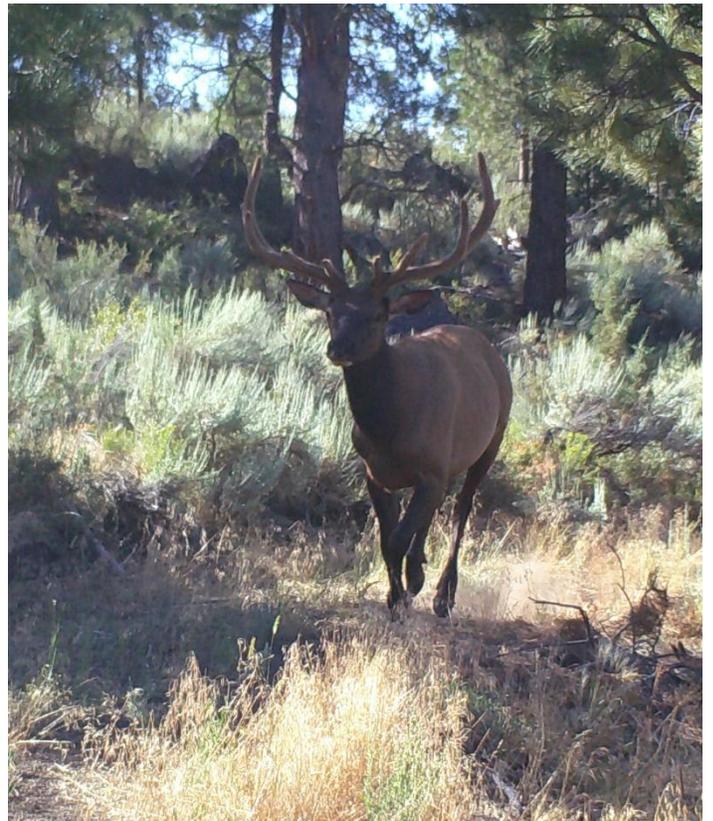
With year-round access via a maintained road and a variety of potential homesites offering expansive views of the valley and surrounding ridgelines, the property also presents a rare opportunity to build a secluded cabin, hunting lodge, or seasonal residence right in the heart of Eastern Oregon's recreational corridor.

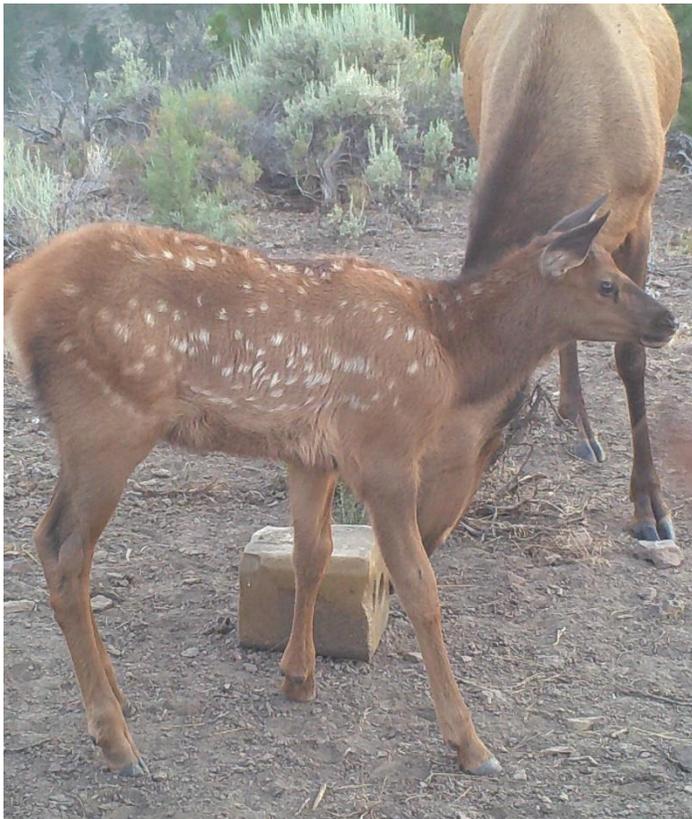
Whether you're looking to run cattle, hunt and explore, or build your own off-grid retreat, Cricket Creek delivers unmatched versatility and beauty in the high desert.

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.









