

Silvies River Ranchette

9.68 (+/-) Deeded Acres | 8.28 (+/-) Acres of Water Rights

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Silvies River Ranchette is a turnkey Eastern Oregon property located just minutes from Burns. Nestled along the East Fork of the Silvies River, this ranchette spans 9.66± deeded acres, including 8.28± acres with water rights. Irrigation from the river naturally subs into the meadows, providing hay cuttings of native grasses or forage for livestock. The land is fully perimeter-fenced, with the river forming the north and west boundaries. The homesite and driveway are also fenced, with mature trees that add privacy and welcome summer shade.

Property Improvements include a two-story, 2,421 sq. ft. home, a 600 sq. ft. shop with a south-facing lean-to, a GP building, and a livestock shed. The home's exterior features a fenced yard, paved sidewalks, a charming front porch, a covered back walkway with Trex decking, a concrete patio perfect for outdoor relaxation, and a raised flower bed. A composite roof and board-and-batten siding complete the attractive exterior.

Inside the Home you'll find 5 bedrooms and 1.75 bathrooms, including a master suite upstairs and a sunken family room. The front entry opens to a sunroom before flowing into the open kitchen and dining area. The U-shaped kitchen features tile countertops and backsplash, a walk-in pantry, and abundant counter space and storage. The dining room includes a cozy fireplace and adjoins the family room, which is filled with natural light from five large windows.

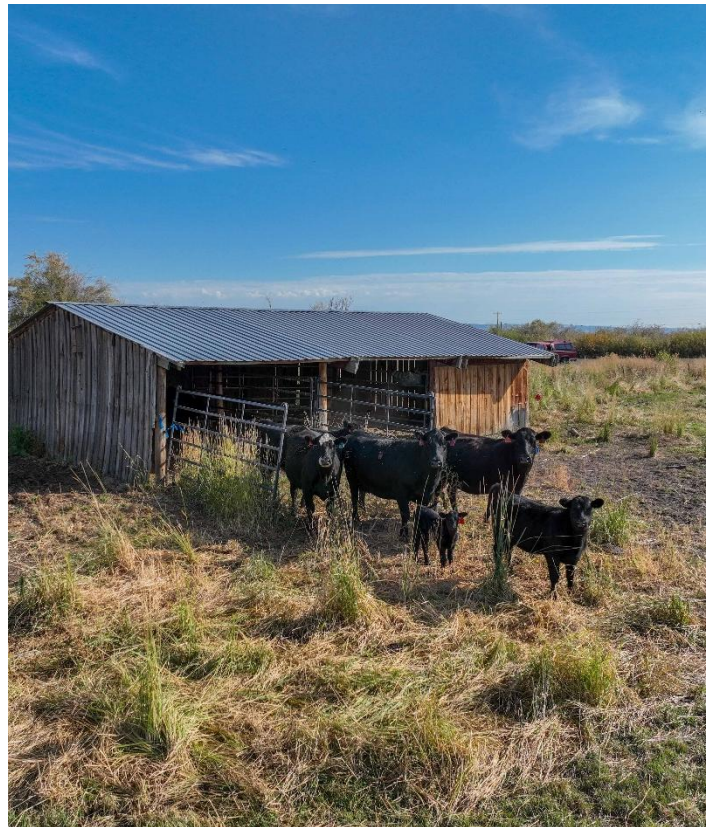
Down the hallway, the first door opens to the laundry room, which houses washer and dryer hookups, a sink, the furnace, and the water heater. Four additional bedrooms are located further down the hall, each with generous closets and ceiling fans, plus a full bathroom with vanity and towel storage. Upstairs, the master suite boasts a private deck overlooking the meadows, a ¾ bathroom with its own water heater, and a spacious walk-in closet.

