

Juniper Butte Estate

163.76(+/-) Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon Ranchette is located just 13 miles from Burns, Oregon, along the Hines Logging Road. Spanning 163.7 acres & qualifying for LOP hunting tags. The property combines stunning natural beauty with endless outdoor recreation opportunities, as it borders an expansive 126,000 acres of BLM public land. Perched on a high point, the home provides sweeping views of the high desert, with stunning sunrises and sunsets. The land features a mix of juniper trees, crested wheat, sagebrush, rabbit brush, & more. It also includes a rock pit, two ponds fed by a well and seasonal runoff, & a fenced area for livestock.

The improvement site is a crushed rock driveway and perimeter fencing to keep livestock out. Improvements on the property include a 1,320 sq. ft. four-bay machine shed (enclosed on three sides with a crushed rock base), a livestock cover, a Hickory storage shed with a covered wood storage section, and a custom-built home from 2020. The property would be well fitting for anyone looking for horse property with access to public grounds or just anyone looking for elbow room near town.





Main House

The 2020 built home includes great qualities to last with a metal roof, Hardie plank siding, & vinyl windows. Each exterior entrance is equipped with a concrete slab, while the front features a covered Trex patio. The back of the home is designed to accommodate a hot tub, offering stunning sunset views while relaxing in the cool high desert nights .

The attached two-car garage is equipped with built-in counter space for a workshop & shelving for bin storage. It also includes a designated area for extra freezers and an enclosed room with overhead cabinets, a washer, dryer, water heater, & a half bathroom. The home is heated & cooled by mini-split systems, with additional warmth provided by a wood stove.



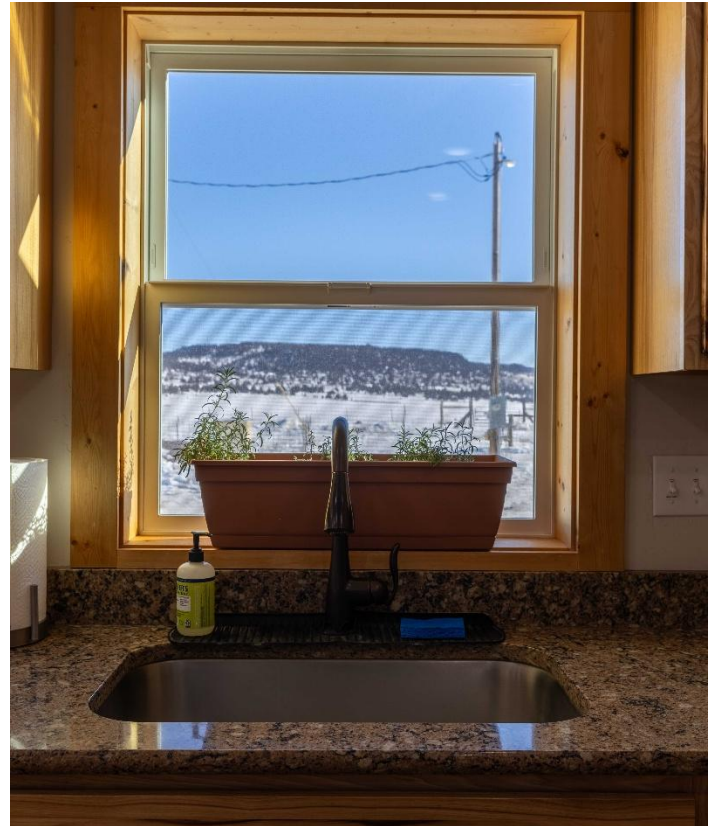
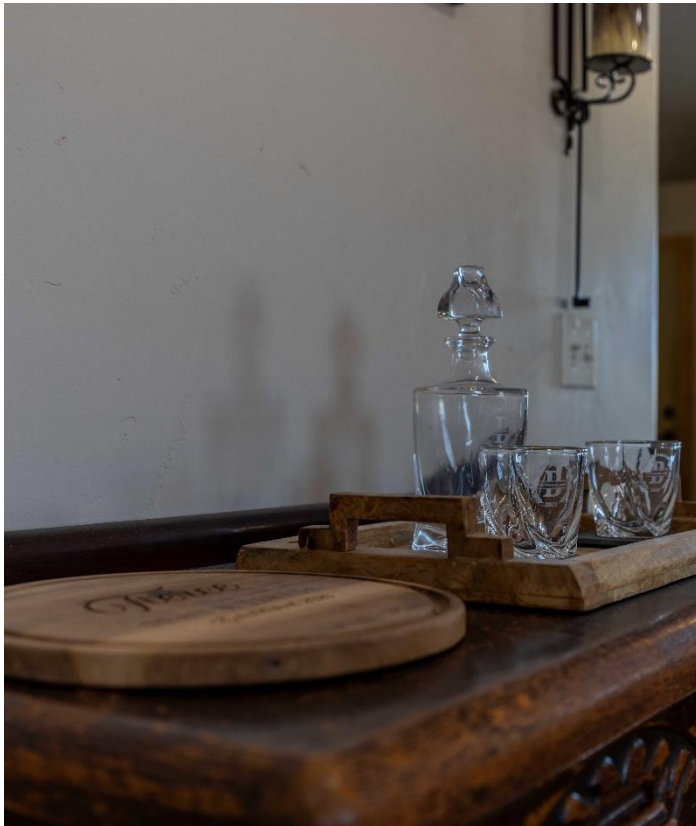


