



**JETT BLACKBURN
REAL ESTATE Inc.**

Embree Bridge Ln

Burns, OR 97720

\$125,000/parcel

Embree Bridge Acres

3 – 160+/- acres

Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon parcel presents an opportunity for you to create your own complete ranchette. Located roughly 15 minutes southeast of Burns & the nearest amenities, access is available off Highway 78 on two county roads of Embree Bridge & Oil Well Rd. The perimeter of the property is enclosed by perimeter fencing & the land was recently planted into triticales hay.

Throughout the acreage there are various locations where power can be found making potential homesites for buyers. The current owner is in the process of splitting the acreage into 3-160+/- acre parcels and allowing for development, see the map for further information regarding utilities and parcels.

With the distance from town & the size of the acreage Buyers have a great opportunity to create their own ranchette with the peace & quiet of the high desert.

Summary

TAX LOT MAPS: T24S R32E W.M. SEC 15 & 16 TL 4800

ACREAGE: 483.85+/- Deeded Acres (being split into 3 parcels)

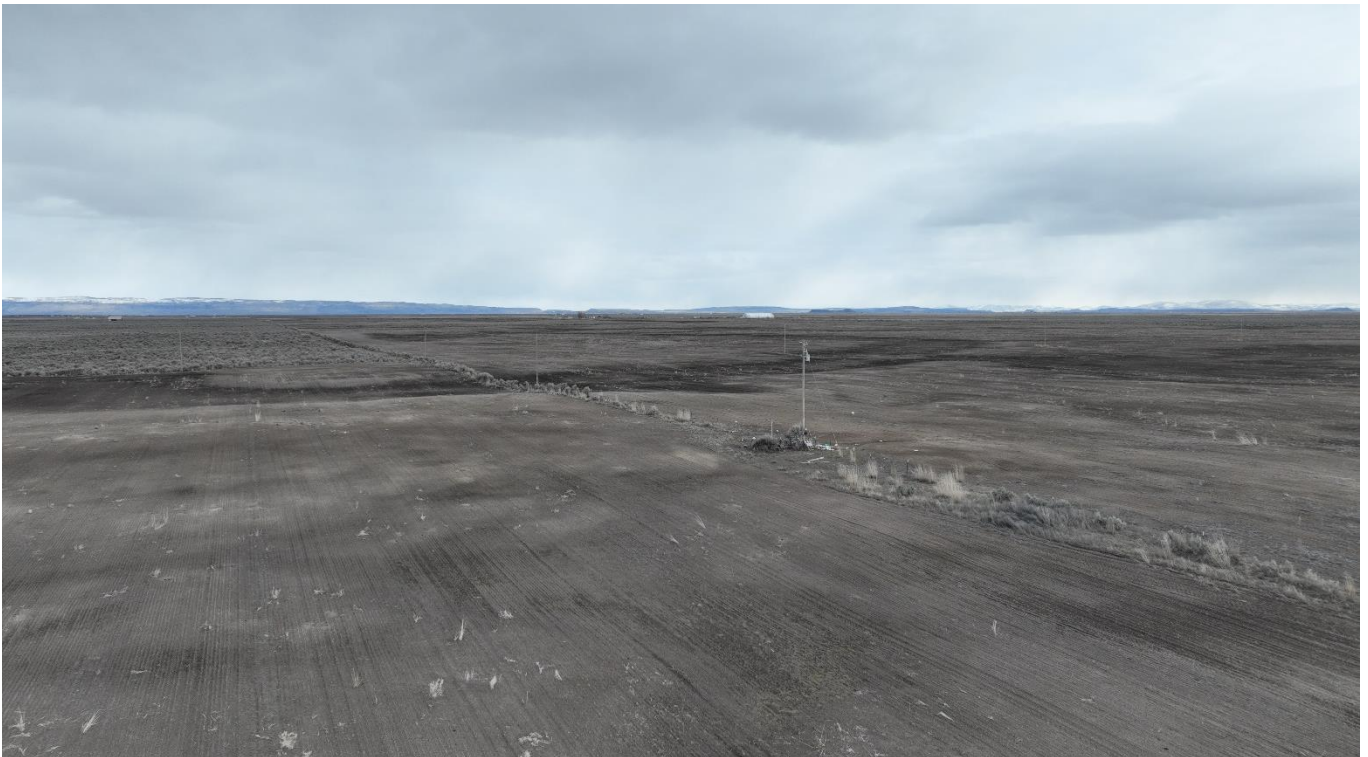
UTILITIES: Power – See map for reference

TAXES: \$175.70 (estimated)

PRICE: \$125,000 per parcel

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.







Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.

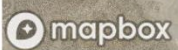
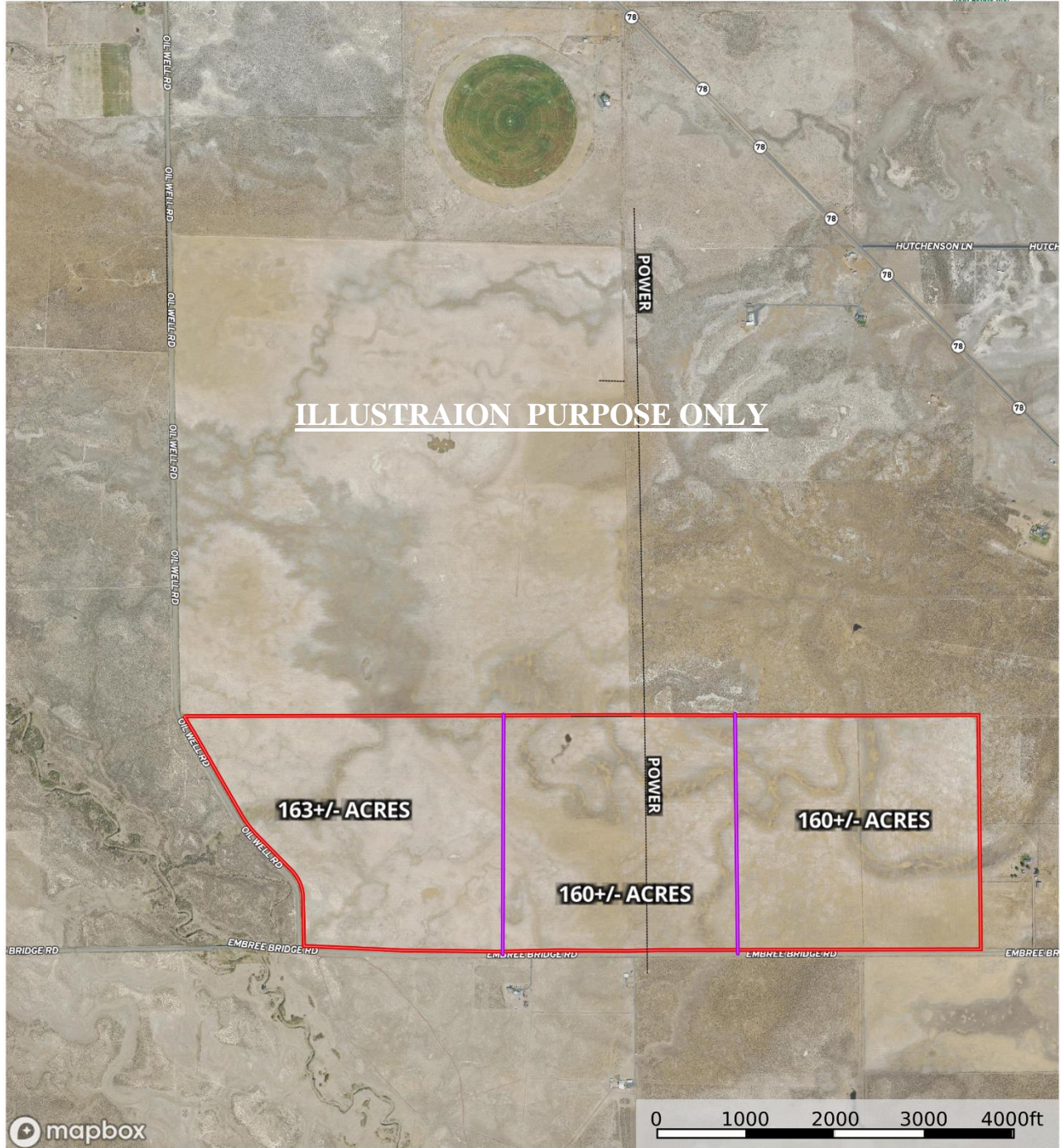


Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.