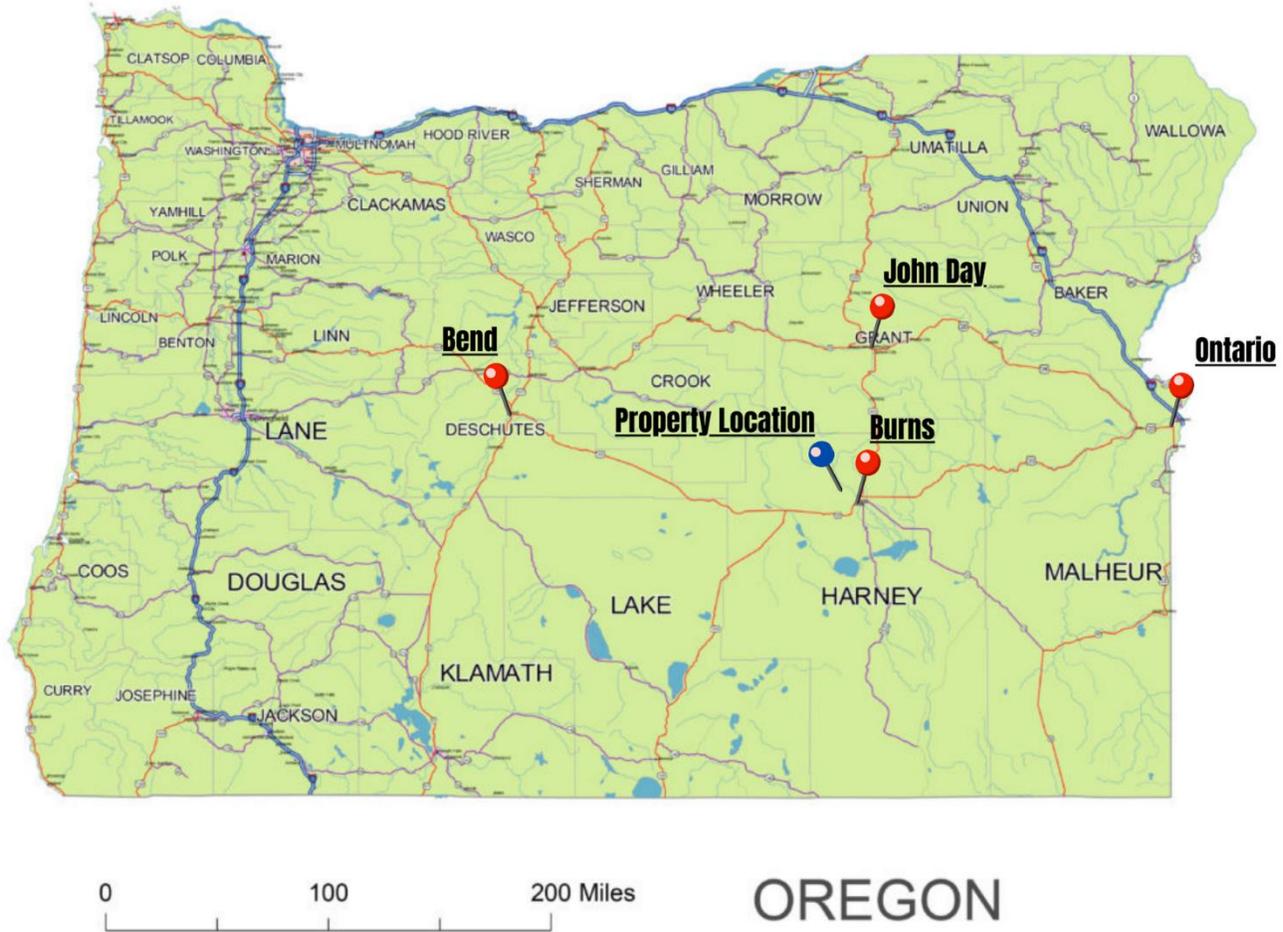


### Surrounding Area

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/>  
28 min (22.7 mi)  
Population: 2,689 (2024)

