

The Overlook at Buchanan

160+/- Deeded Acres | Stunning Harney Basin Vista Views



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Perched on a high point overlooking the breathtaking Harney Basin, this extraordinary 160± acre retreat offers a rare combination of privacy, craftsmanship, and unmatched panoramic views stretching from the Steens Mountains across the surrounding ranchlands and valley floor. Custom built in 2009, the 3,107± square foot passive solar-designed home was thoughtfully positioned facing true south to maximize natural light, warmth, and energy efficiency, with expansive south-facing picture windows, vaulted ceilings, warm natural finishes, and carefully positioned living spaces that capture the beauty of Eastern Oregon from nearly every room. The stained concrete floors throughout much of the home also serve as a natural heat sink, enhancing the home's efficient and comfortable design.

The home blends rustic elegance with modern efficiency and comfort. Hickory flooring and cabinetry, stained and heated concrete floors, granite tile countertops, custom lighting, tongue-and-groove pine accents, and quality craftsmanship are found throughout the residence. The spacious kitchen, sunroom, and living areas flow seamlessly onto multiple covered decks, creating exceptional indoor-outdoor living spaces ideal for entertaining or simply enjoying the remarkable high desert sunsets. A new Amana energy-efficient and quiet heat pump was installed in the fall of 2025, providing updated heating and cooling comfort throughout the home. The finished basement, heated garage, insulated concrete foundation system, Lopi woodstove, and thoughtful attention to detail throughout the property reflect the pride of ownership and careful planning invested into this one-of-a-kind retreat.

Beyond the home, the property has been carefully developed to complement the surrounding landscape while maintaining a low-maintenance and wildfire-conscious design. Native grasses, sagebrush, fruit trees, raised garden beds, custom rock work, livestock corrals, and a traditional Alaskan-style cedar sauna building all contribute to the property's unique character. Wildlife is abundant, with deer, elk, chukar, quail, and partridge regularly frequenting the area, while the acreage qualifies for landowner preference deer and elk tags. Whether envisioned as a private retreat, recreational basecamp, or legacy property, this remarkable offering captures the rugged beauty, quiet solitude, and self-sufficient lifestyle that make Eastern Oregon so special.







The House

This beautifully crafted custom home was designed to combine comfort, efficiency, and breathtaking connection to the surrounding landscape. The 3,107± square foot residence features expansive picture windows that capture panoramic views of the Harney Basin, Steens Mountains, and surrounding ranchlands from nearly every room. The home showcases quality craftsmanship throughout, including vaulted ceilings, stained and heated concrete floors, hickory flooring and cabinetry, granite tile countertops, tongue-and-groove pine accents, recessed lighting, and warm natural finishes. The spacious kitchen offers custom cabinetry, quality appliances, a movable island, farmhouse sink, and butler's pantry, while the sunroom and living



areas flow seamlessly onto covered decks designed to enjoy the remarkable high desert setting. The primary suite features vaulted ceilings, large windows, walk-in closet, and a beautifully finished ensuite bathroom with custom tile work and dual sinks. Additional features include a finished basement with heated floors and large family room, insulated concrete foundation system (ICF), updated heat pump, central vacuum system, and a fully insulated heated garage with built-in storage and workspace.











Alaskan-style cedar sauna

The Tucked near the home is a beautifully crafted Alaskan-style cedar sauna building that creates a true retreat atmosphere within the property. The fully insulated structure features cedar-lined walls, ceilings, and benches

surrounding a traditional wood stove, offering a warm and inviting space to relax after a long day while embracing the quiet solitude and rugged beauty of the high desert landscape.





Grounds, Grazing & Wildlife

The 160± acre property features healthy stands of native bunchgrass, sagebrush, and seasonal wildflowers across gently rolling high desert terrain overlooking the Harney Basin. The owners have utilized the property for cattle grazing, supported by perimeter and interior fencing, a functional livestock corral system with holding pens and adjustable lead-up alley, and well-maintained gravel road access from Highway 20. The south-facing setting provides exceptional privacy, usability, and sweeping views of the surrounding valley and mountain ranges.

Wildlife is abundant throughout the property and surrounding area, including deer, elk, chukar, quail, and partridge. The acreage qualifies the owner to apply for landowner preference deer and elk tags, while nearby public lands provide outstanding access to additional big game and upland bird hunting opportunities across Eastern Oregon's renowned recreational landscape.



