



64347 HARNEY AVE

CRANE, OR

237.98 +/-
DEEDED ACRES

PERIMETER AND
CROSS-FENCED

28.9 ACRES
WATER RIGHTS

BALANCE IS
PASTURE LAND

GREAT VIEWS OF
THE MOUNTAINS

\$750,000.00

CAN BE SPLIT



37196 HWY 20 EAST
BURNS, 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

37196 HWY 20 EAST, BURNS, OR

LOCATION: 37196 Highway 20 East, Burns, OR. This property consists of seven tax lots. Six are in section 5, T23S, R32.5 EWM. The other, 2.40 acres, joins but is in T22S, R32.5EWM. The account numbers are 5702, 5759, 5811, 5812, 5831, 5832, & 59138. This property is on the south side of Hwy 20 E. approximately 12 1/2 miles from Burns, OR

PROPERTY: There are 237.98 acres in this property. The sellers are in the process of a lot line adjustment that when finished will have the house and other improvements on a parcel that is 27.79 +/- . This parcel with the house and improvements can be purchased for \$475,000. The rest of the property, 210.19 acres, can be purchased for \$275,000. The 27.79 acre parcel has surface water rights, and the parcel to the east has ground water rights for 28.9 acres from a well. The owner has raised alfalfa on this portion but has some work to be done on the well. The rest of the land is pasture land and in a good water year will get water from the run-off making very good pasture.

IMPROVEMENTS: The improvements on this property are very nice. The home is a two story stick built home and is 2,280 square feet. It has a metal roof and wood siding. There are three bedrooms and all are upstairs. There is a full bath upstairs, also. There is another bathroom on the main floor. The kitchen is fairly new and spacious. The range and refrigerator stay with the home. The floors are carpet, laminate, and some linoleum. The east side of the house had a deck but is now enclosed with big window on the east side to enjoy the morning sun. There is a nice yard and there are many shade trees. The barn was built in 1998 and is 1,440 square feet. There is a fairly new bunkhouse which is also two story and very nice. Having a shop with a concrete floor is always a good thing and this property has a shop with concrete floor. There is a lean-to built off of the shop, but it had some wind damage to a portion of the roof and is in need of repair. There is a good domestic well and it has good water in it. There is also a good stock well to the east of the house and is used to water cattle. There are corrals and many metal panels that go with the property as part of the corrals.

TAXES: 2021-2022- \$2376.39

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37196 HWY 20 E., BURNS, OR

WATER RIGHTS: Certificate #64767- 28.9 acres primary rights and 28.5 acres with Supplemental water rights.

Certificate # 14580– 29.6 acres primary rights from Rattlesnake Creek.

REMARKS: A very nice home just off of Highway 20 E. with lots of shade trees, some nice outbuildings, and only 12 1/2 miles from Burns. You can buy the house and 27.79 acres or all of the 237.98 acres and have your own small ranch. It is about 3 1/2 hours to Boise, ID and about 3 hours to Bend, OR. Burns has a fairly new hospital.

PRICE: \$750,000.00

Ken Thomas is a licensed real estate agent in Oregon.

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237.98 Acres total

