



**Jett Blackburn
Real Estate Inc.**



Hunters Oasis

\$1,200,000

Presented by
United Country Jett Blackburn Real Estate Inc.
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LOCATION: 40 miles north east of Burns Oregon

LEGAL DESC.: T20S R33½E WM Tax Lot 1700

ACREAGE: 1,179.63 +/- acres

IMPROVEMENTS: 864 sq.ft. one room cabin with loft, shower & kitchen

WATER RIGHTS: There was an application P-82150 with a priority date of Jan. 31, 1997 for 7 stock wells

BLM GRAZING ALLOTMENT: There is an approx. 280 acre cattle grazing allotment with the BLM. Rated at 2 AUM's from 5/01 to 8/16 for a total of 7 AUM's

TAXES: \$1,003.85 (2017-2018) farm deferral

PRICE: \$1,200,000.00



This semi-secluded property and the surrounding public lands have consistently produced a great mule deer and Rocky Mountain Elk population for hunting. Other wildlife in the area include black bear, antelope, bobcats & cougars along with ducks & sage grouse. The owner has taken great pride in being a steward of the land by thinning the Juniper and any dead pine trees making this a healthy forest. He has also fixed and graveled many roads.

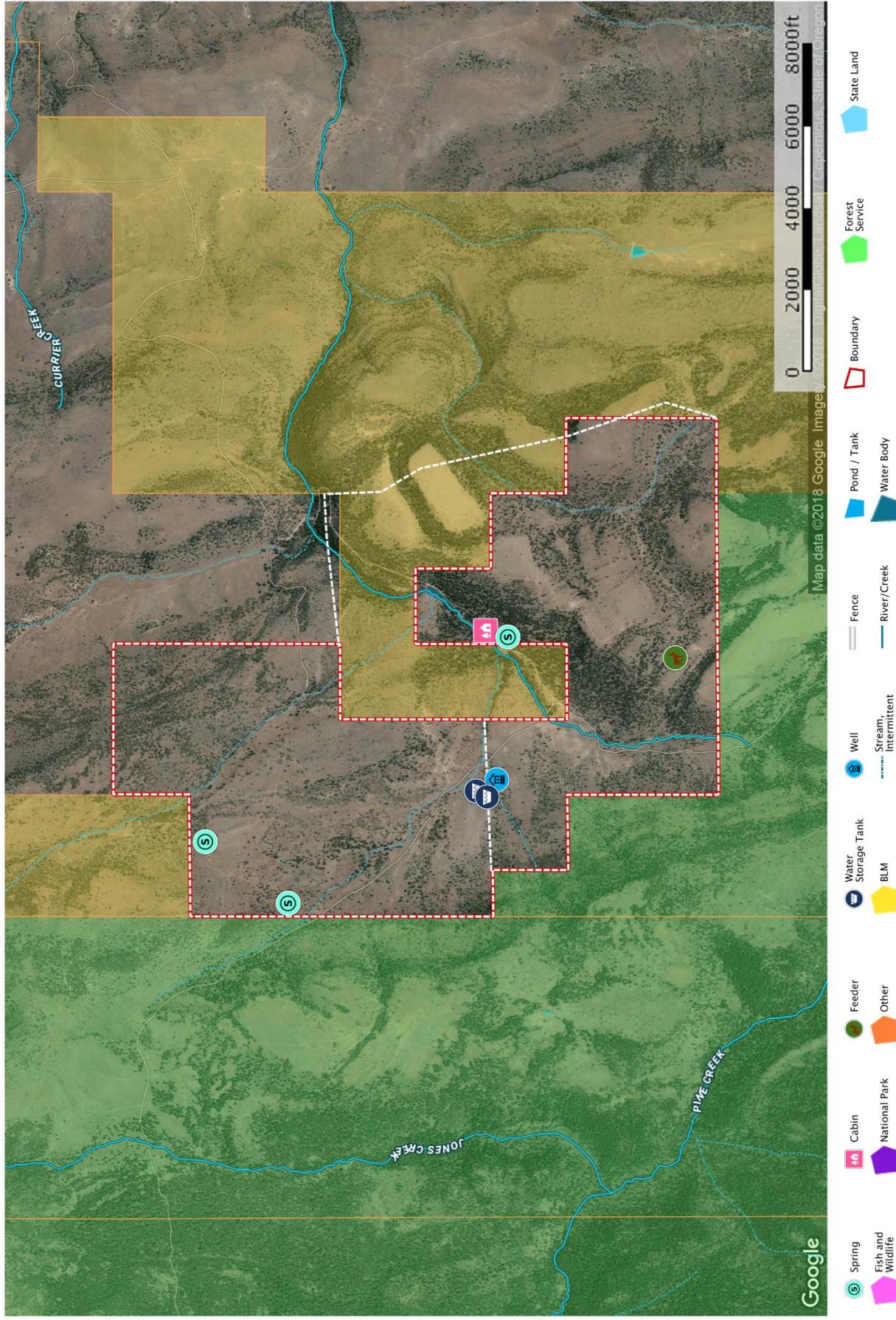
The cabin is a one room pole construction with a loft and ATV storage. They have a shower, kitchen area and solar system for power. The cabin sits in a nice meadow with quaking aspen and pine trees and there is a nice size pond past the cabin.