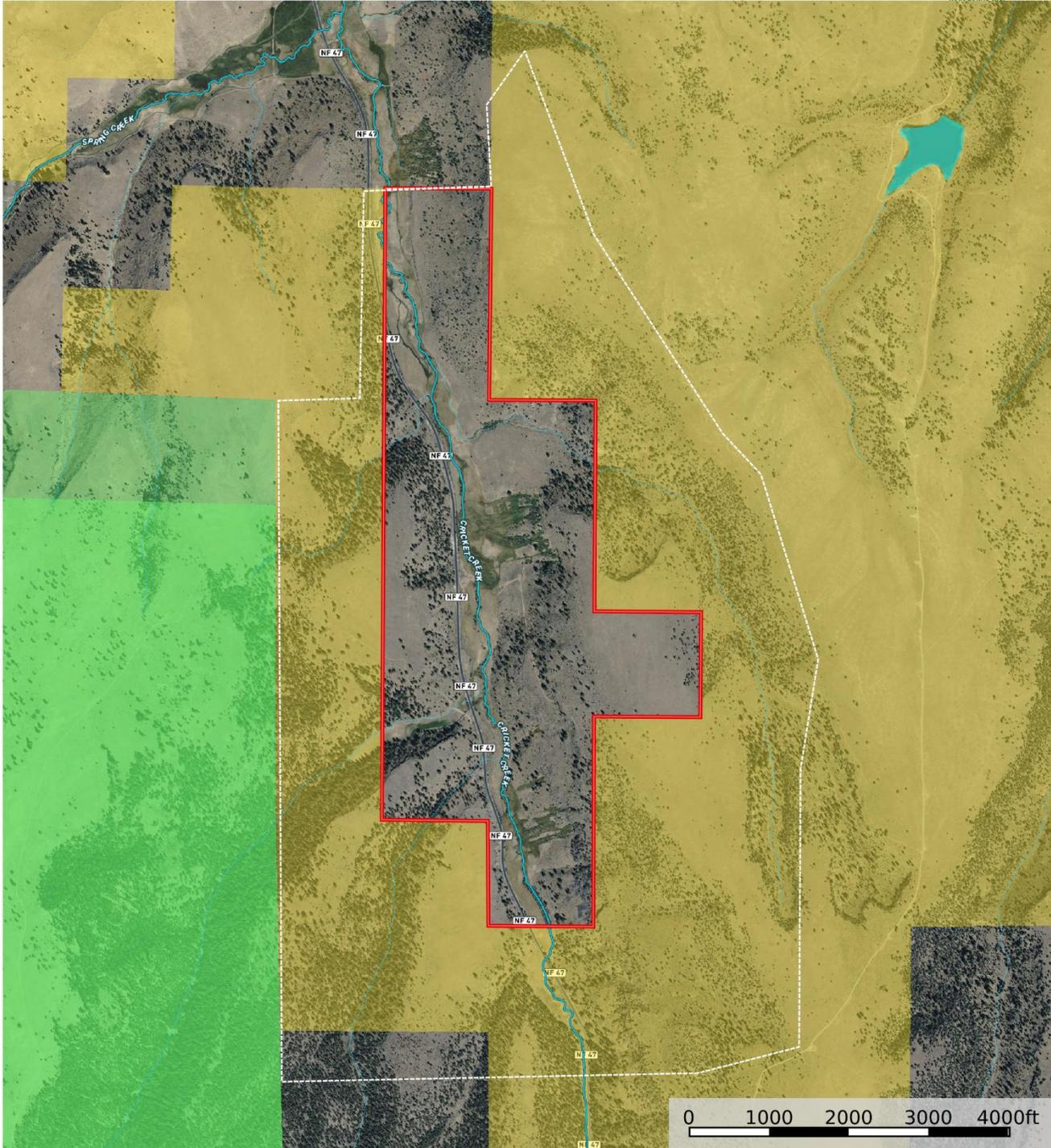
**John Day Oregon:** <https://www.cityofjohnday.com/>  
1 hr 38 min (68.7 mi)  
Population: 1,641 (2024)

