



**Jett Blackburn
Real Estate Inc.**

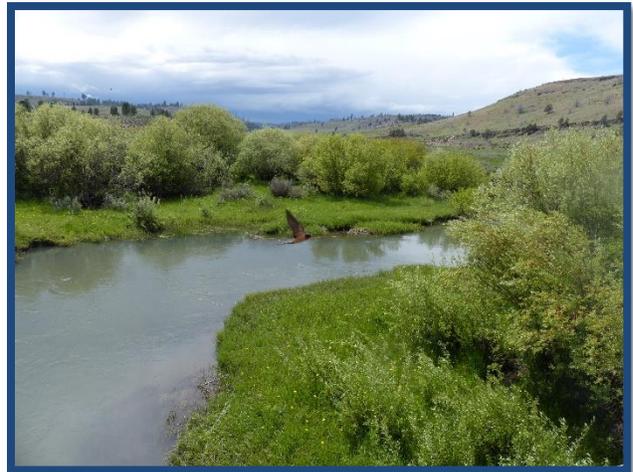


Emigrant Creek

\$650,000

Reduced to \$595,000

Presented by
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
541/573-7206 (office) 541/573-5011 (fax)
web site: <http://www.jettblackburn.com>



ADDRESS: 81421 Hines Logging Rd, Hines Oregon

LEGAL DESC.: T20S R28E WM Tax Lot 900

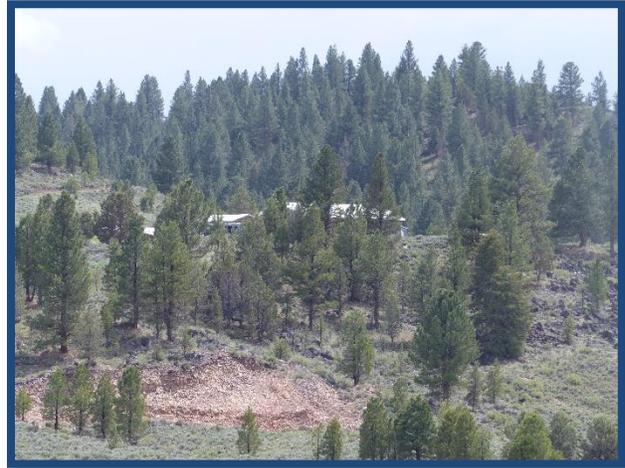
ACREAGE: 320 +/- acres

IMPROVEMENTS: 1 – 3 bdrm, 1 $\frac{3}{4}$ bath custom home with 1,560 sq.ft.
woodstove, solar & oil heat with generator
1 – workshop, concrete floor, insulated
1 – greenhouse, heated with propane
1 – 2 car carport
1 – storage container

TAXES: \$2,232.11 (2018/2019)

PRICE: \$650,000.00 *Reduced to \$595,000.00*

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.



Living off-grid custom built home on a hill that overlooks the valley and Emigrant Creek. Covered patio takes in the scenic view.

Powered by Outback Solar System, an oil fired KW10 3 cylinder Kaboda generator, propane powered circulated heat in the concrete floors, and the Quadrafire wood stove mainly used to heat the home. There is a 1952 propane range and an on-demand propane water heater. The double car garage has two separate areas which ones houses the washer/dryer, the radiant floor heating system, and off grid power systems.

Great water source from a well with a 2,000 gallon cistern and a 250 gallon tank for backup and/or if cleaning the large tank is necessary.

Beautiful rock formations and hillside with Pines, Fir and Juniper timber. Emigrant Creek runs 1/2 mile through the property with Sawtooth Creek slightly on the north side. Borders the BLM and Forest Service and qualifies for 2 LOP tags.

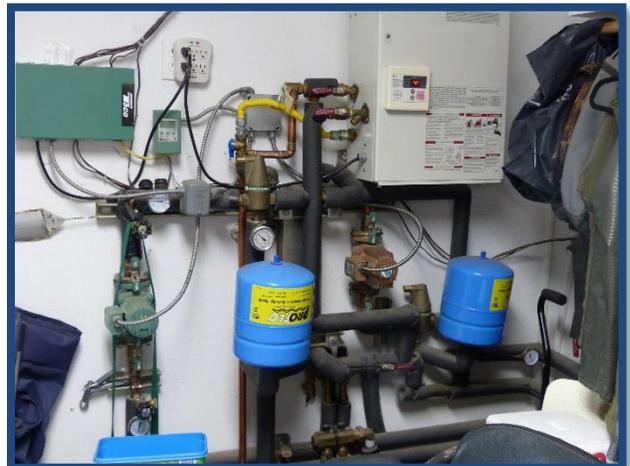
Land is currently leased with a local rancher for grazing cattle.

