



Jett Blackburn
Real Estate Inc.



Section 17

\$450,000



Contact Card

Presented by
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LEGAL DESC.: T23S R32E WM Sec. 17: all

ACREAGE: 640 acres

WATER RIGHTS:

<u>Acres</u>	<u>Priority Date</u>	<u>Cert #</u>	<u>Source</u>
433.8	Nov. 29, 1946	20970	Poison Creek Slough
<u>198.0</u>	March 13, 1950	21102	Poison Creek Slough
Total = 631.8			

WELLS: 1 - Stock

TAXES: \$318.30 (2023/2024) (Farm Deferral)

PRICE: \$450,000.00

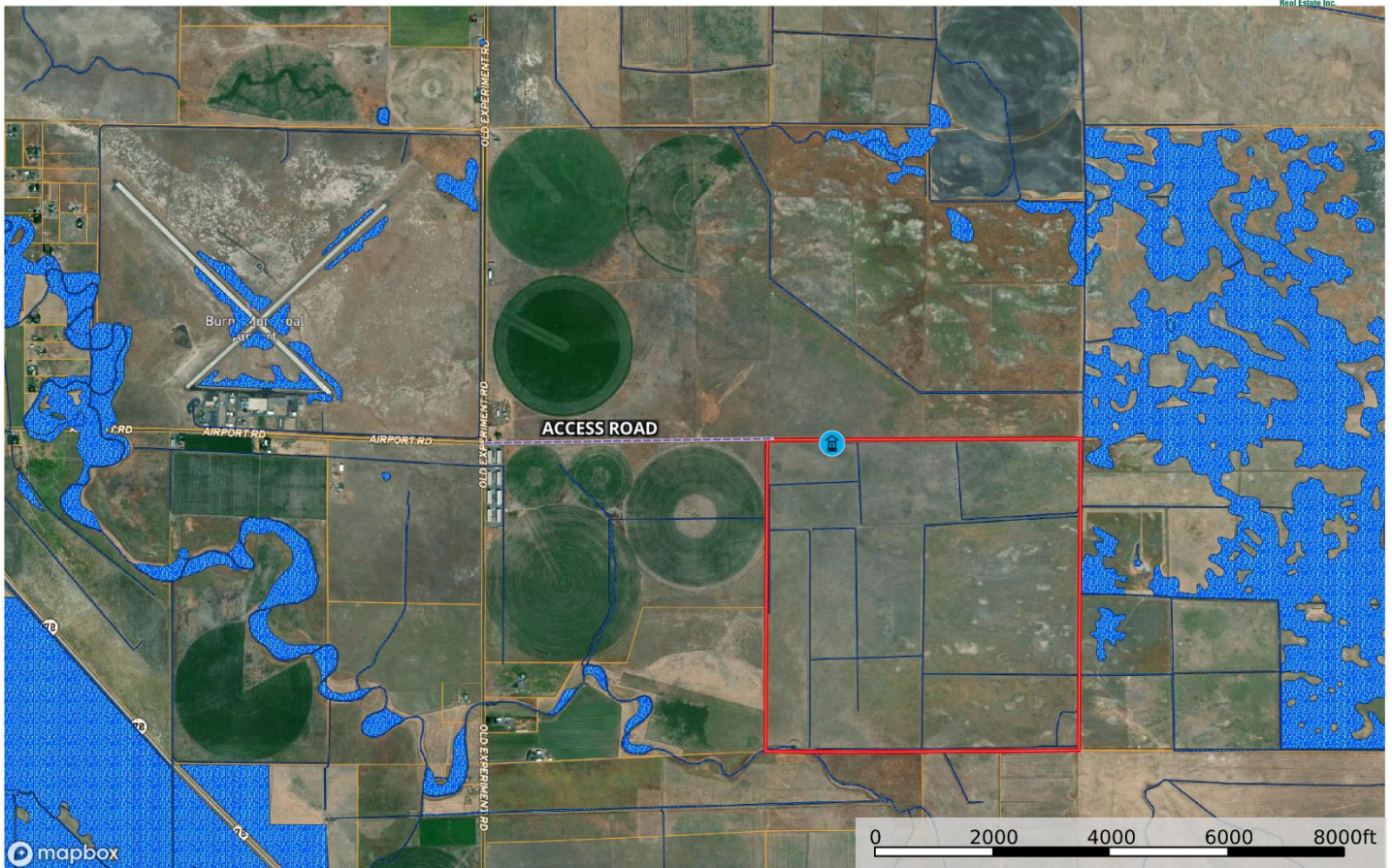
COMMENTS: This property is only 7 miles east of Burns OR. The property has been used for pasturing cattle and has a good water year they have cut some meadow hay. The current owner normally pastures 100 head of cattle for 4-6 months. This grazing pasture is fenced and has single phase power to the stock well. Being so close to Burns this is a great start for your future ranch.

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.