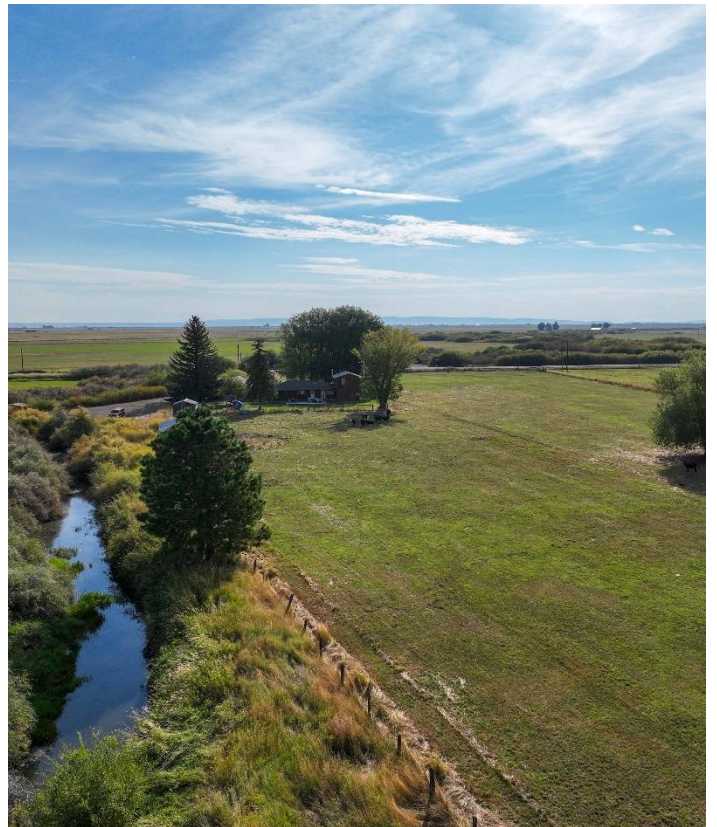
Outbuildings add to the property's versatility. The shop includes concrete floors, a wood stove, metal siding and roof, and a roll-up door. The livestock shed can be easily converted into stalls or left open as it is currently. The GP building, with its dirt floor, metal roof, and rustic barn wood siding, serves as both a garden shed and woodshed.

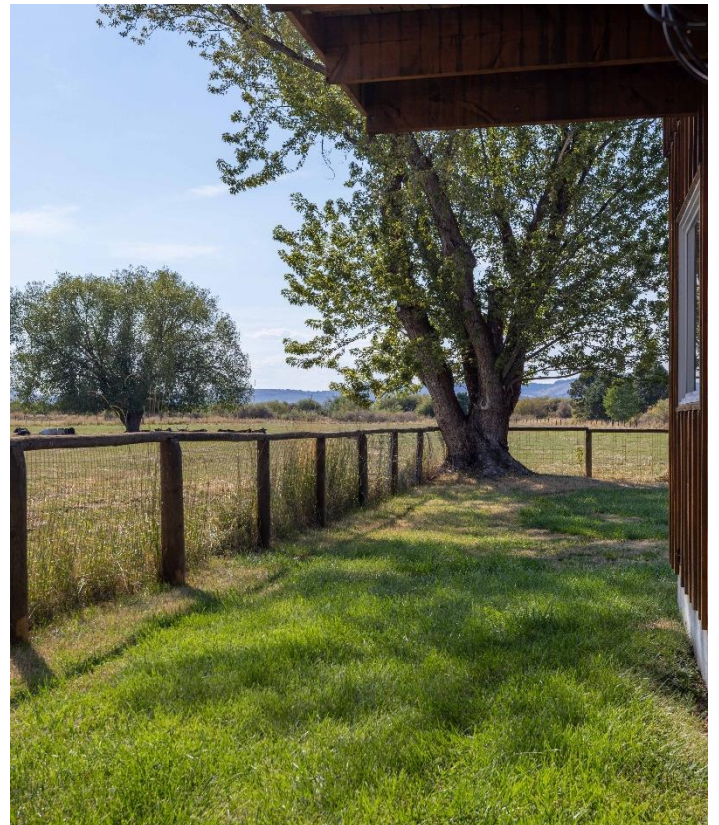
Silvies River Ranchette blends functionality, comfort, and natural beauty. With nearly 10 acres on the Silvies River, established water rights, and well-maintained improvements, it's well-suited for livestock, hay production, or simply enjoying the peaceful lifestyle of Eastern Oregon. The home offers plenty of space for family and guests, while the shop, livestock shed, and GP building provide flexible options for work, storage, or hobbies.

