

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

Silver Creek Road

Riley, OR 97758

\$480,000

Dry Mountain Section

640(+/-) Acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



LEGAL DESC.: 22S26E00-00-00400
ACREAGE: 640 +/- acres
TAXES: \$115.78
PRICE: \$480,000.00
FINANCING: Cash or Bank Financing

This Eastern Oregon recreational property is located in the Silvies Hunting Unit, just 1.4 miles from paved a county road and approximately 8.5 miles (as the crow flies) north of Riley, Oregon, where fuel and a variety of groceries are available.

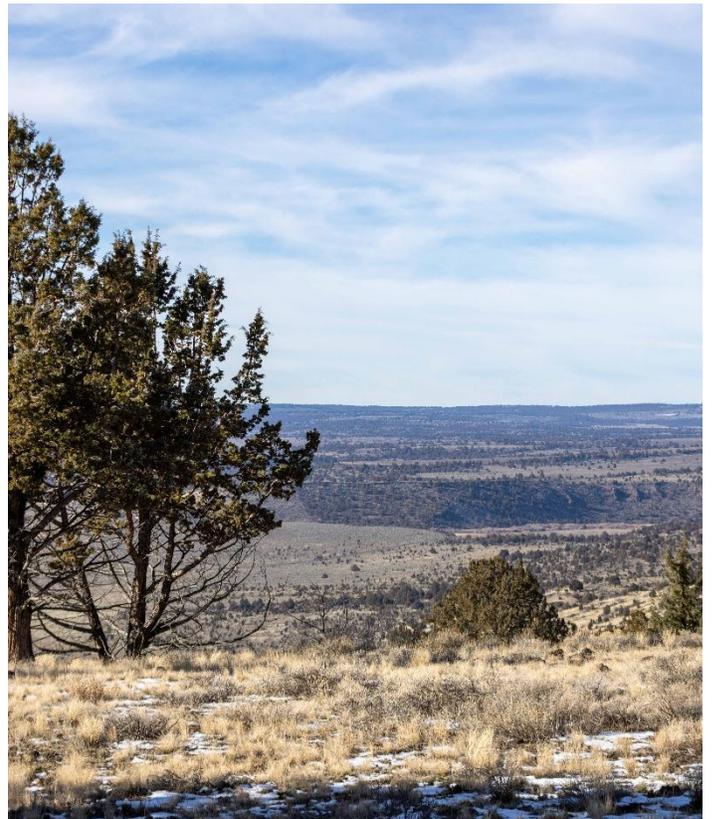
Known as the Dry Mountain Section, this parcel includes 640 acres situated just 2 miles southeast of Dry Mountain's peak. The property is currently outfitted with well, water tanks, and partial fencing. The landscape is characteristic of Oregon's high desert, covered in native vegetation including sagebrush, rabbit brush, juniper, some pine and other native species. Bordered on all sides by public lands, this deeded acreage offers an ideal setup for a hunting basecamp, with Landowner Preference (LOP) tag opportunities for mule deer and elk.

Whether you're looking to build an off-grid cabin or enjoy a peaceful weekend retreat, this property presents a fantastic opportunity thanks to its location, access, and natural features.

Seller to retain an easement through the property for access to additional private land at closing.

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.