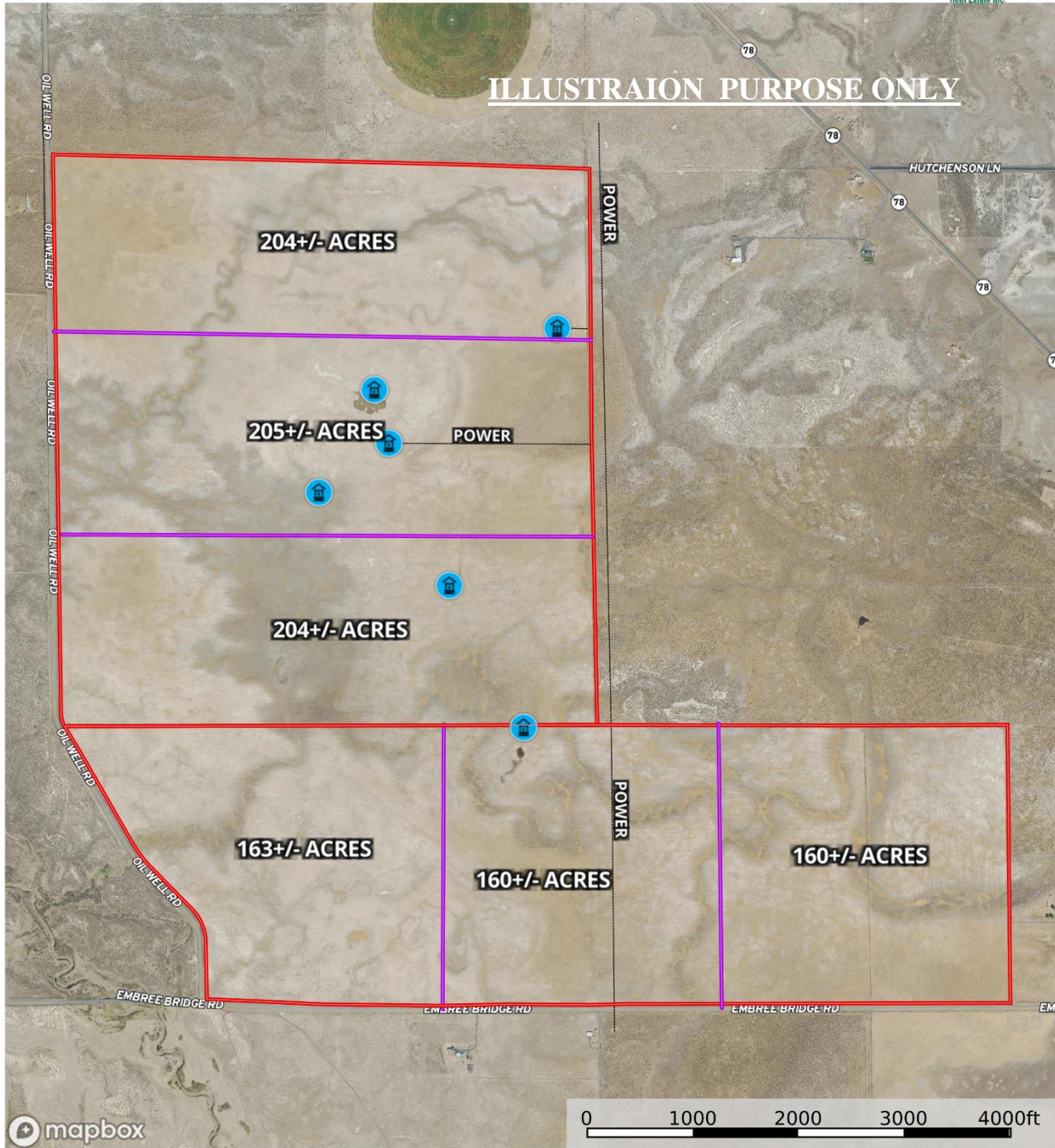
Oil Well Road property 160+/- Acre Parcels
Oregon, AC +/-