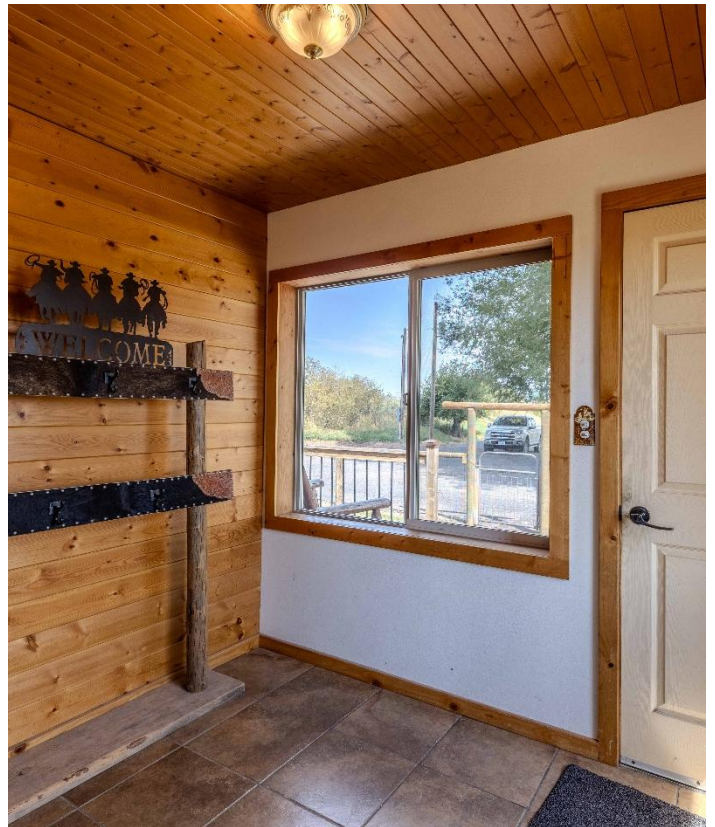
Whether you're looking for a productive small ranch, a quiet retreat, or a move-in-ready country home, Silvies River Ranchette is a turnkey opportunity ready to welcome you.

