

Reduced to \$575,000

Crane Homestead

40+/- Deeded Acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

Welcome to a rare and exceptional opportunity to embrace a tranquil, self-sustaining lifestyle without compromising on comfort. Every inch of this estate offers stunning, panoramic views of the surrounding landscape. Right from your own backyard, you can enjoy horseback riding, motocross, gardening, mechanics, or stargazing. For further exploration, big game hunting, fishing, hiking, and natural hot springs are located all within an hour's drive.

Beyond its incredible recreational appeal, this estate is a working farm holding a highly desirable farm deferral classification. It is thoughtfully designed for true agricultural readiness, featuring fenced dry-land pastures, efficient transition gates, and seven frost-free hydrants for year-round usability. This property boasts a stunning main residence, along with a guest home, a dedicated shop, a massive, enclosed pole barn, and a machine shed.

For those looking to truly live off the land, the property is a homesteader's dream—complete with a traditional root cellar, a secure chicken coop and run, a dedicated garden area, and a sophisticated greenhouse.





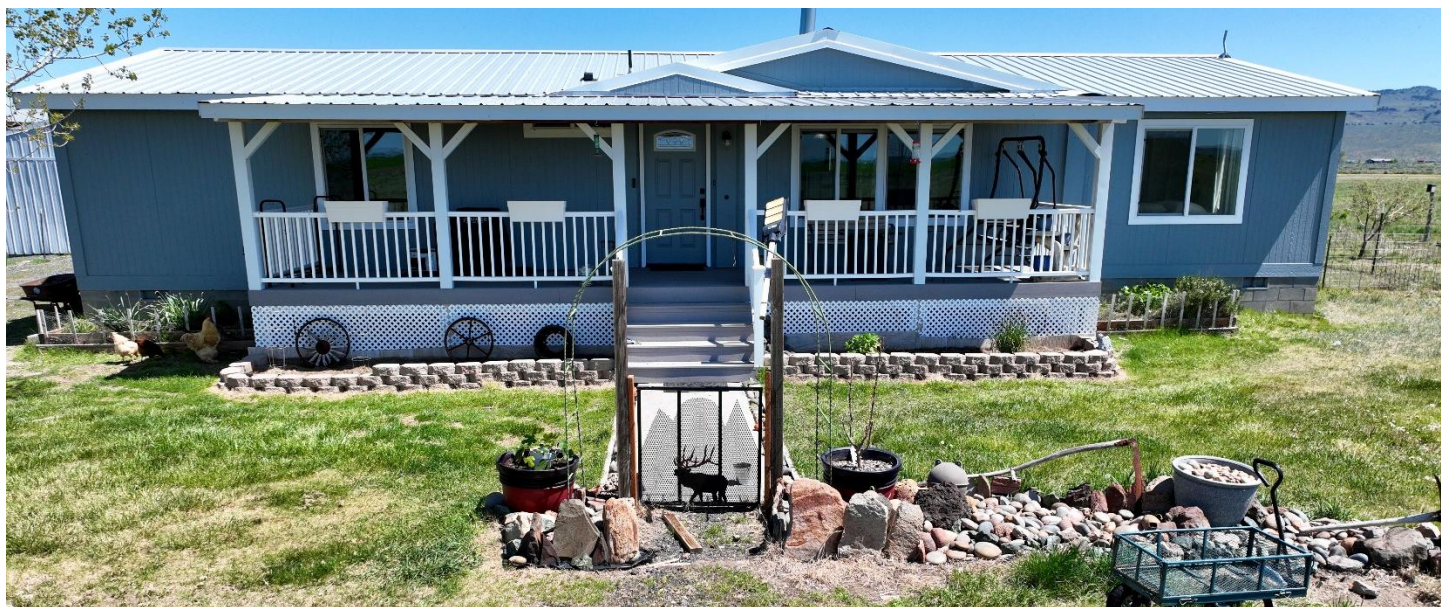
Main Home

Step onto the beautiful, covered front porch—featuring durable, low-maintenance Trex decking—and enter a modernized single-level home. Spanning 2,036 square feet, this 3-bedroom, 1-3/4-bathroom home makes an amazing first impression with an airy, open layout, vaulted ceilings, and an abundance of natural light. It has been thoughtfully updated throughout with fresh paint, new windows, new appliances, upgraded fixtures, new flooring, and a new heat pump.