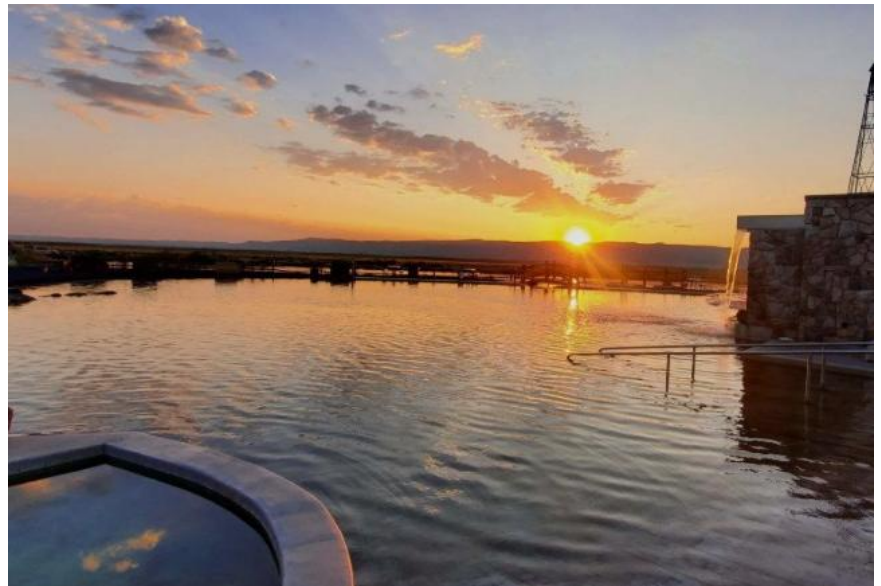




Surrounding Area

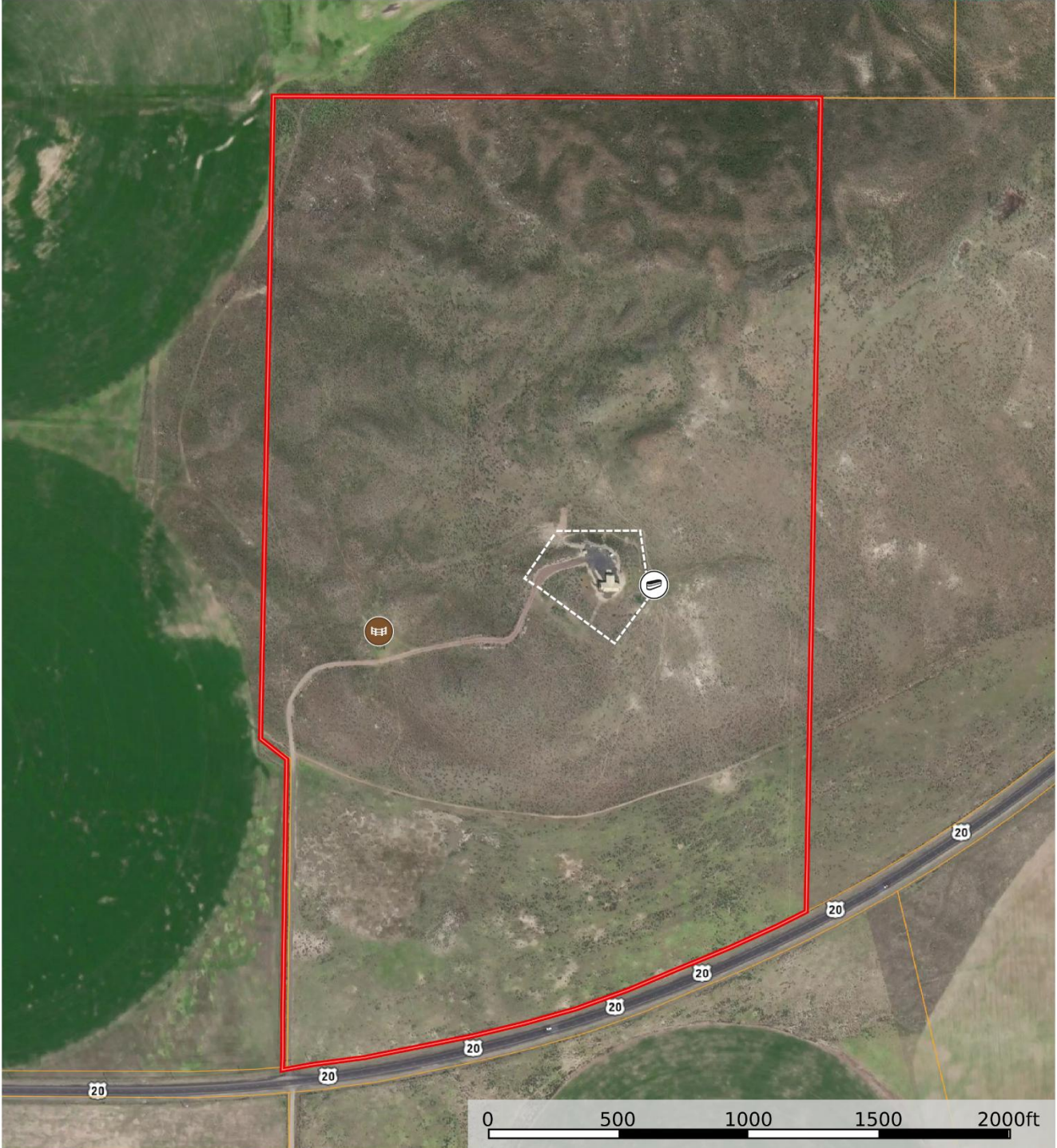
The property is located just outside of Burns, Oregon, in the heart of Eastern Oregon's breathtaking high desert country. Nearby attractions include Crystal Crane Hot Springs, the Steens Mountain Wilderness, Malheur National Wildlife Refuge, and thousands of acres of public lands offering endless opportunities for hiking, hunting, fishing, horseback riding, ATV recreation, and exploration across both forested mountains and wide-open desert landscapes.