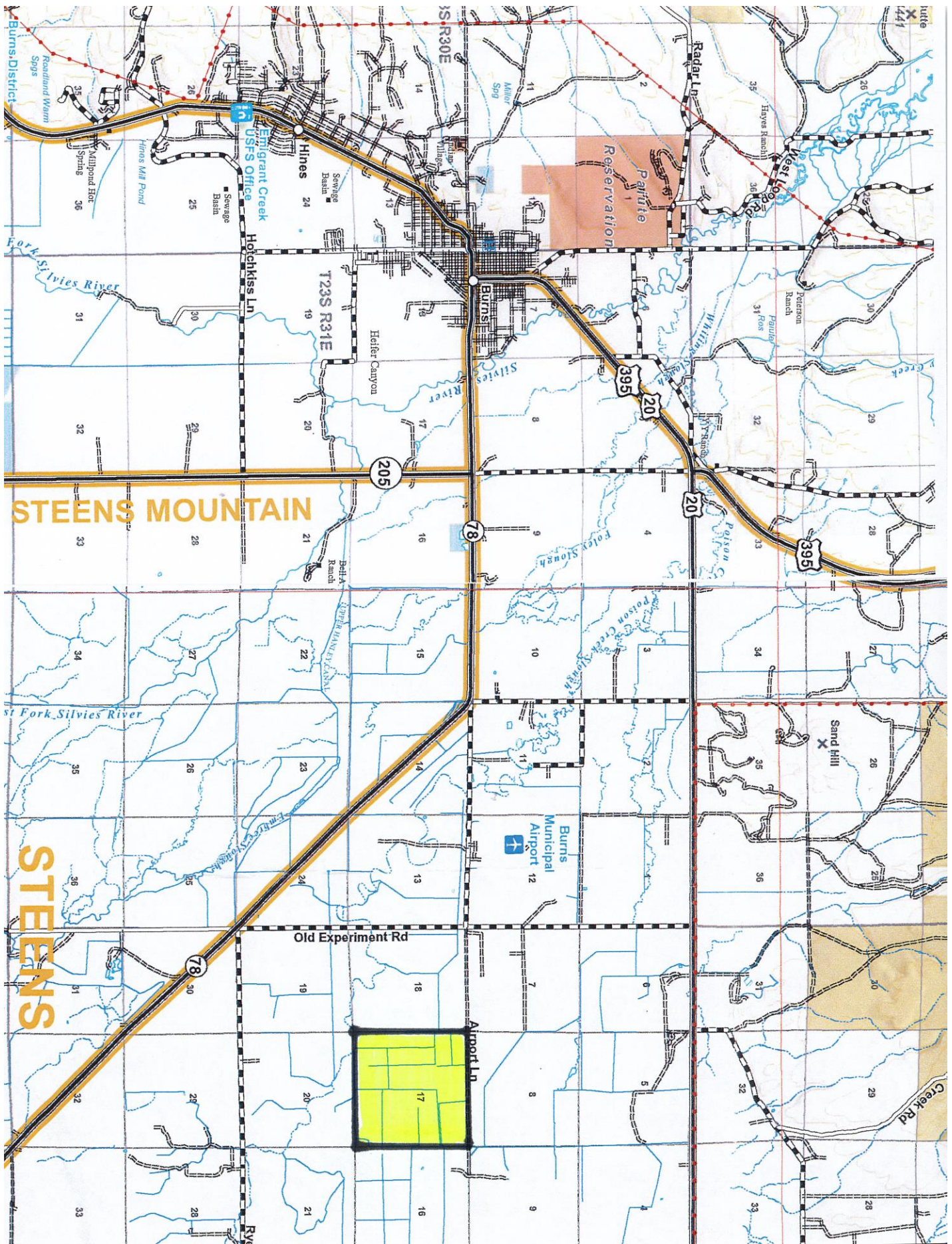
Section 17
Oregon, 640 AC +/-

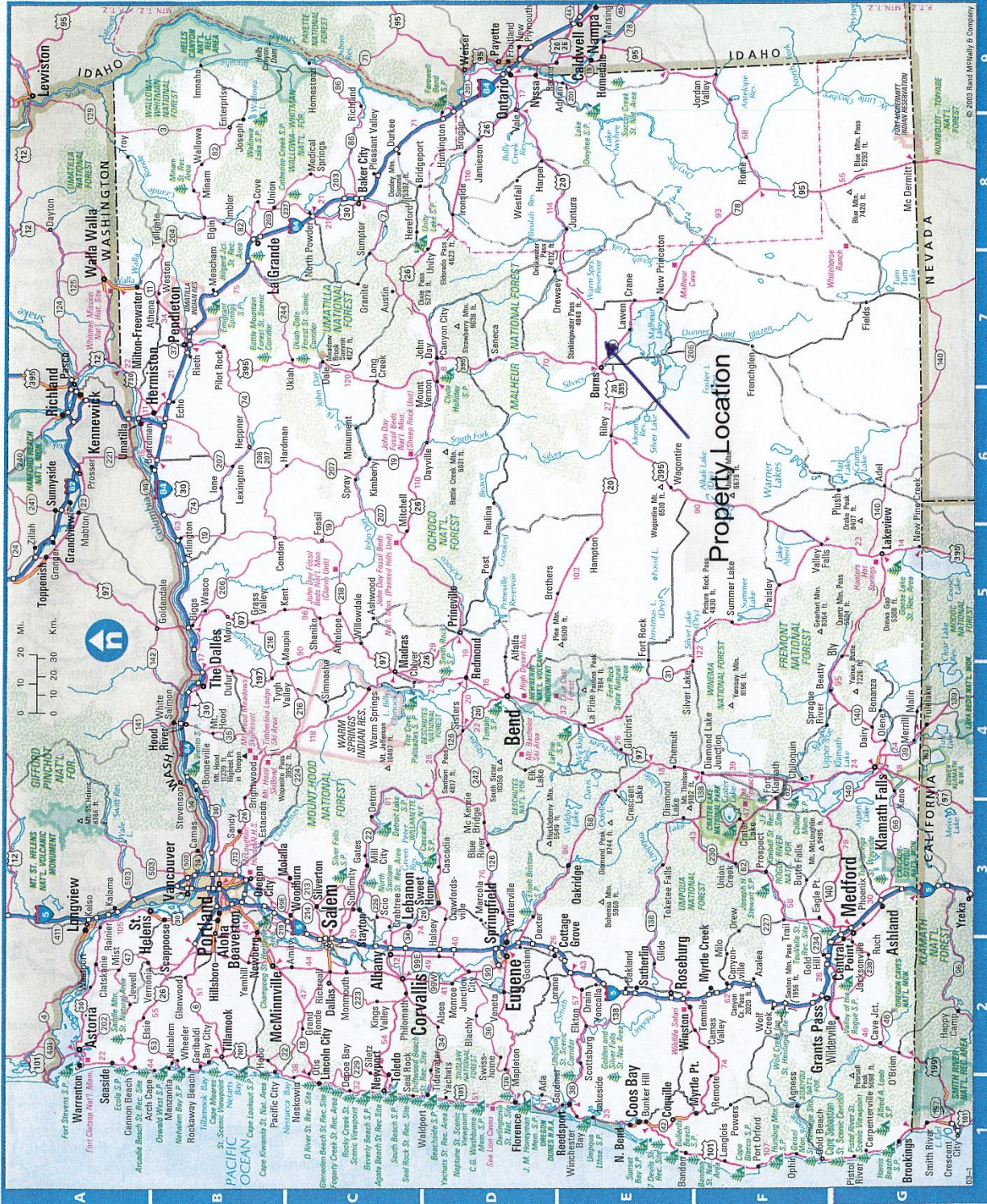
Clatsop County
Real Estate
Jett Blackburn
Real Estate Inc.



mapbox

-  Well
-  Access Road
-  Boundary
-  Wetlands
-  Riparian





Oregon
Population: 3,452,100 (1/101 estimate)
Land Area: 96,002 sq. mi.
Capital: Salem

Albany	C-2	Winston	D-1
Alsea	B-3	Woodburn	C-3
Astoria	G-3		
Ashtland	A-2		
Baker	F-1		
Bay City	B-2		
Beaverton	B-3		
Boardman	A-6		
Brookings	G-1		
Burns	E-7		
Canon Beach	A-2		
Clatskanie	F-2		
Cave Junction	G-2		
Clatskanie	A-2		
Clatskanie	B-5		
Condon	E-1		
Corvallis	E-2		
Cottage Grove	D-2		
Crater Lake	E-2		
Eagle Point	F-3		
Enterprise	B-8		
Entwhistle	B-1		
Estacada	D-3		
Florence	D-1		
Fossil	C-5		
Gold Beach	F-1		
