

**Reduced to**

**\$275,000**

**Sunset Property**

362+/- Deeded Acres

Selling Oregon Farms & Ranches Since 1960

**FOR SALE**





**TAX LOT MAPS:** T25S R31E W.M. Tax Lots 2200, 2300 & 2900

**ACREAGE:** 362+/-

**FINANCING:** Cash or bank loan

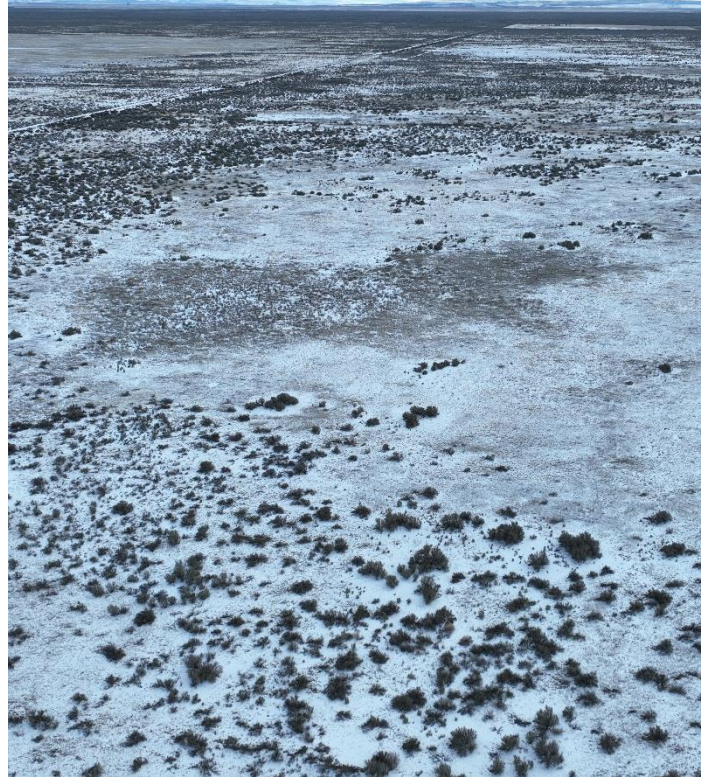
**TAXES:** \$150.00 estimated (Farm deferral)

**PRICE:** ~~\$320,000~~ **Reduced \$275,000**

**REMARKS:** This Eastern Oregon parcel borders Hwy 205 approx. 15 miles south of Burns, OR. There is ½ mile of Hwy frontage. The property is in the area called Sunset Valley which is pleasantly a little milder weather than what you would get in Burns. The property is a wonderful place to build your dream home/hobby farm. The parcel is also only 1½ miles from the school bus stop. Power runs along the highway. There is a portion of Tax lot 2900 that will need to perform a property line adjustment.

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.









Oregon, AC +/-

Jett Blackburn  
Real Estate Inc.



 Boundary

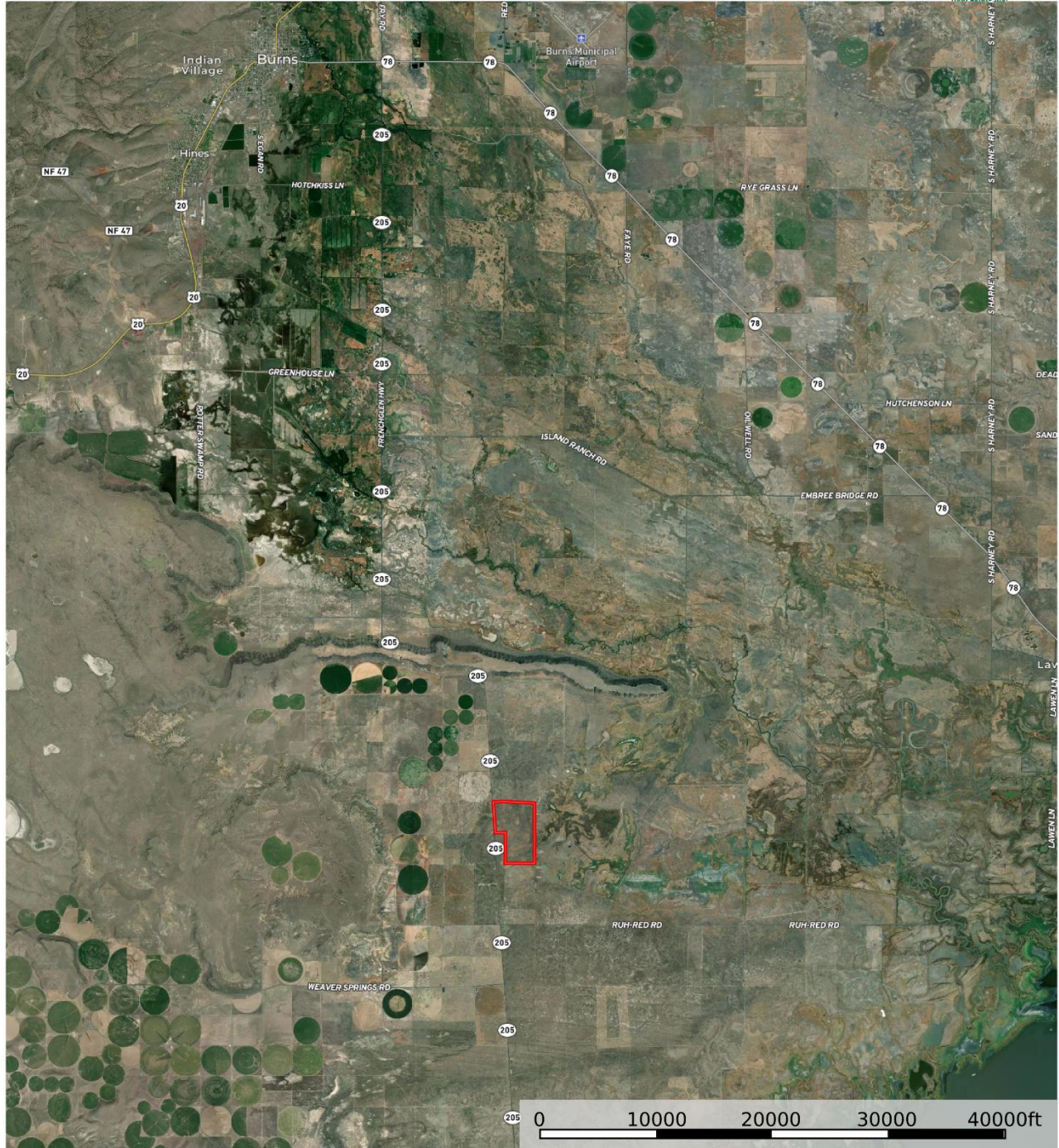
United County Jett Blackburn Real Estate (map for illustration purposes only)

 The information contained herein was obtained from





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**United Country Jett Blackburn Real Estate**

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch Properties.

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

**Presented By**



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