

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

JETT BLACKBURN
REAL ESTATE Inc.

63438 Hwy 205

Burns, OR 97720

\$350,000

Odam Hobby Ranch

200(+/-) Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon setup is situated along highway 205 roughly 15 minutes south of Burns spanning across 200 acres with a fully fenced perimeter and some cross fencing. The ground has 2 wells on it, one for stock use while the other is an old irrigation well.

The acreage comprises 3 structures. The main house is a 1990 manufactured home that is 1,215sqft with a metal roof, vinyl windows, full foundation & an enclosed back patio area. The home is a 3-bedroom 2 bathroom set up with woodstove & electric F/A for heat sources. The kitchen is an open style with a skylight and access to the laundry room. The master suite has a large closet & full private bath. The home has had most of the flooring removed & needs updates. Next to the home is a small set of corrals with an alley & head catch.

The other two structures are a 192sqft livestock shed & 2,100sqft machine shed. The machine shed is a pole barn construction that features an enclosed room for storage & 4 large bays, one of which has a concrete floor. The livestock shed has concrete flooring and is insulated. Next to the shed is a train cart that had been used for storage.

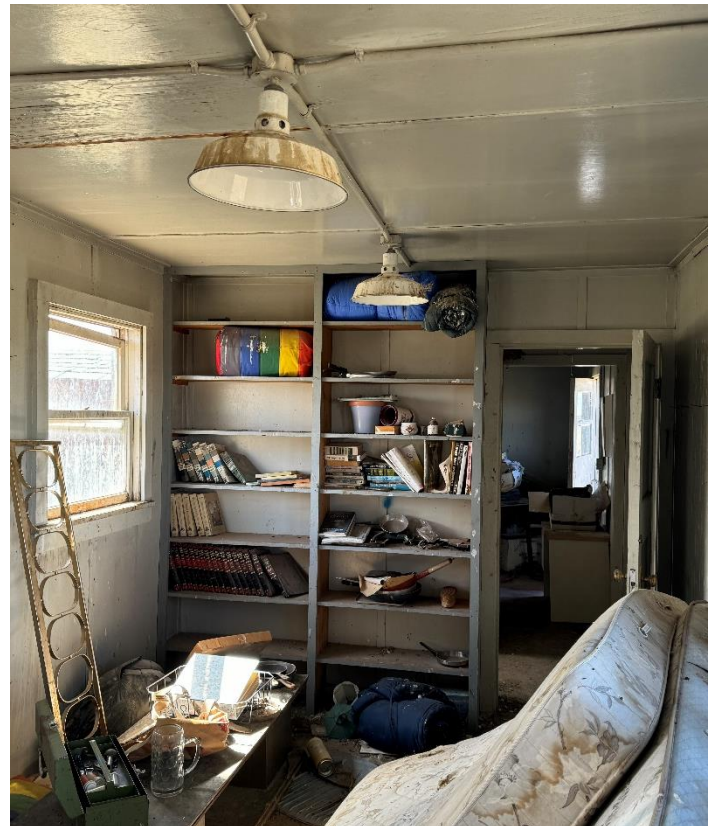
Overall if you are looking for a quiet secluded property this is it. The acreage has plenty of elbow room & can be a great place of a hobby ranch.

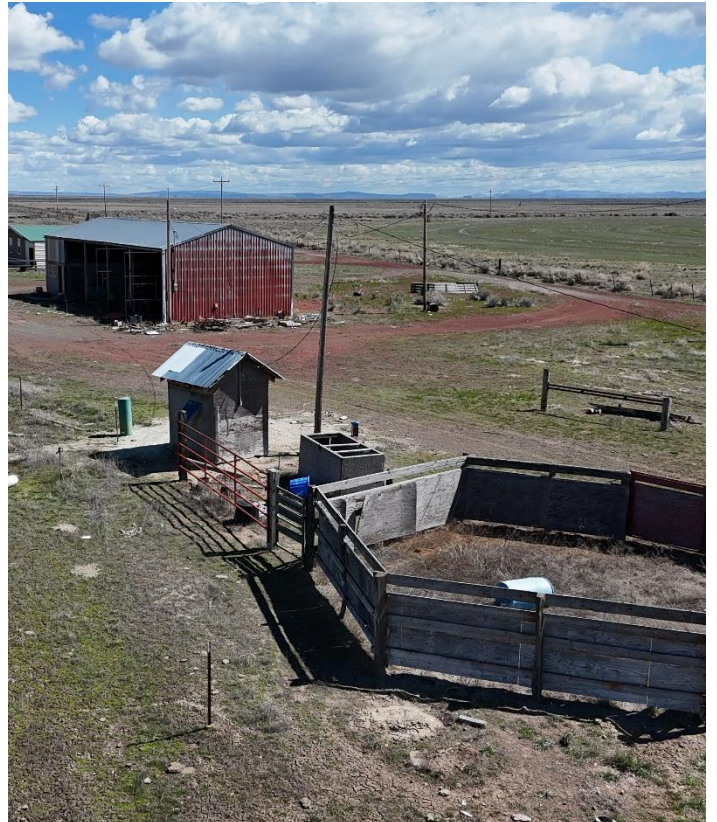
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.