Grande Ronde	A-6		
Heppner	A-6		
Hermiston	D-7		
John Day	D-7		
John Day	D-2		
Junction City	D-2		
Klamath Falls	G-4		
Lakeland	E-1		
Lakeview	E-5		
Lincoln City	C-4		
Madras	C-4		
McMinnville	B-2		
Mill City	C-3		
Milton-Freewater	A-7		
Moro	B-5		
Myrtle Creek	F-2		
Newberg	B-1		
Newport	C-1		
Ness	D-9		
North Bend	D-1		
Oakridge	E-3		
Oakridge	D-9		
Ontario	D-9		
Pendleton	B-7		
Phonix	G-3		
Port Hadlock	F-1		
Port Orford	B-3		
Prospect	A-3		
Redmond	D-4		
Redwood	E-1		
Salem	A-3		
Salem	C-2		
Seaside	B-3		
Seaside	A-2		
Shenandoah	C-3		
Springfield	C-1		
Sublimity	C-3		
Sutherlin	E-2		
Tillamook	B-4		
Tillamook	C-2		
Tillamook	B-8		
Union	C-2		
Union	D-9		
Vale	D-9		
Vernonia	A-2		
Waldport	D-1		
Warm Springs	G-4		
Winston	G-1		
Woodburn	C-3		