The region is widely known for its peaceful rural lifestyle, remarkable wildlife viewing, and some of the darkest night skies in the Pacific Northwest, creating exceptional opportunities for stargazing and outdoor enjoyment year-round. From dramatic mountain scenery to quiet desert sunsets, the surrounding area offers a rare combination of solitude, recreation, and natural beauty that defines the Eastern Oregon experience.





40641 Highway 20 E, Burns, OR, 97720
Oregon, AC +/-



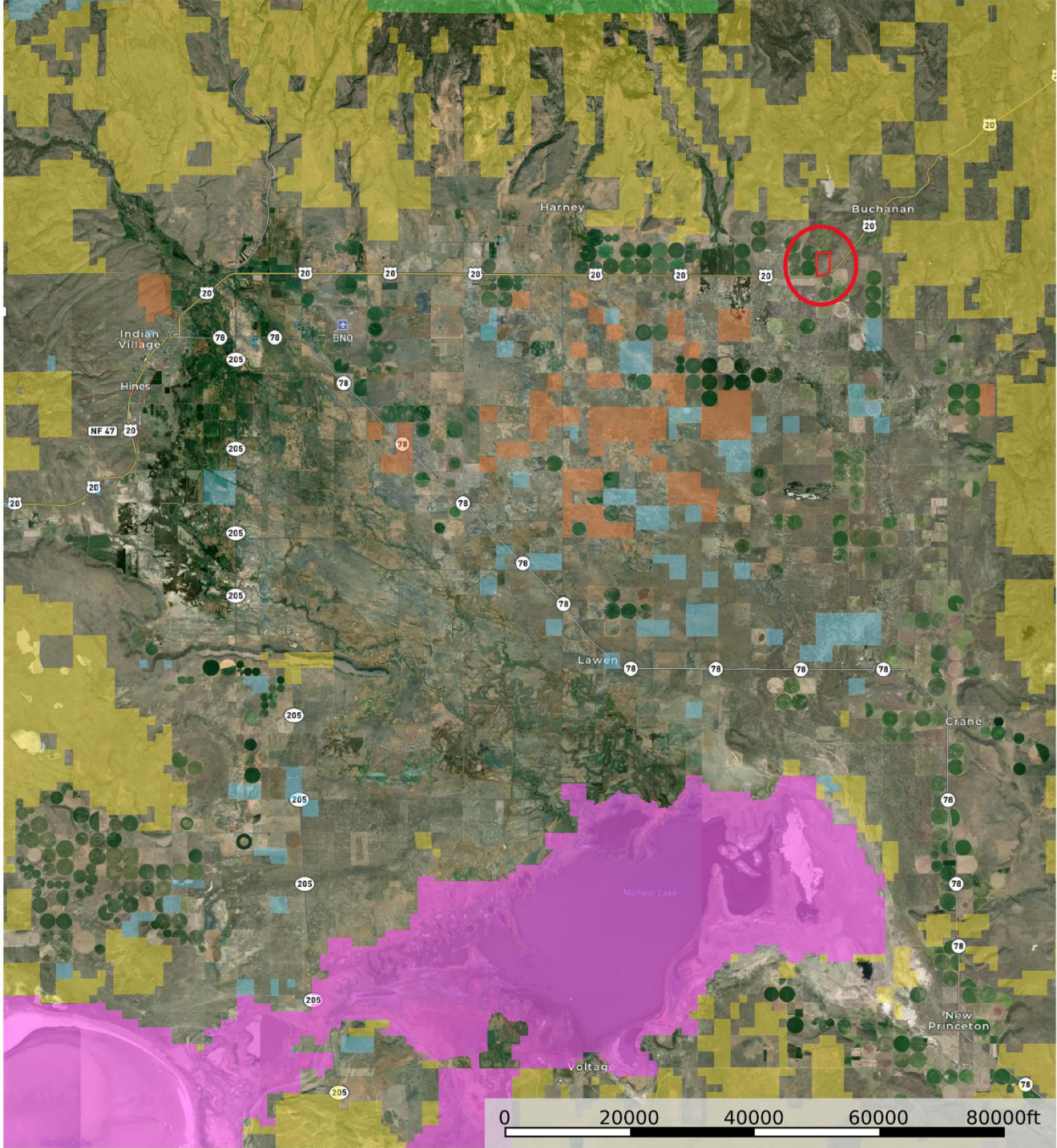
Pens Trough Fence Boundary

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

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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- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government

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ADDRESS:	40641 Highway 20E, Burns OR 97720
LEGAL:	T22S, R33E, W.M. Sec 33, Tax Lot 2000
TAXES:	\$2,790.94 (2025-2026 tax year)
FINANCING:	Cash or bank financing option available for the property
YEAR BUILT:	2009
SQ. FT.:	3,107 sq ft (+/-); single-story home with finished basement; square footage per seller
ACREAGE:	160 acres (+/-)
HEAT/COOLING:	Electric forced air furnace, air conditioner, Lopi wood stove (certified). New Amana energy-efficient and quiet heat pump was installed in the fall of 2025.
LIVING ROOM:	Located on main floor with access to garage and front/side deck; stained concrete flooring, vaulted ceiling with dual fans and lights, large picture windows with custom wood frames overlooking Harney Valley, additional recessed lighting, forced air vents in the ceiling, pass through bar area from the kitchen
BREAKFAST NOOK:	Area located off the kitchen, hickory flooring, custom western light fixture, large windows overlooking front driveway area, connected to the living room, sunroom, and kitchen
KITCHEN:	Large workspace with movable island; hickory flooring, custom-designed hickory wood cabinets with granite tile countertops, three-bay farm sink with window overlooking entry, lots of cabinet and counter space, high-quality appliances, butler pantry, recessed lighting and elegant pendant lights, pass-through into the living room