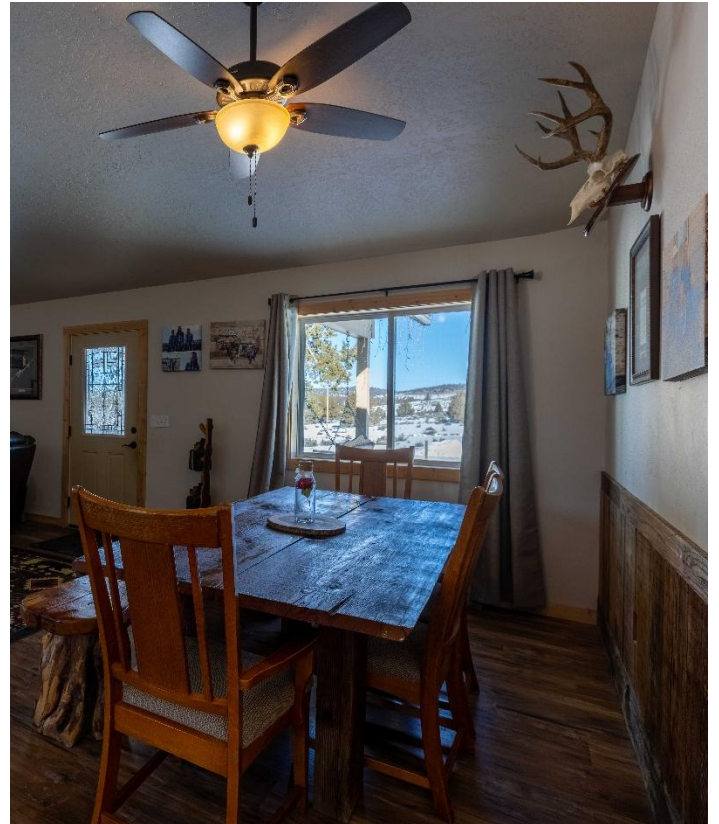
The inside is an easy flowing 3 bedroom 2.5 bathroom setup. Beautiful hickory-style laminate flooring flows throughout nearly the entire home, complemented by wooden-style doors & trim to bring an at home feeling. The kitchen is equipped with hickory cabinets & quartz countertops that complement the bathroom vanities. It offers an island with bar seating, an enclosed pantry, & a sleek matching set of Adora black stainless steel appliances, including a range, dishwasher, microwave, & refrigerator.

Adjacent to the kitchen is the dining area & family room, featuring vaulted ceilings, two ceiling fans and a cozy wood stove. A beautiful backsplash with a mantel crafted from reclaimed barn wood adds a rustic charm to the space. An office setup & bathroom space are conveniently located off the family room, providing easy access for guests.