This is truly an oasis with great views, wildlife and seclusion to enjoy peace and quiet away from town. Priced to sale.

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.



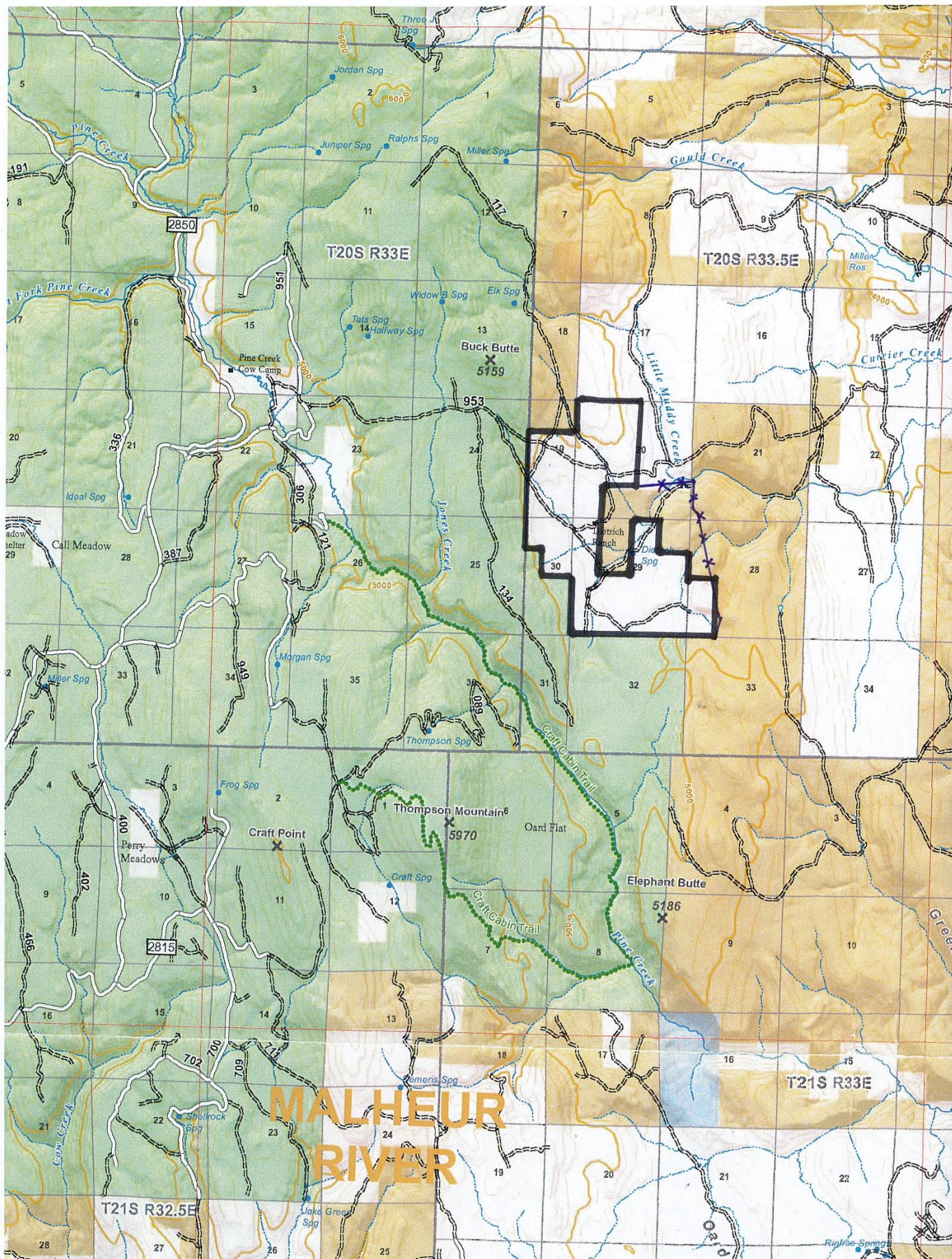
Hunter Oasis Harney County, Oregon, 1179.63 AC +/-