APPLIANCES:	Refrigerator, dishwasher, propane 4-burner cooktop/stove, washer and dryer (negotiable)
SUNROOM:	Located off the breakfast nook; hickory flooring, tung and groove pine walls and ceiling, large windows overlooking Valley, and access to side deck
BEDROOMS:	2 bedrooms <ul style="list-style-type: none">• 1 bedroom on main level and second bedroom on basement level



- Bedroom 1 - Main suite located on the main level down a small hallway from living room
 - Large primary room with stained concrete and hickory wood flooring, vaulted ceiling, recessed lighting, French doors throughout, large windows overlooking Valley, walk-in closet with custom-style shelving and hangers
 - Ensuite bathroom
 - Stained concrete flooring, duel-sink hickory vanity with Formica countertops, built-in storage, large walk in shower with custom tile floor and sides, privacy window, vent fan, and large windows overlooking Valley
 - Bedroom 2 (basement) – Large primary room with stained concrete flooring, recessed lighting, large windows overlooking Valley, large closet
 - Ensuite bathroom
 - Stained concrete flooring, single-sink wood vanity, built in storage, tub/shower combo with custom tile work, vent fan, and large windows overlooking Valley

BATHROOMS:

2.5 bathroom

- Main bedroom bathroom – as described above
- Hallway ½ bathroom (main level) – tile flooring, single sink vanity with wood cabinet and tile countertop, toilet
- Basement bathroom – as described above

HALLWAY:

This area of the home on the main floor provides access to the garage, hallway bathroom, laundry, main floor bedroom, kitchen, and staircase to the basement. The area also hosts a large storage closet off the kitchen.

BASEMENT:

A large “family style” room currently used as a workspace but could be converted into game room, family area, etc. The room features heated and stained concrete flooring, large windows with tile ledges overlooking the Valley, storage closet, recessed lighting, access doors to covered front and side decks, large custom built work bench.

