



**Jett Blackburn  
Real Estate Inc.**



**22308 & 22310 Fields Dr  
Fields, OR 97710**

**~~\$319,500~~ \$297,500**



Contact Card

Presented by  
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**PRICE:** ~~\$319,500~~ **Reduced to \$297,500**  
**TAXES:** \$1,744.54  
**FINANCING:** Cash, bank financing, or possible owner carry  
**LOT SIZE:** 2.11 acres  
**REMARKS:** This 2 acre property is located next door to The Fields Station that is known for its world famous burgers and milkshakes. The property has been an income producing property for several years, mainly from two sources. The beautiful green yard has been a welcome addition to anyone who visits this desert location. There are several mature trees providing shade, as well as several apple, cherry, and walnut trees.

Of the 2 acres, 1 acre is bare land that is fenced with a horse barn, 2 water troughs and a small corral. There is also a fence around the orchard and a large garden area. The underground water sprinkler system is fully operational with 6 sprinklers that were replaced in 2020. The property has a 1000 gallon septic tank servicing both properties at 22308 and 22310 Fields Drive. There is also one RV dump site along the driveway.

The property gets its water from a shared well, of which the seller and the north neighbor have an easement. The seller's property is the recorded primary partner on the shared well agreement. The well agreement is available for reference. A recorded document of the easement for the shared well is associated with the property that dates back to 1969.

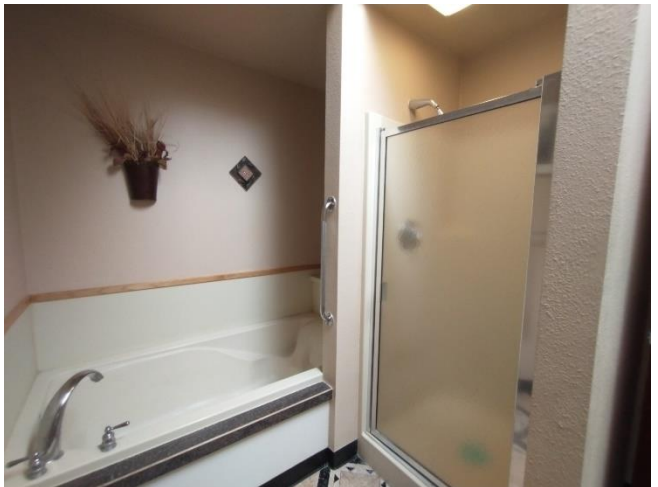
This property is in Fields, Oregon which is nestled by three mountain ranges in the High Desert that include the Steens, Pueblo & Trout Creek Mountains. This area has a lot of recreational opportunities such as wind surfing, hot water springs for soaking and hiking. There is also a large variety of hunting opportunities which include big game Rocky Mountain Elk, Mule Deer, Antelope & Big Horn Sheep and upland game include Quail, Chukars, Sagehen plus waterfowl.



**YEAR BUILT:** 1969  
**SQ. FT.:** 1706  
**HEAT SOURCE:** Monitor oil stove, electric baseboard  
**BEDROOMS:** 3  
**BATHROOMS:** 1<sup>3</sup>/<sub>4</sub>  
**GARAGE:** Oversized Detached Double Car  
**REMARKS:** A possible rental source is 2 bedrooms and 1 bathroom located on the south end of the main house with its own private entrance. It will be sold with the following furnishings 2 twin beds with all bedding, lounge chair, refrigerator, microwave, a large TV and stand, a chair, dining table & 2 chairs, and window air conditioners in each bedroom. In the rest of the main house the furnishings include the dining room table with 6 chairs, the refrigerator, range, microwave, washer and dryer in the utility room, and one dryer in the garage. The garage is 750 sq. ft., with a work bench, dryer hookup or 30 amp RV (may need adapter).



The seller and his agent make 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 all of our listings.

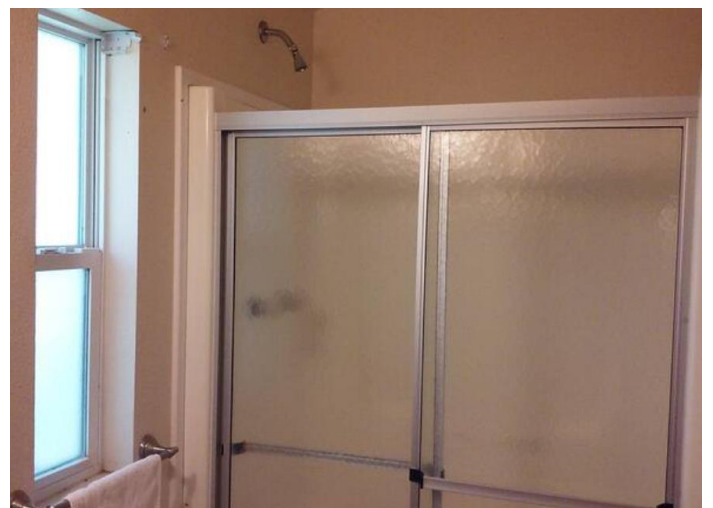






**YEAR BUILT:** 2005  
**SQ. FT.:** 380  
**HEAT SOURCE:** Monitor oil stove  
**BEDROOMS:** 1 - Park Model Singlewide  
**BATHROOMS:** 1 - Park Model Singlewide  
**REMARKS:** The second possible rental source is the park model home on the north end of the property. This home is being sold with all furnishings, including the futon sofa, rocking chair, table and chairs, queen bed, all kitchen utensils and cookware, all towels and bedding.









Oregon, AC +/-

JOHN KOSLO  
Jett Blackburn  
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Boundary