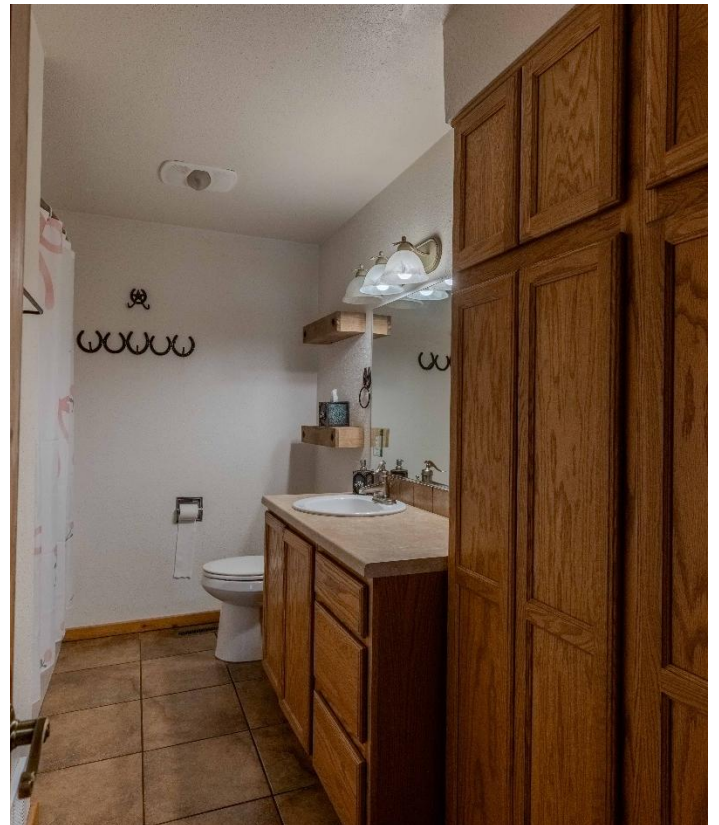


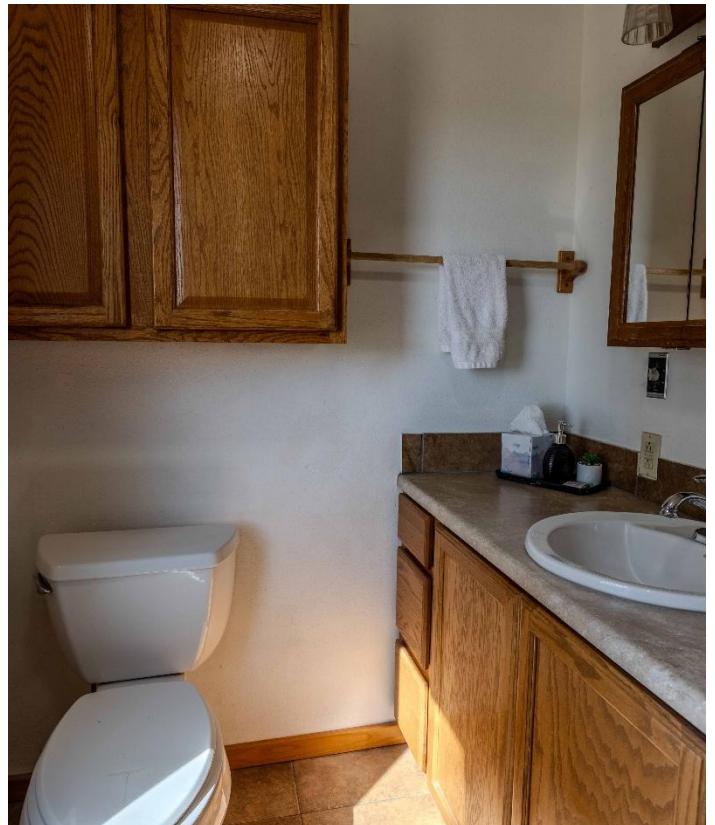














Matterport Property Report:

69768 Hwy 205 S

Gross Floor Area - Full Property 2,393 sq. ft. | Floor 1, 936 sq. ft.