The basement area also hosts a separate utility room featuring heated and stained concrete flooring, water heater, RO water treatment system, well control for variable speed pump, manifold for both the house water system and the heated concrete floors, and the home central vacuum power head and collection



Heated concrete floors in the basement area run off a propane on-demand hot water system located in the garage

LAUNDRY: Separate room located on the main level located off kitchen and garage; hickory flooring, electric hookups for washer and dryer, built-in storage cabinets, window overlooking back area, and door access to main bedroom walk in closet

GARAGE: Two-car garage, heated concrete floor, electric auto door opener with safety features, fully insulated, built-in storage cabinets/shelving/work bench, farm sink, and walk door to side deck and home main hallway. Area also hosts on-demand propane hot water heater for heated concrete system and the homes electrical panel

ROOF: Metal with covered soffits/facia and gutters; downspouts from the gutters direct flow into pipe system taking moisture away from the foundation. In addition the roof has snow guards installed. All in good condition

SIDING: Hardi plank; paint is in good condition

FOUNDATION: Insulated concrete foundation (ICF); ICF foundations are a high-performance foundation system using hollow, interlocking foam panels filled with steel-reinforced concrete to create durable, energy-efficient walls with continuous insulation. ICF foundations provide superior thermal performance, enhanced moisture resistance, and significantly reduced, quieter interiors.

WINDOWS: Double-pane vinyl windows; all in good condition

OUTDOOR SPACE: The property is mostly covered with sagebrush, native bunch grasses, and wildflowers. The ground sits on a south facing slope. The home sits on a high point in the middle of the 160-acre property providing breath-taking views of the Harney Valley, Steens Mountains, and the surrounding farm and ranch ground.

The property boundary features a four-strand barbed wire fence, an interior fence around the primary residence that is also a four-strand barbed wire fence, and well-kept gravel road leading from the highway to the home, and a primary entry gate and a secondary home-site entry gate.

The area around the home utilizes low-maintenance landscaping with no lawn space and native plants. The front area hosts a large gravel drive for parking. The side areas are also gravel with custom rock work. This feature provides for a protective zone around the house to mitigate wildfire risk and dust abatement



Decks are well-kept wood constructed featuring wood railings, well-built supports, and provide access from living room, kitchen, basement, and family room areas as well as provide for a covered hot tub and wood storage area.

There is a garden area with raised planter boxes and fruit trees have been planted around the perimeter of the home. These include apple, pear, plumb, and cherry. Grape vines have also been planted and have produces fruit.

Frost-free spickets are located on the sides of the home.

A small set of livestock handling corrals has been built on the property. This area features a holding pen, an adjustable livestock “lead up” ally, and automatic head catch. (Temporary panels and livestock handling equipment are negotiable)

There is a Wilderness Wireless communications relay station which utilizes power from the property an in turn pays a quarterly rent payment of \$420. As part of the arrangement the owner receives free internet.

Lots of wildlife call this property home too. The ground is home to chucker’s, quail, partridge, deer and occasional elk passing through. The acreage enables owner to apply for 2 landowner preference tags for both antlered deer and elk.

OUTBUILDINGS: Alaska Sauna Building (10ftX15ft +/-; 150 sqft) – wood framed building, fully insulated, wood siding, metal roof, wood floor. The inside of the building features an entry area and a second room which is cedar lined (floor, walls, ceiling) and hosts sitting benches and a wood stove. This building is built in the Alaskan “sweat lodge” tradition

FENCING: Barbed wire

WATER: Well; pitiless adapter; according to well log, drilled in 2008, 358 feet deep, 25 gal/min

SEPTIC: Permit on file with Harney County; installed in 2008, 1000-gal poly tank, 375 feet of drain field

POWER: Oregon Trail Electric Cooperative

OTHER ITEMS: A list of personal property items is available to purchase outside of the real estate transaction.



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned and operated brokerage, proudly affiliated with United Country Real Estate. Originally established in 1960, Jett Blackburn Real Estate remains the longest-standing real estate firm in the region, with a strong reputation for specializing in the sale of farms, ranches, hunting properties, recreational land, and rural homes. As of 2025, Curt Blackburn continues to lead the company as owner and principal broker, carrying on a legacy of trusted service and deep market knowledge in Eastern Oregon.

United Country Real Estate is a national franchise-based real estate marketing company that has been a leader in the rural and lifestyle property market for over 95 years. Primarily focused on recreational, agricultural, and ranch properties. Their success is driven by a robust and targeted marketing platform that includes national advertising, specialty websites, and strategic partnerships. Key exposure channels include Land & Farm, Lands of America, Capital Press, Western Livestock Journal, Farm & Ranch, Lands.com, and more. United Country is also partnered with Realtree United Country Hunting Properties and UC Ranch Properties, providing an unmatched network for buyers and sellers of high-value land and lifestyle assets.

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