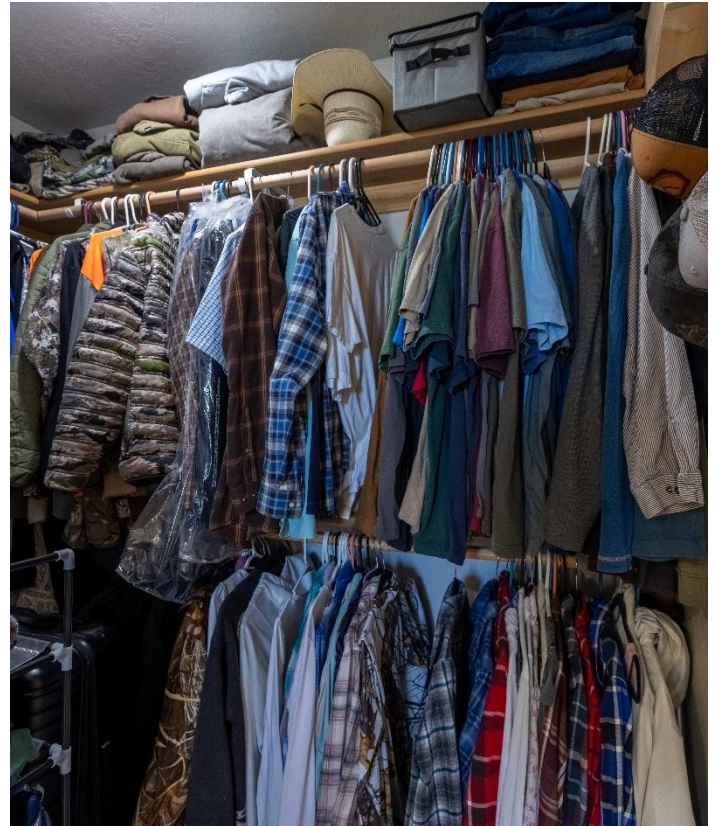
All three bedrooms are adequate size that feature ceiling fans. Two of the bedrooms have carpeted flooring with the master suite that includes a private bathroom and a walk-in closet. The master bathroom is a ¾ setup, featuring a walk-in shower and a spacious vanity.

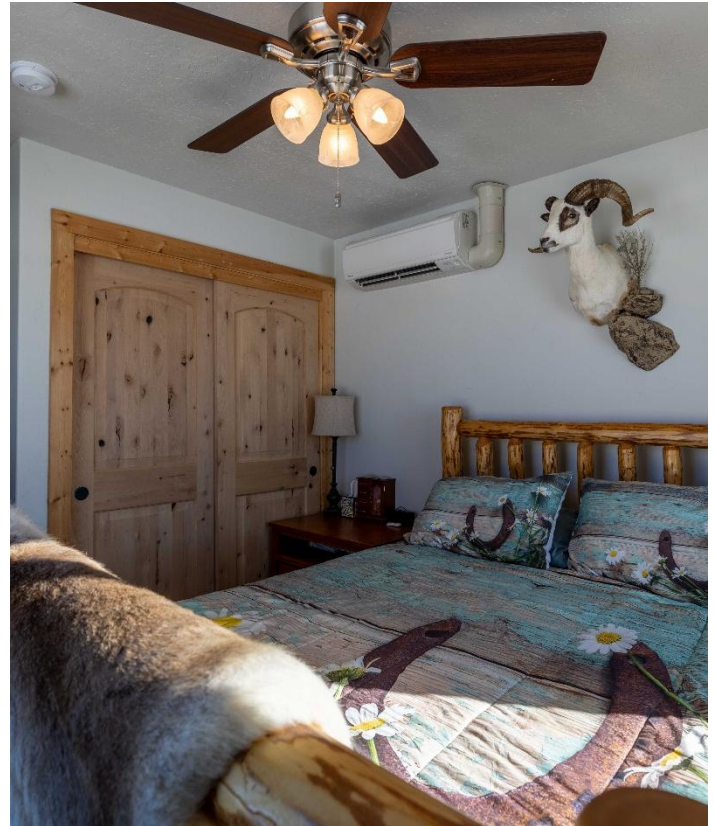
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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