..... Power - - - Pipeline ▭ Boundary

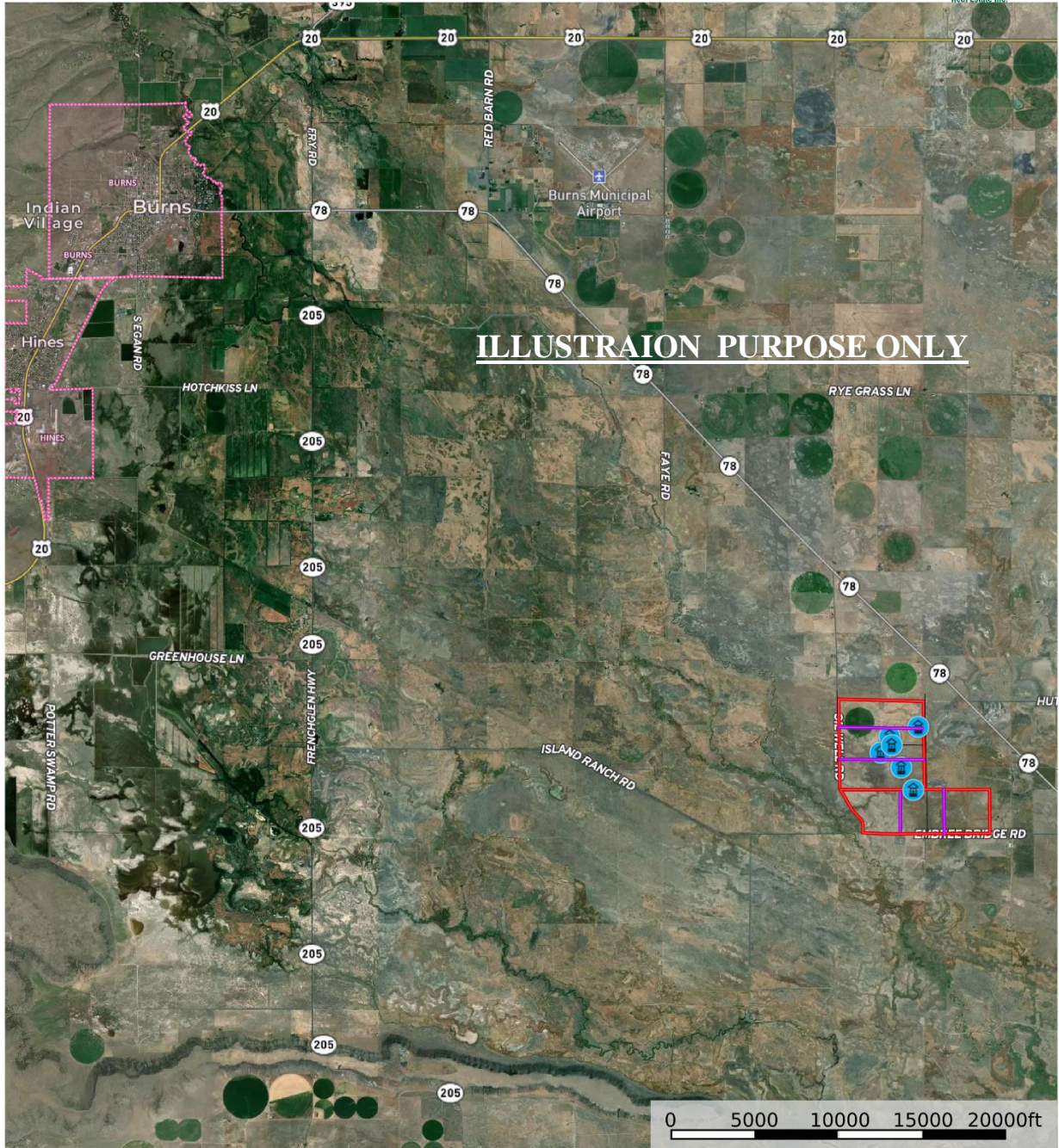


Oil Well Road property Original
Oregon, AC +/-





Oil Well Road property Original
 Oregon, AC +/-



 Well
  Power
  Pipeline
  Boundary



United Country Jett Blackburn Real Estate

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.

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.

Presented By



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