The heart of the home is designed for both function and connection. The kitchen features an open peek-through into the living room, allowing you to easily engage with family or watch your favorite shows while preparing meals.

The spacious primary suite serves as a true private oasis. It features a generous walk-in closet with convenient dual access from both the bedroom and the en-suite bath. The private bathroom has natural light from a dome skylight and includes a double vanity, extra storage cabinetry, a utility sink, and a sleek walk-in shower. The home's two additional bedrooms are lavishly sized and uniquely boast their own walk-in closets.

Designed for country living, the back entrance opens into a practical mudroom that connects the laundry area and the main living space, with ample storage integrated throughout the home.









Outbuildings

Whether you are a mechanic, craftsman, or simply need extensive space for your hobbies, the property's outbuildings are built to impress. The main shop (48x30) is a true mechanic's dream, fully equipped with a car hoist, an integrated air compressor, heavy-duty workbenches, and abundant shelving. Designed for year-round usability, the workspace is climate-controlled with both an air conditioning unit and a cozy woodstove, while a spacious overhead loft provides excellent supplementary storage.

Attached to the shop is a 784-square-foot secondary residence featuring 2-bedrooms and 1-bathroom. Accessed via a covered lean-to entrance—which conveniently includes an RV hookup—this apartment is incredibly versatile.

It offers phenomenal potential as an income-producing rental or Airbnb, comfortable quarters for a ranch hand, or a private retreat for visiting friends and family.

The utility infrastructure includes a 70-square-foot cold room attached to the pump house, which is wired for a CoolBot and designed for hanging game—a perfect complement to the hunting available just minutes away. The property is also prepped for off-grid resilience with on-site fuel storage, including two gasoline tanks (150-gallon and 265-gallon) and a 230-gallon diesel tank. A 9kW generator with a built-in GenTran transfer switch is hardwired to the main home and outbuildings.

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.



The property features a 1,728-square-foot enclosed pole barn with roll-up doors on both ends for easy drive-through access. One door opens directly to the pasture to streamline winter feeding. The expansive 1,728 sqft interior offers significant storage capacity, easily accommodating upwards of 60+ tons of hay depending on your preferred stacking method and bale type. The barn is currently configured for a three-stall equine setup, with a frost-free hydrant located inside next to the man door. Additionally, a 560-square-foot enclosed machine shed provides dedicated, covered space to securely store agricultural equipment.