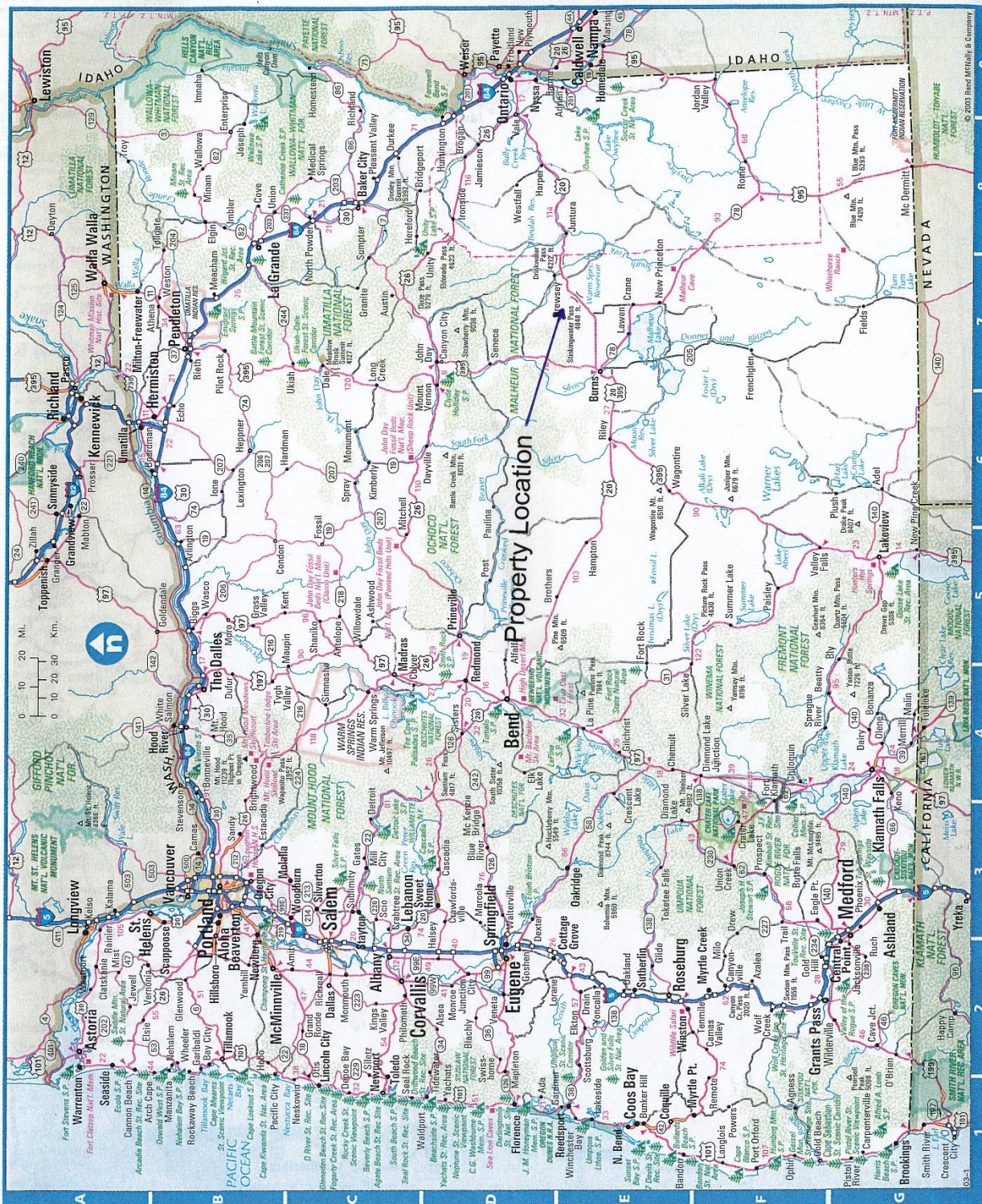


Curt Blackburn
P: 541-573-7206

707 Ponderosa Village, Burns, OR 97720

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





Population:
3,492,100 (1/1/01 estimate)
Land Area: 96,002 sq. mi.

[illegible]