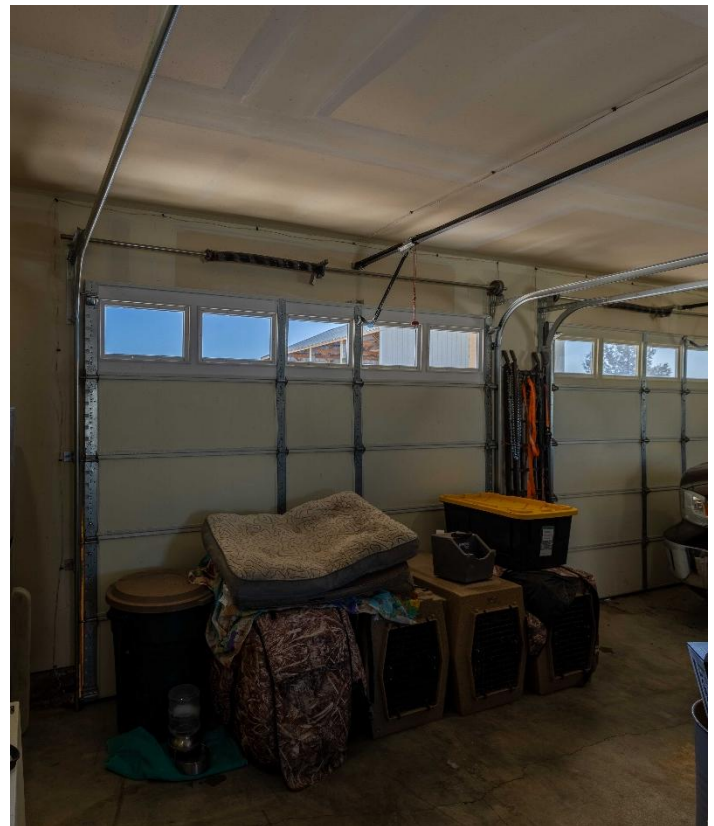


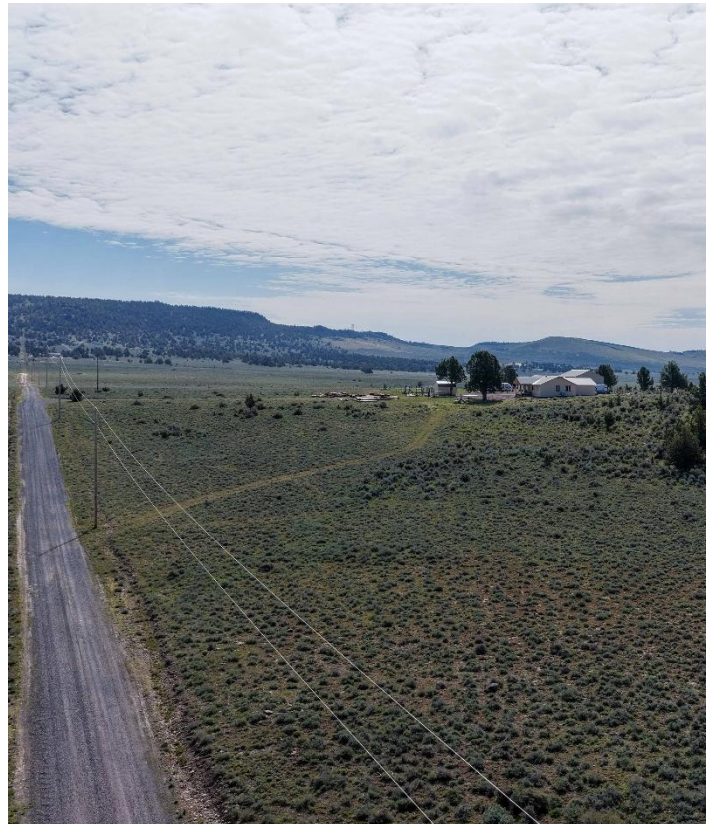


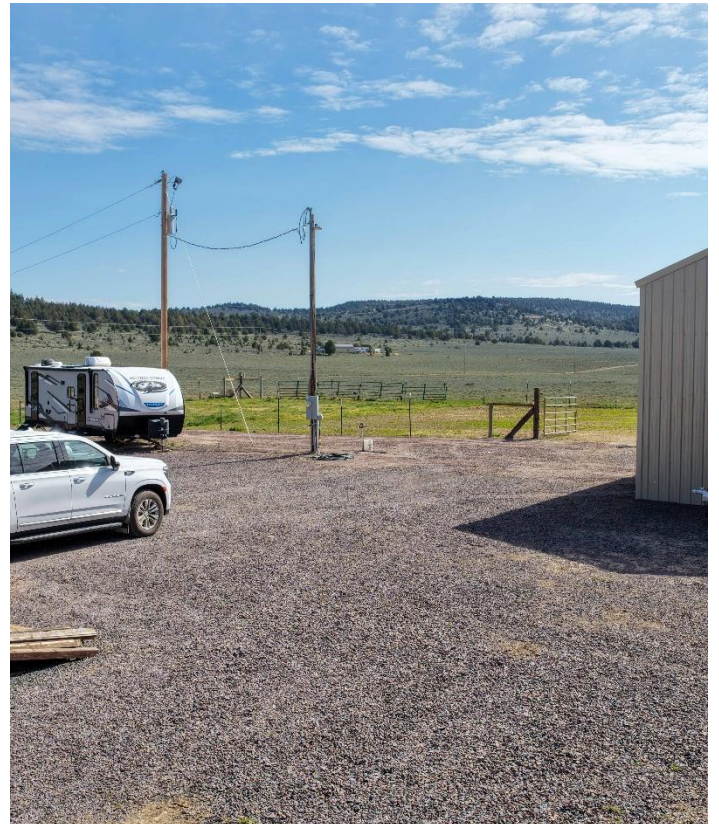












