



64347 HARNEY AVE

CRANE, OR

**801.24 DEEDED
ACRES**

REMOTE

ACCESSIBLE

**GUANO SLOUGH
RUNS THROUGH**

**NO
IMPROVEMENTS**

NOT FENCED

\$225,000.00



**801.24 DEEDED ACRES
CATLOW VALLEY**



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.

801.24 DEEDED ACRES CATLOW VALLEY

LOCATION: This land is located about four miles west of Beaty Butte. This is one tax lot, account #18363 , tax lot 604 , T36S, R28EWM. Go east from Adel, OR on Highway 140 about 25 miles to the base of Doherty Slide, then go north about 26 miles to the west side of Beaty Butte, then west about 4 to 5 miles. This last part is a good two track road. You could also come in from the north from Frenchglen, OR.

PROPERTY: A very nice property located in a remote area of Eastern Oregon. This property is all contiguous. It is sagebrush ground and there is a slough, Guano Slough, which winds it's way through the property. It can have some spring run-off water in it in normal years. The slough makes a small canyon with rimrock sides. It is very picturesque. This land is not fenced, and there is no water source except for the slough which is seasonal at best. There is no power close and no wells on the land. There are a couple of wells in the vicinity but they are deep wells. There are antelope and deer in the area. It borders Hart Mountain Refuge to the west.

TAXES: 2022-2023- \$113.88

REMARKS: A very unique property because of the size of it. There are smaller parcels that come up in this area, usually 160 acres or less. To find one this size, at \$280 an acre is very unusual. There is plenty of room to camp, ride horses, ride ATVs, or even to build something permanent. To find out zoning and building requirements, contact Darwin Johnson, Lake County Planning Director, at 541-947-6036. There seems to be quite a lot of obsidian in this area. So, if you are looking for someplace to get away from it all, this property can provide peace and quiet and beautiful views if you love the high desert of Eastern Oregon.

PRICE: **\$225,000.00**

Ken Thomas is a licensed real estate broker in Oregon

Dally Zander is a licensed real estate broker in Oregon

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Looking south, Lone Grave Butte in the background



Guano Slough

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801.24 DEEDED ACRES CATLOW VALLEY