Great trout fishing and hunting for deer, antelope and elk.

Property is on both sides of the main road with an access road going east. The bridge is privately owned by the property owner and two other people.

This unique property only comes around once in awhile. The property borders a paved county maintained road for year round access.

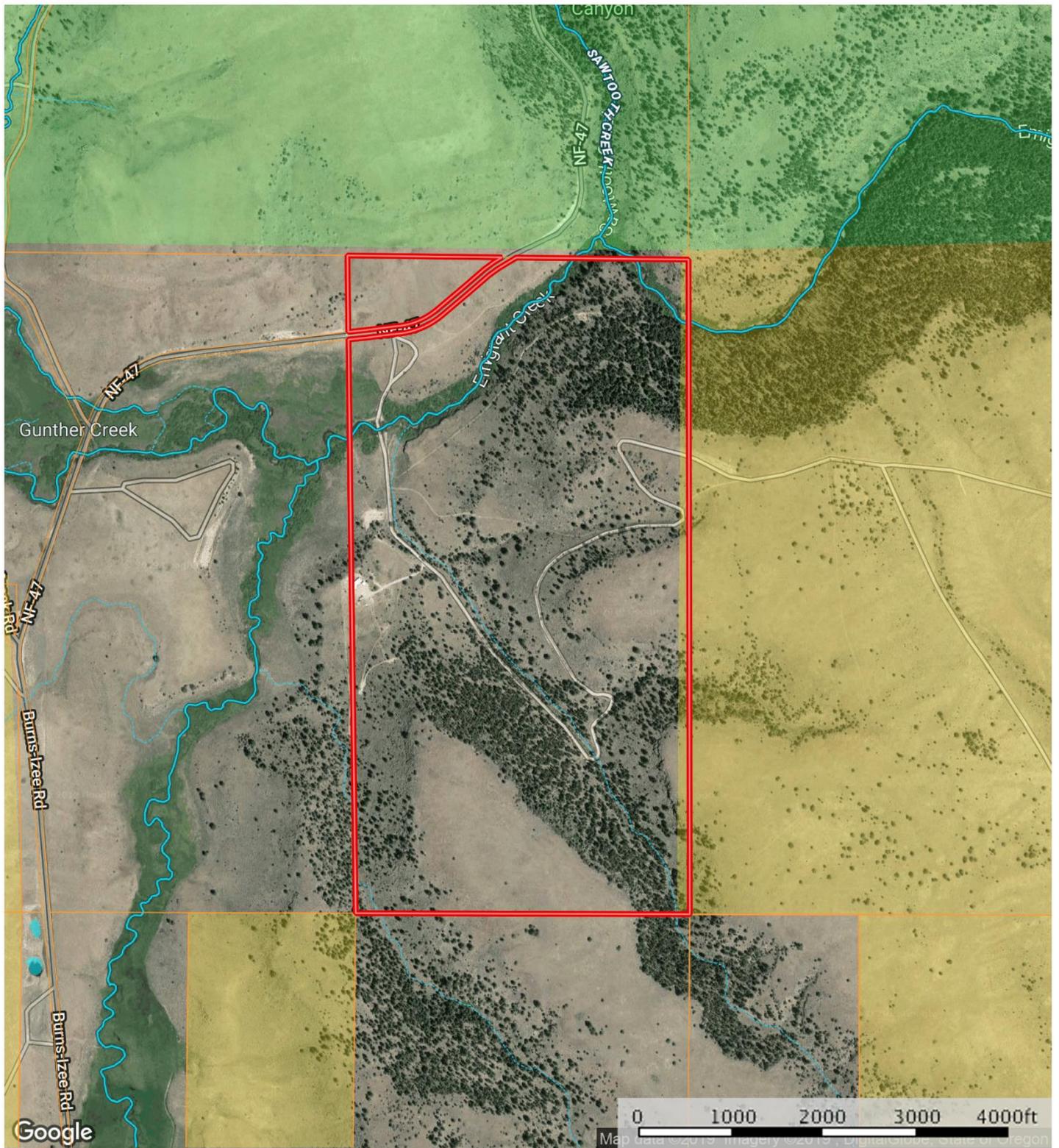






Dagliesh

Oregon, 320 AC +/-



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

Curt Blackburn
P: 541-573-7206

707 Ponderosa Village, Burns, OR 97720

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