



Jett Blackburn
Real Estate Inc.



Juniper Hill Property

T24S R29E W.M. TL400

\$495,000



Curt Contact Card

Presented by
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Jake Contact Card



LEGAL DESC.: T24s R29e W.M. TL 400
PRICE: \$495,000
TAXES: \$172.31
FINANCING: Cash or bank financing
LOT SIZE: 341.40 acres
WELL: 1 - Domestic Use
IMPROVEMENTS: Working Corrals with alley & loading chute
Machine Shed - 1,400sq.ft





REMARKS:

This Eastern Oregon land would make a fantastic future build site. The property is only a 15-minute drive to Burns High School and a few more minutes to the hospital, grocery stores, & shopping. Single phase power runs several hundred yards into the property to where a well has been drilled. A perc test has been done & is ready for septic approval.

Currently being leased out for cattle, the property is fenced on three sides plus cross fencing with water troughs serviced from the neighboring well, **that is not being sold**. A corral set up with a loading chute & machine shed is located right off the highway making it easily accessible.

The north facing slope hillside has juniper trees to provide cover & shade for the wildlife. The wildlife includes mule deer, antelope, rocky mountain elk, & more. The ground also qualifies for up to 2 LOP tags.

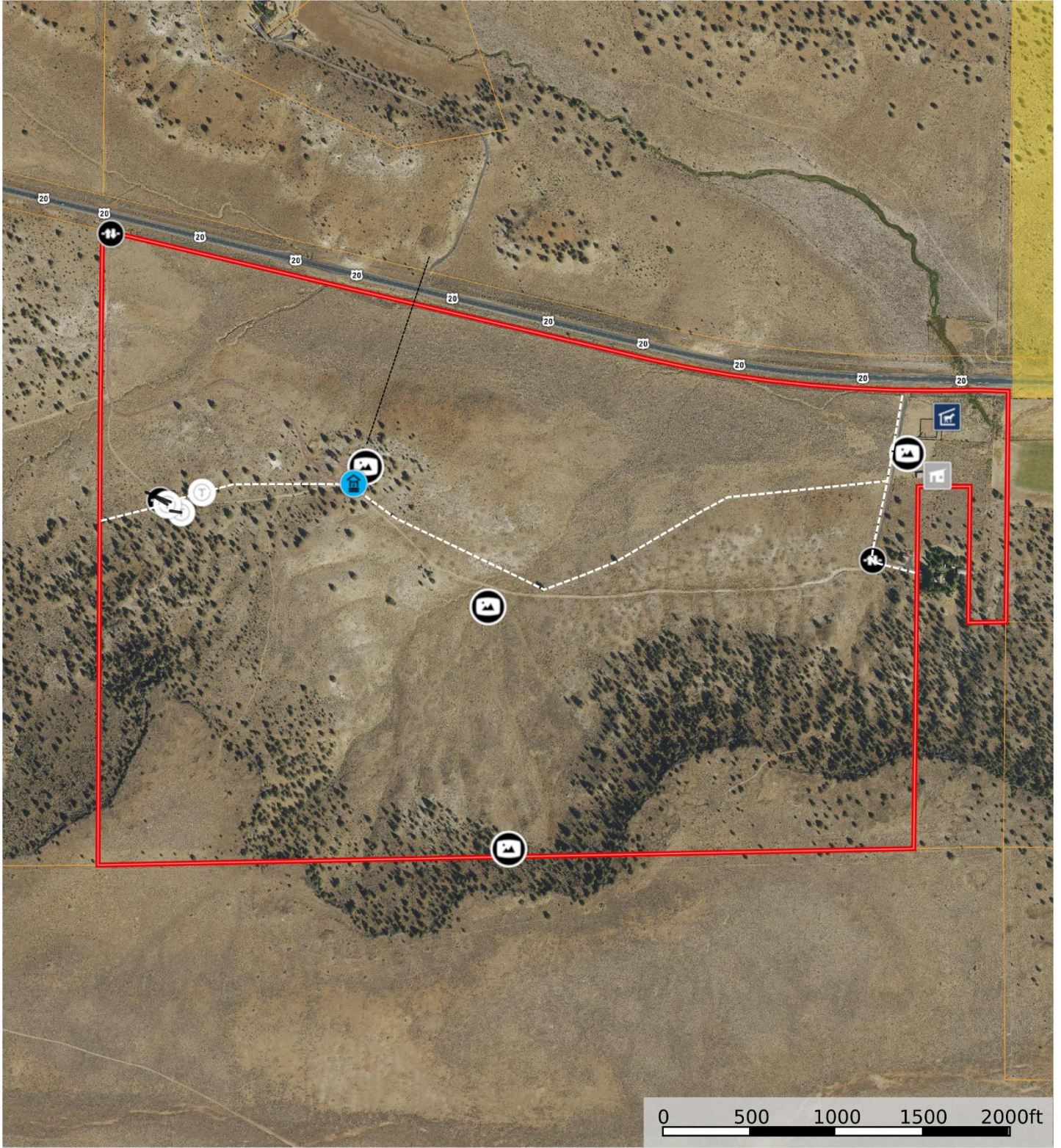
Overall, with the distance from town, HWY 20 frontage, power, & the well this would make an ideal future homestead.