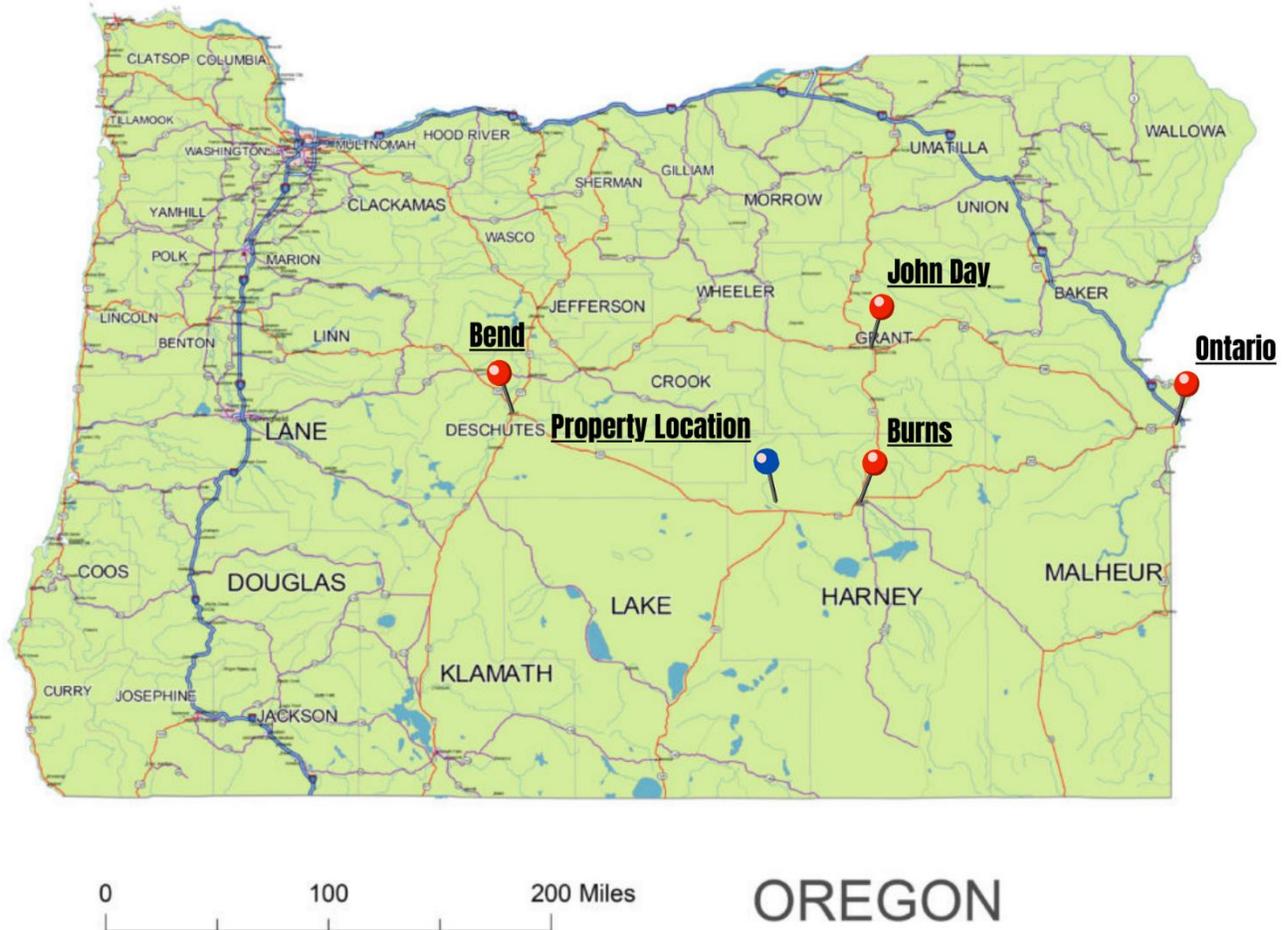


Surrounding Area

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/>
42 min (40 mi)
Population: 2,689 (2024)