**Ontario Oregon:** <https://www.ontariooregon.org/>  
2 hr 36 min (152 mi)  
Population: 11,957 (2024)

**Bend Oregon:** <https://www.bendoregon.gov/>  
2 hr 23 min (146 mi)  
Population: 106,926 (2024)



**Cricket Creek, Hines Logging Rd - Rickman**  
 Oregon, AC +/-



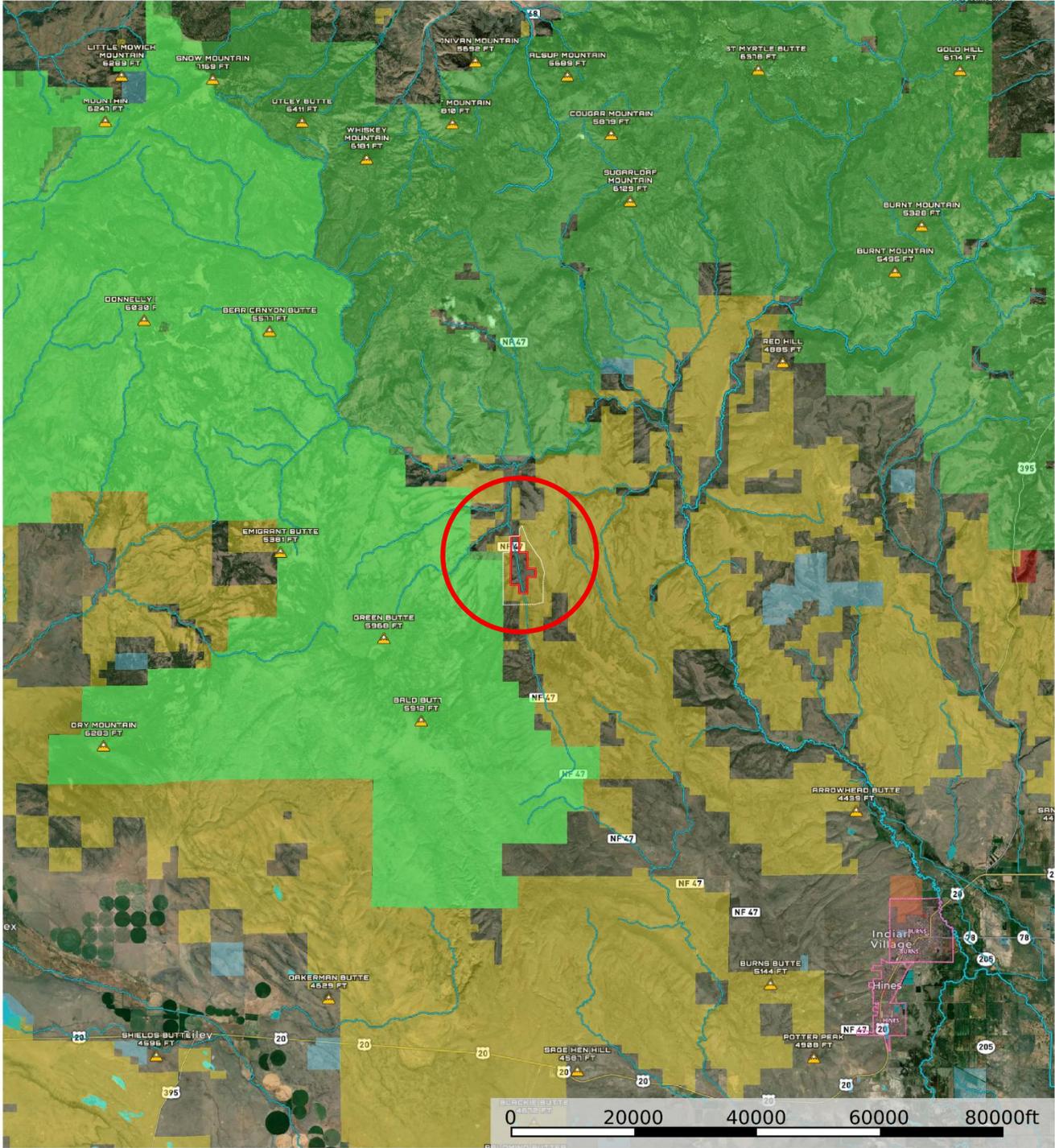
- BLM Allotment
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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



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**LOCATION:** Hines Logging Rd, Hines, OR 97738

**LEGAL:** 21S28E00-00-00600, 21S28E00-00-00601, & 21S28E00-00-00602

**IMPROVEMENTS:** Working Corrals – Loading Schute, 2 Holding Pens, Alley

**ACREAGE:** 480+/- Deeded Acres

- 120+/- Acres of Irrigated Meadow
- 360 +/- Acres of Timber and Range

**GRAZING ALLOT:**

<u>Allotment</u>	<u>Start Date</u>	<u>End Date</u>	<u>AUM's</u>
Cricket Creek	05/01/2025	10/31/2025	42

**IRRIGATION:**

<u>Cert#</u>	<u>Prim.</u>	<u>Supp.</u>	<u>Priority Date</u>	<u>Source</u>
92711	120	--	12/31/1897	Cricket Creek & Springs

**FEATURES:**

Cricket Creek  
Multiple Springs  
Trees: Pine, Juniper, Willow, Aspen, Fir

**FINANCING:**

Cash or Bank Financing

**TAXES:**

\$816.33 – 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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