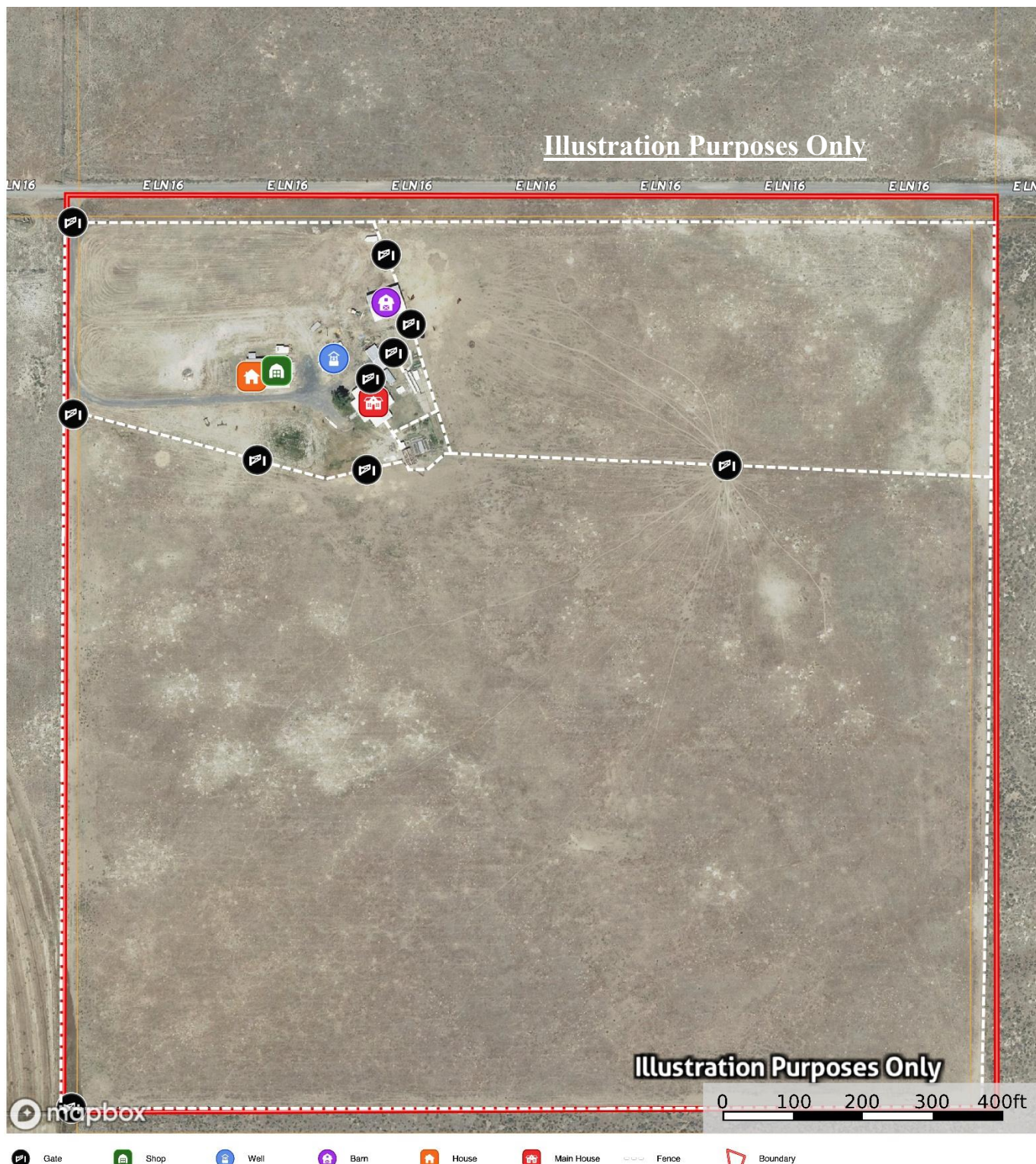


Homesteading

Behind the main home is a dedicated poultry setup featuring a heated coop with an automated, light-sensing electric door. The birds have a 256-square-foot fully enclosed pen and over 700-square-foot perimeter-fenced run. Next to the coop is a 200-square-foot utility shed for storing feed and tools.