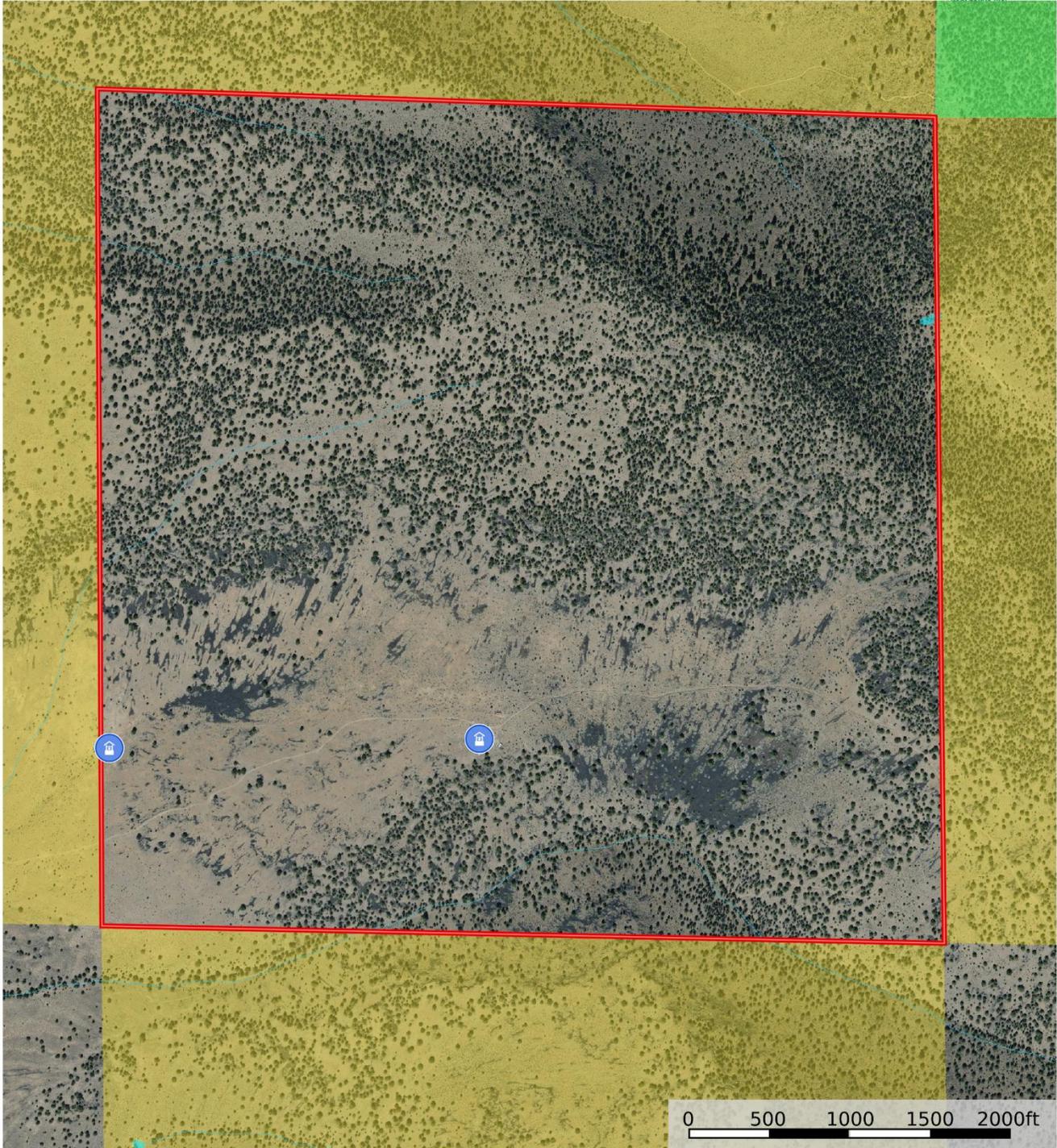
John Day Oregon: <https://www.cityofjohnday.com/>
2 hr 1 min (110 mi)
Population: 1,641 (2024)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 52 min (170 mi)
Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>
1 hr 51 min (114 mi)
Population: 106,926 (2024)