Sizes and dimensions are approximate, actual may vary



Visit 3D space on
Matterport





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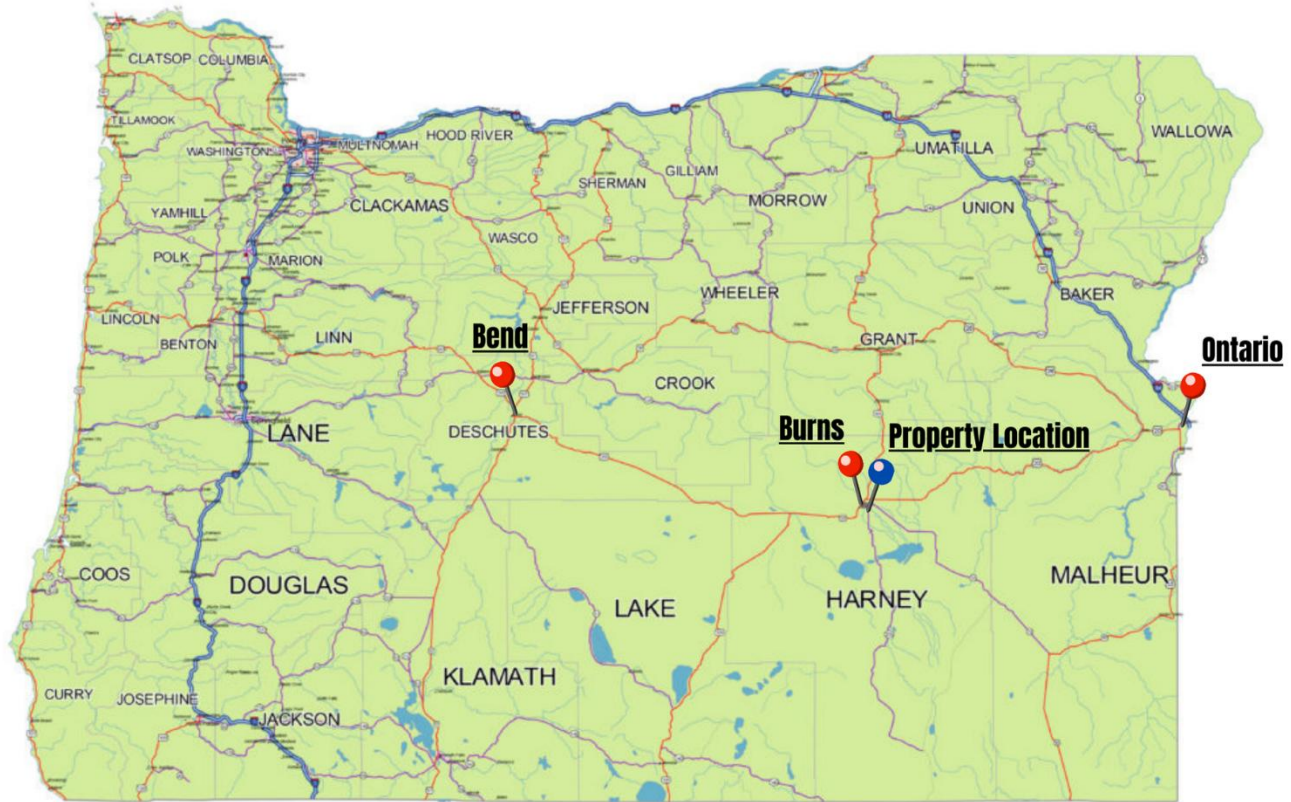