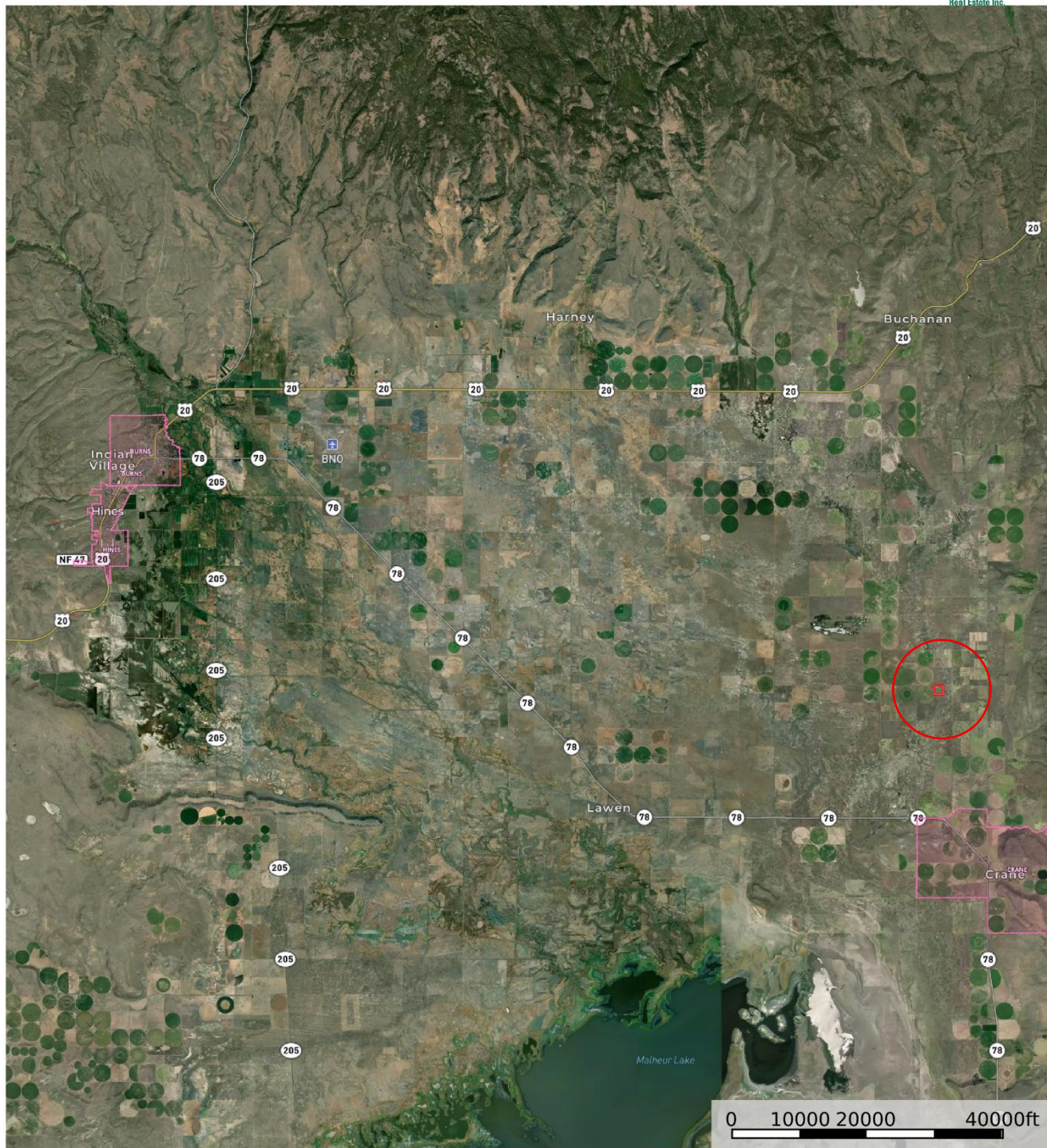
The outdoor garden spans nearly 300 square feet and is fully fenced with established raised beds and its own garden shed. A 288-square-foot greenhouse is outfitted with electricity and operable windows to extend the growing season. For food storage, the 68-square-foot root cellar provides a naturally cool environment for preserving root vegetables, canned goods, and winter provisions.







E Ln 16 - Funkhouser
Oregon, AC +/-



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/e Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Summary

TAX LOT MAP: T24S R33E WM SEC 14 TL 200

ACREAGE: 40 +/- deeded acres consisting of:

- 3.80 +/- homesite
- 36.2 +/- farm land

IMPROVEMENTS:

- Main House - 1999: 2,036 sq/ft - 3 bedroom, 2 bath
- Apartment – off shed: 784 sq/ft - 2 bed, 1 bath
- Shop: 1440 sq/ft
- Machine Shed: 560 sq/ft
- Pump House / Cold Room: 272 sq/ft
- Hay Barn: 1,728 sq/ft

PERSONAL PROPERTY: refrigerator, washer, dryer, BI dishwasher, range, 2 diesel tanks, & gasoline tank.

UTILITIES:

- POWER COMPANY: Harney Electric
- PHONE COMPANY: CenturyLink
- INTERNET: Starlink
- WATER: Private Well
- SEWER: Private Septic
- GARBAGE: C&B Sanitary

TAXES: \$1,945.60 (2025)



United Country 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 Properties.

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.

Presented By



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