Dry Mountain Section - Clemens
 Oregon, AC +/-



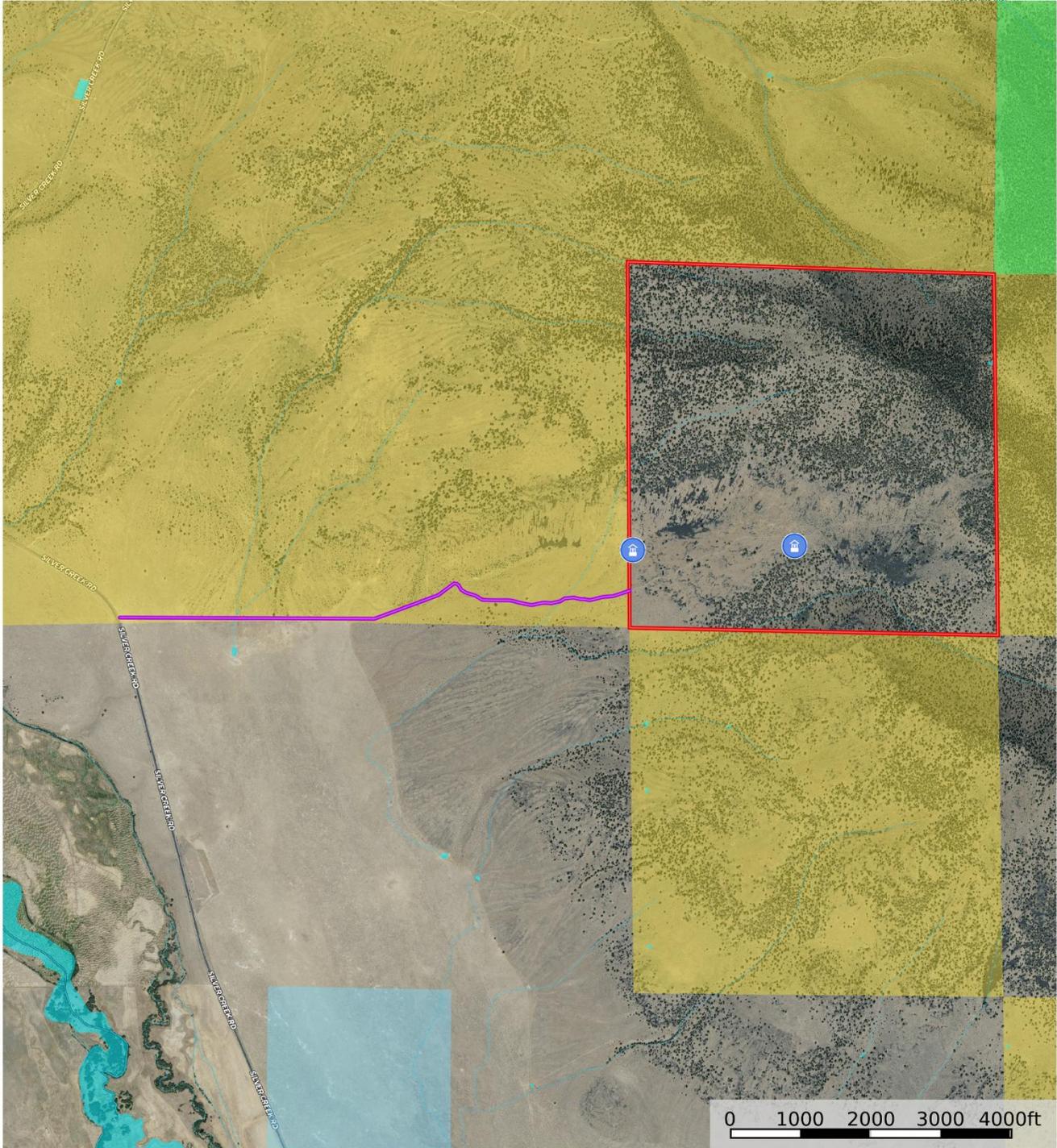
- Well
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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

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Dry Mountain Section - Clemens
 Oregon, AC +/-



