



64347 HARNEY AVE
CRANE, OR

335.79 +/-
DEEDED ACRES

APPROX. 42
ACRES
IRRIGATED

2 BEDROOM 2
BATH HOME
MUDROOM
SHOP
BARN

BEAUTIFUL
SETTING

RIM ROCK

ARENA

CHICKEN COOP

GARDEN AREA

\$515,000
CASH



**60630 ANDERSON VALLEY
PRINCETON, OR**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS
BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO
THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE,
CORRECTION, OR WITHDRAWAL.

60630 ANDERSON VALLEY RD. PRINCETON

LOCATION: 60630 ANDERSON VALLEY RD. PRINCETON OREGON, Approximately 40 miles southeast of Burns, Or. Tax lot 900, T 27 S, R 33 EWM and Tax Lot 401, T 27 S, R 34 EWM. The towns of Burns and Hines provide almost everything needed, including a new hospital, multiple grocery stores, restaurants, vehicle and farm equipment dealers, sporting goods, hardware store, and many more. It is only 2 1/2 hours to Bend, and about 3 hours to Boise, Idaho.

PROPERTY: 335.79 +/- acres of deed land with good access off of Anderson Valley Road. The property has approx. 42 acres of irrigated ground currently in alfalfa and alfalfa /orchard grass mix. There is a unique rim rock that behind the home and improvements that makes a beautiful setting!! The rest of the property runs up on the hill and is a great place to pasture some cattle.

IMPROVEMENTS: 1758 sq ft manufactured home, built in 1989. Two bedroom, two bath with large mudroom, storage area. House has new metal roof, has been partially remodeled with some nice features in a beautiful setting with lots of shade trees. It has forced air heat along with a wood stove that the owner uses for heat throughout the winter. There is a nice pole style shop with metal siding and half of it being insulated and heated with a wood stove. There is also lots of storage off one side of the shop that is a great place to store the wood, up to 8 cord of wood could be stored!! A nice barn with tack room, stalls for your horses and animals and a place to store some hay. Along the driveway, there is a riding arena with another building for hay storage.

REMARKS: This is a unique piece of Harney County!! It has a little bit of everything!! Hay ground, pasture, shop, barn, arena, rimrock and a beautiful home setting!!

TAXES: \$1,284.01 (2016)

PRICE: \$515,000 CASH

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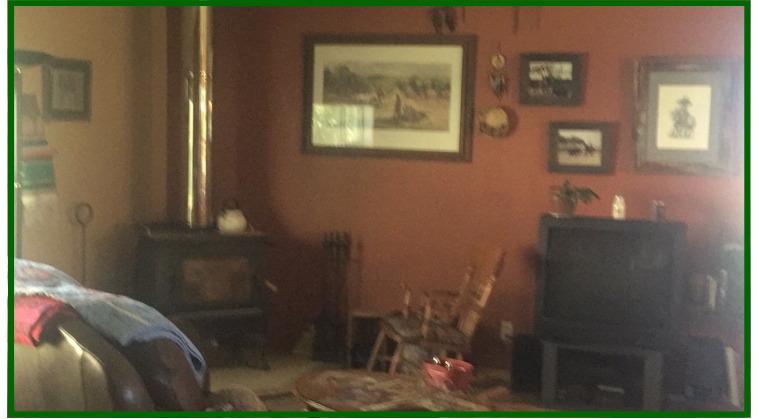
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T.27S. R.33E. W.M.
HARNEY COUNTY

1" = 2000'

NOT PREPARED FOR
IT PURPOSE ONLY

T.27S. R.34E. W.M.
HARNEY COUNTY

1" = 2000'