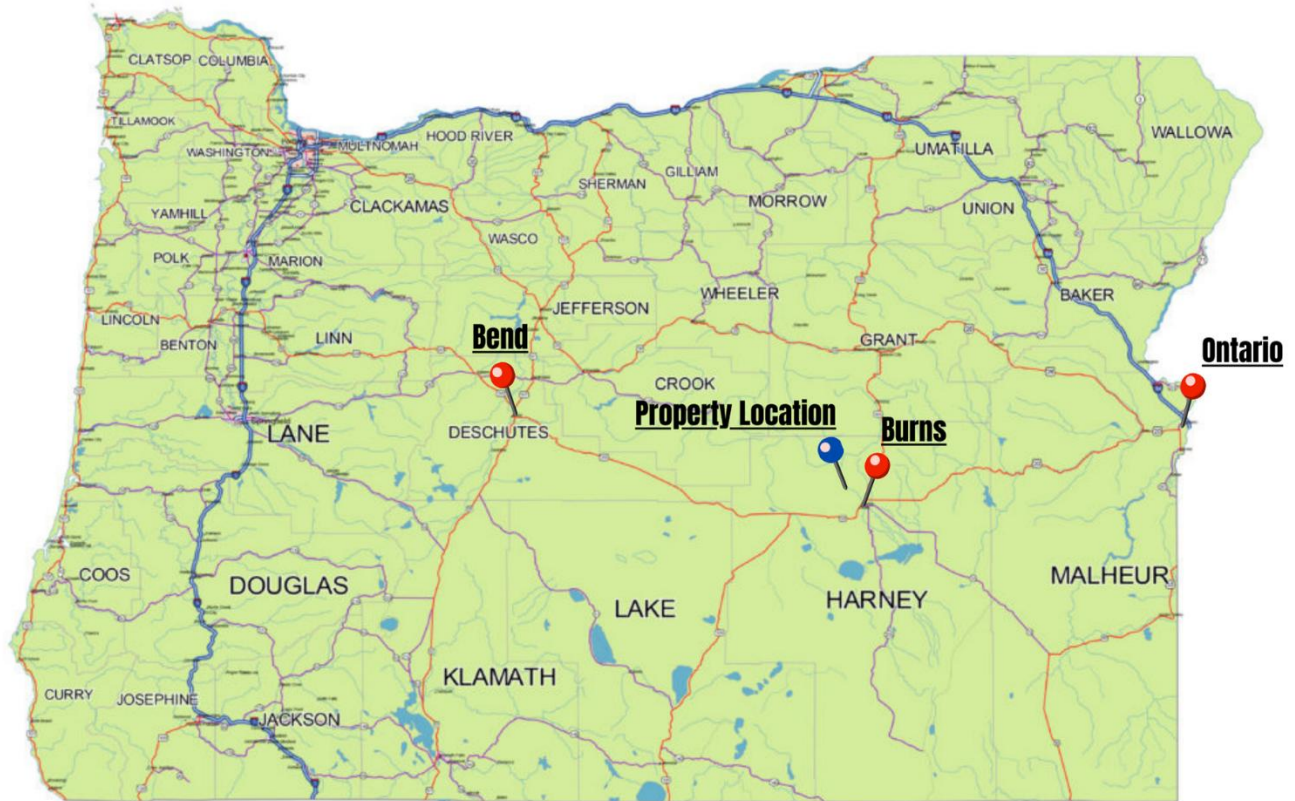


Surrounding Area

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.