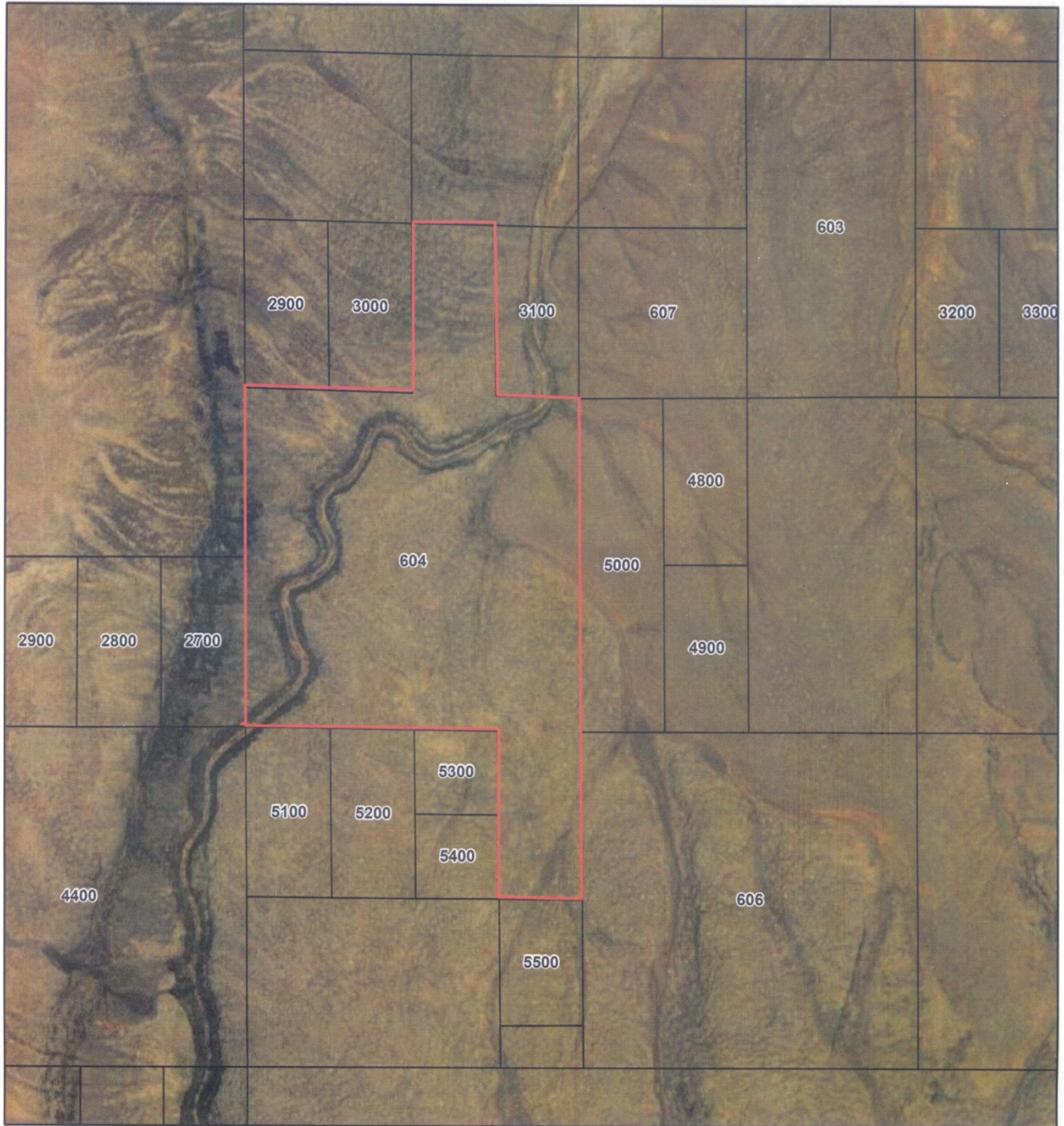
Guano Slough




Looking west

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801.24 acres Catlow Valley



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 County Boundary
 Lake County Tax Lots



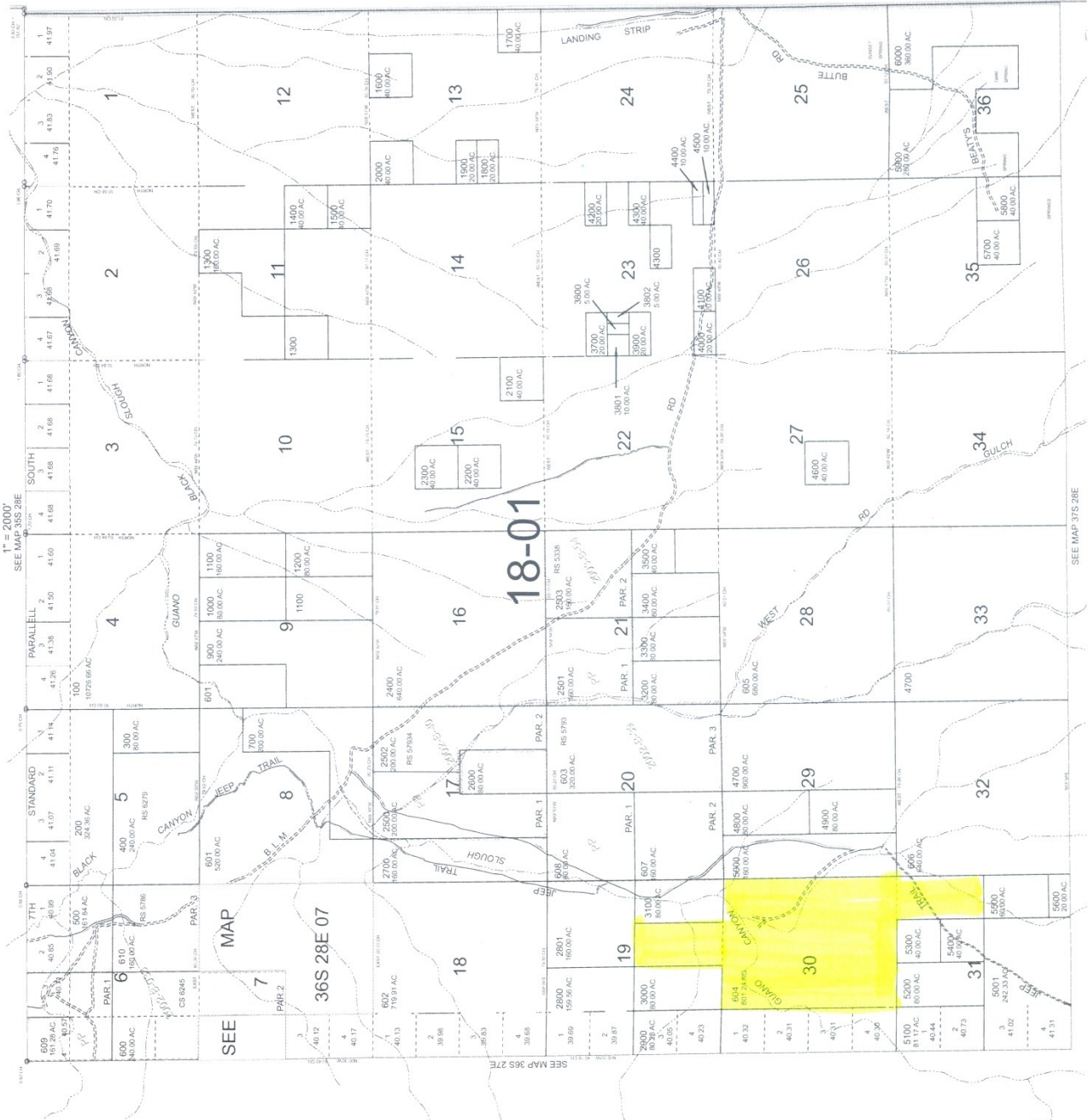
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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 1,000 2,000 4,000 Feet

T.36S. R.28E. W.M.
LAKE COUNTY
T = 2000'

36S28E
& INDEX
CANCELLED:
3600
3500



COUNTY

HARNEY

Revised: MA
2/8/2011
36S28E
& INDEX