Surrounding Area

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

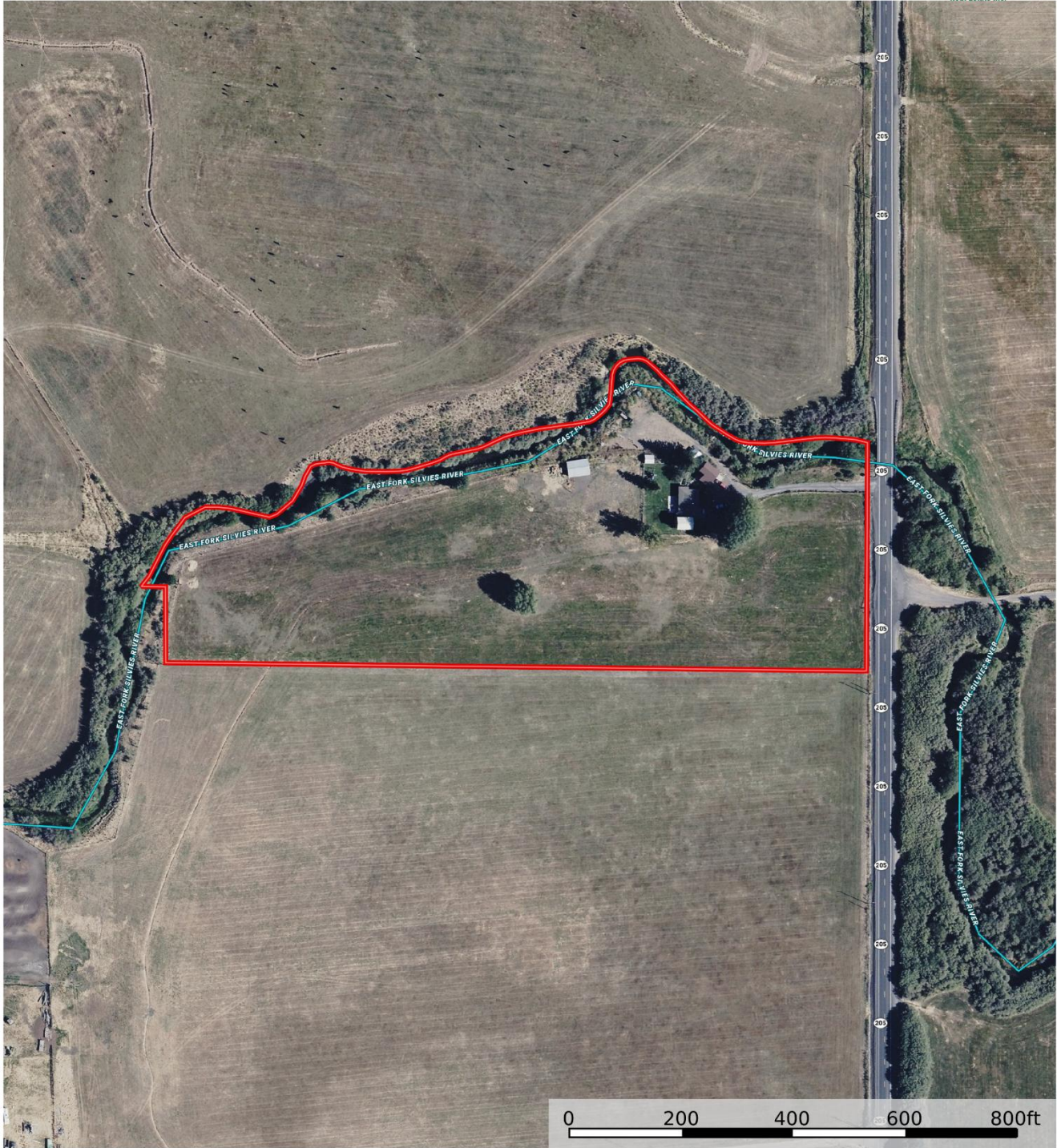
Burns Oregon: <https://www.cityofburnsor.gov/>
3 min (2.7 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 9 min (129.9 mi)
Population: 11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 12 min (133.3 mi)
Population: 102,059 (2021)



Silvies River Ranchette, 69768 Hwy 205, Burns - Cornu
 Harney County, Oregon, 12 AC +/-