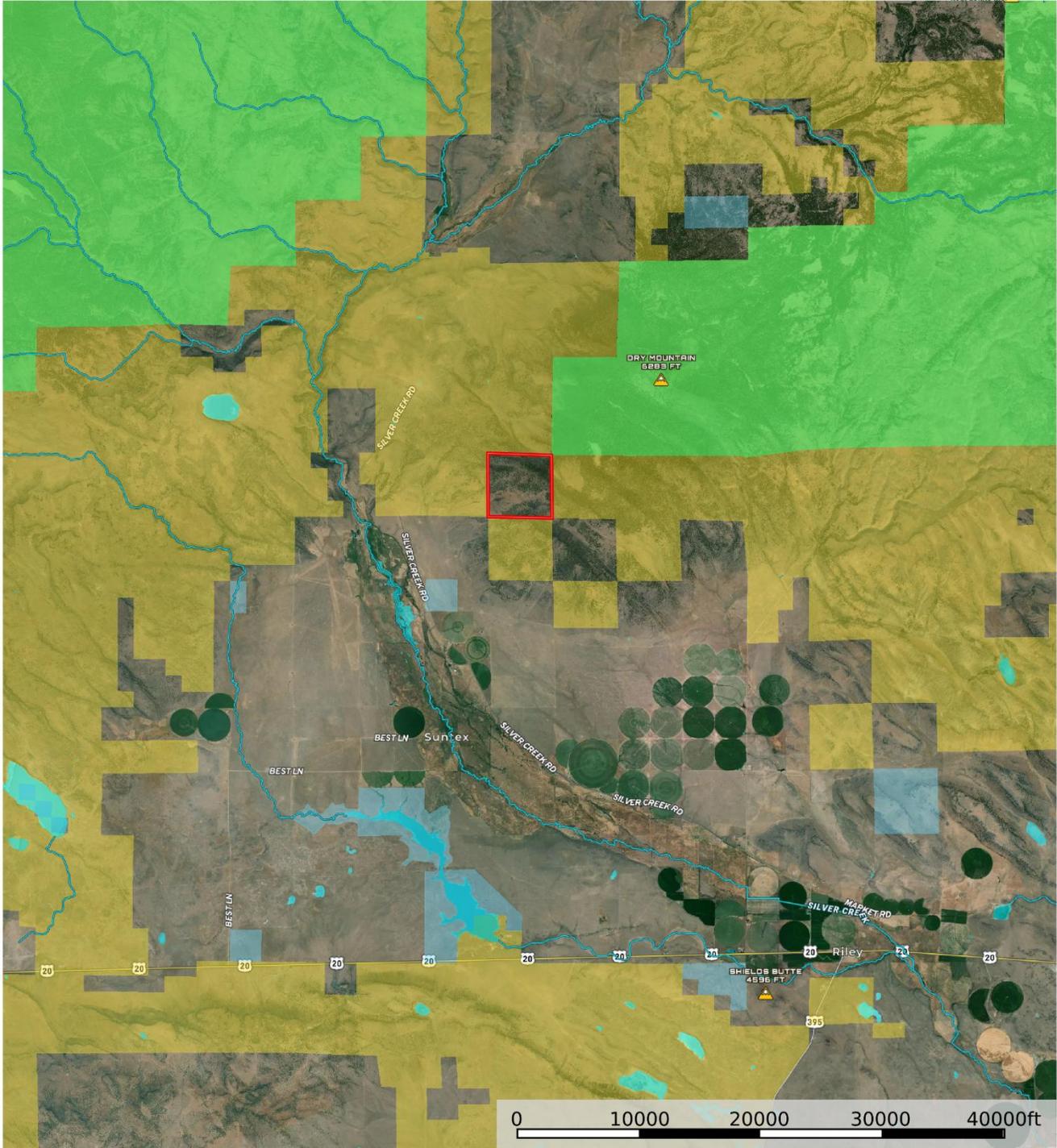
- Well
- Access Road
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
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United Country Jett Blackburn Real Estate

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

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