0 100 200 Miles

OREGON

Location

Burns Oregon: <https://www.cityofburnsor.gov/>
20 min (13 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 30 min (143 mi)
Population: 11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 14 min (137 mi)
Population: 102,059 (2021)



tierce 160 acres
 Oregon, 160 AC +/-



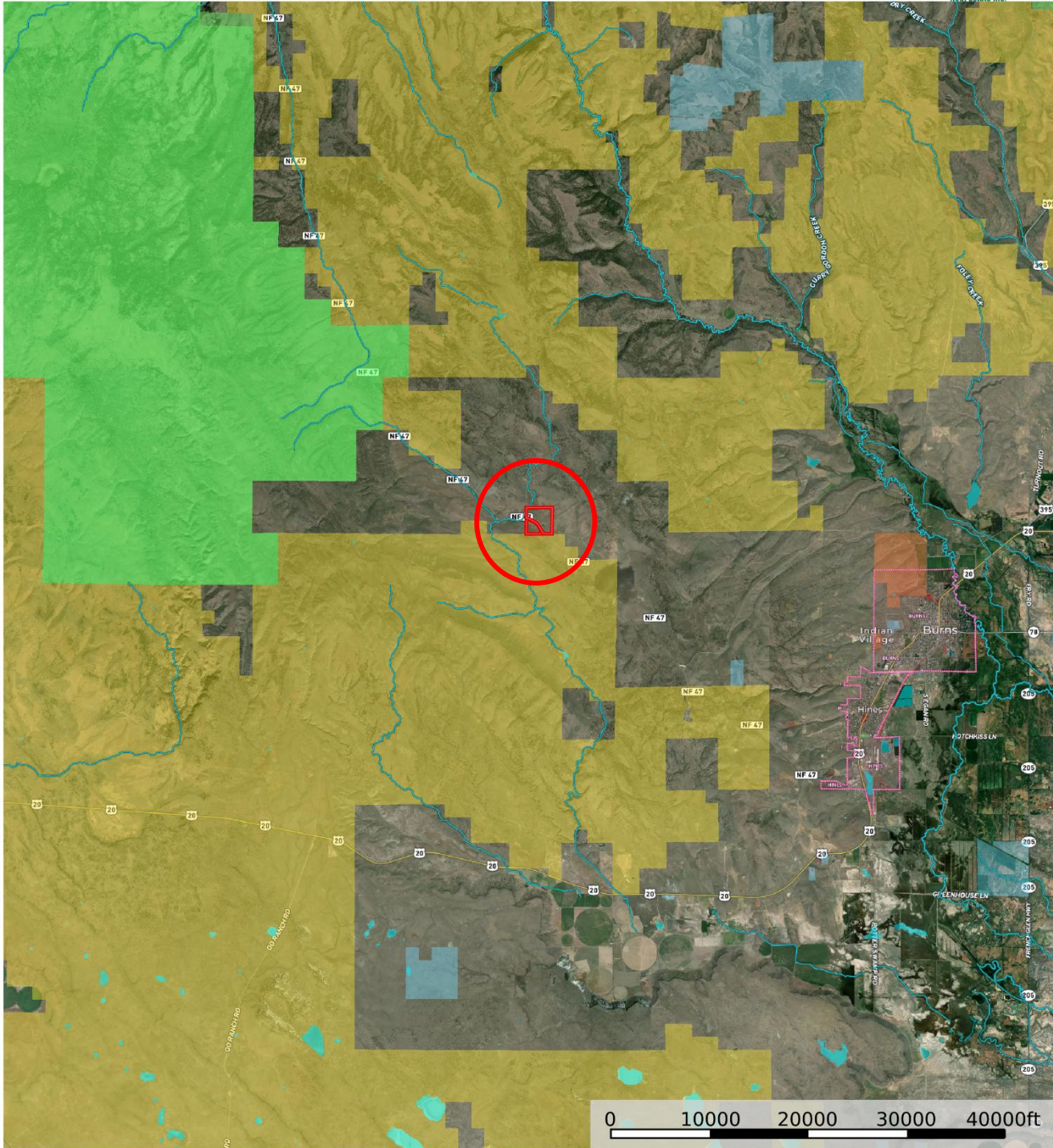
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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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71481 Hines Logging Rd, Hines - Tierce
 Oregon, 160 AC +/-



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ADDRESS:	71481 Hines Logging Rd, Hines, OR 97738
TAX LOT MAPS:	22S29E00-00-01203
ACREAGE:	163.76+/- Deeded Acres
YEAR BUILT:	2019
SQ.FT.:	1,606+/- Sq. Ft. – Per County Site
BEDROOMS:	3
BATHROOMS:	2.5
HEAT SOURCE:	Woodstove, mini splits
APPLIANCES:	Refrigerator, dishwasher, range, microwave, washer, dryer
GARAGE:	Double Car Garage
OUTBUILDINGS:	Machine Shed w/ 4 Bays– 1,320 Sq. Ft. Old Hickory Storage Shed
UTILITIES:	Power – Oregon Trail Electric Coop Private Well Private Septic
TAXES:	\$740.03



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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