Seller to retain a road access easement to the family adjoining property



Clemens Property

Oregon, AC +/-



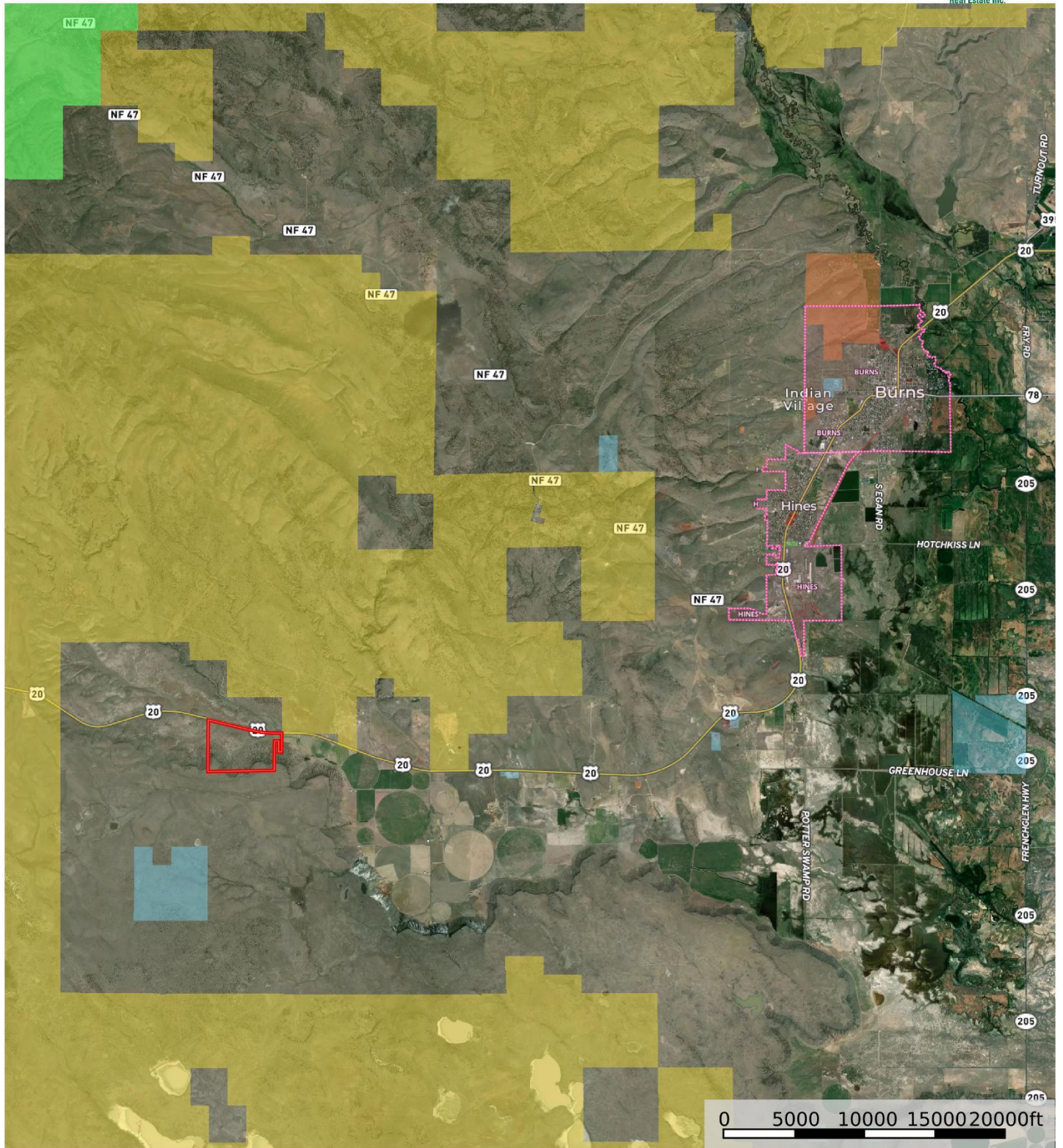
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|------------|-------------------|----------------|--------|------|------------------|------------------------|--------------------|----------|----------------|
| Corrals | Machine Shed | Panoramic View | Trough | Gate | Well | Fence | Single Phase Power | Boundary | Forest Service |
| State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | | | |

United County Jett Blackburn Real Estate (map for illustration purposes only)
 P: 541-413-5668 office@jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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Oregon, AC +/-



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