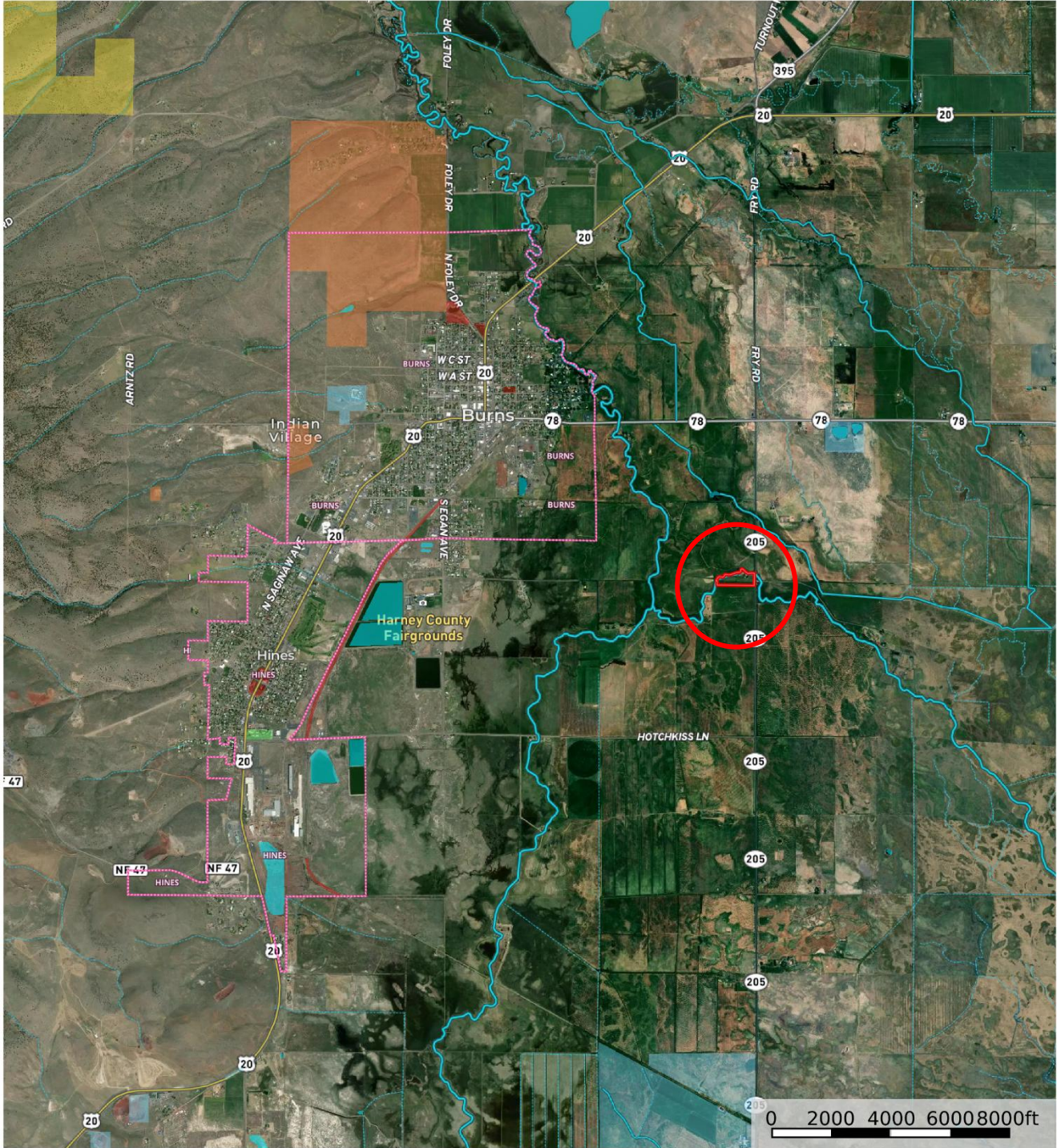
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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

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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ADDRESS: 69768 Highway 205, Burns, OR 97720

TAX LOT MAPS: 23S31E17-00-00400

ACREAGE: 9.68 +/- Deeded Acres

YEAR BUILT: 1961 Stick Built Home

SQ.FT.: 2,421+/- Sq. Ft. – Per County Site

BEDROOMS: 5

BATHROOMS: 1.75

HEAT SOURCE: Woodstove, F/A Electric

APPLIANCES: Refrigerator, Range, BI Dishwasher, BI Hood Vent

OUTBUILDINGS: Shop w/ Lean-to – 600 Sq. Ft.
Livestock Shed – 925 Sq. Ft.
GP Shed – 224 Sq.Ft.

WATER RIGHTS:

| <u>Certificate</u> | <u>Prim.</u> | <u>Supp.</u> | <u>Date of Priority</u> | <u>Source</u> |
|----------------------|--------------|--------------|-------------------------|---------------|
| Silvies River Decree | 8.28+/- | -- | 12/31/1891 | Silvies River |

UTILITIES: Power – Oregon Trail Electric Coop
Private Well
Private Septic

TAXES: \$2,432.70 – Per County Site



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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