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.





0 100 200 Miles

OREGON

Location

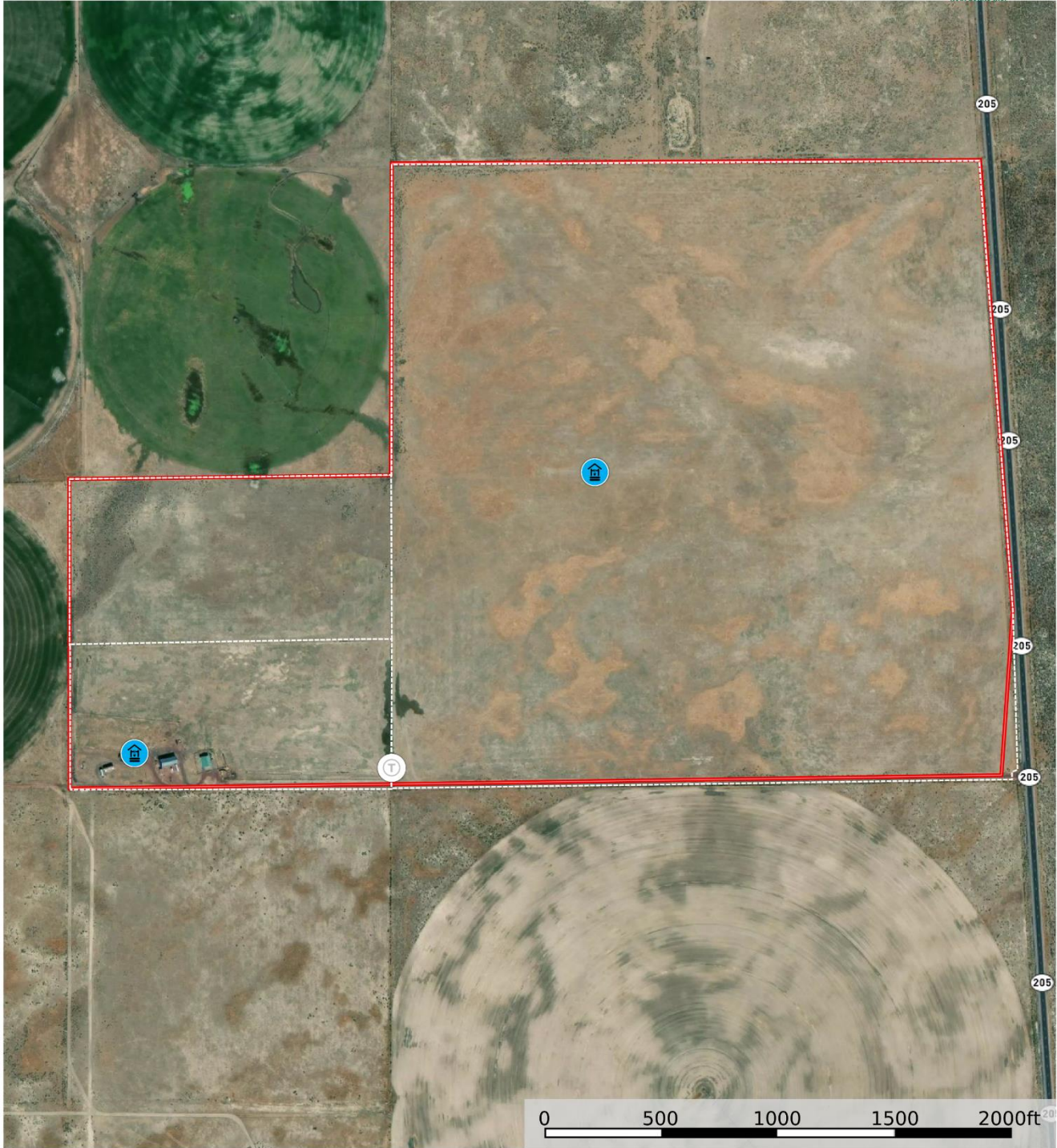
Burns Oregon: <https://www.cityofburnsor.gov/>
16 min (14.5 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hr 25 min (142 mi)
11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 26 min (145 mi)
102,059 (2021)



Leslie Odam
Oregon, AC +/-



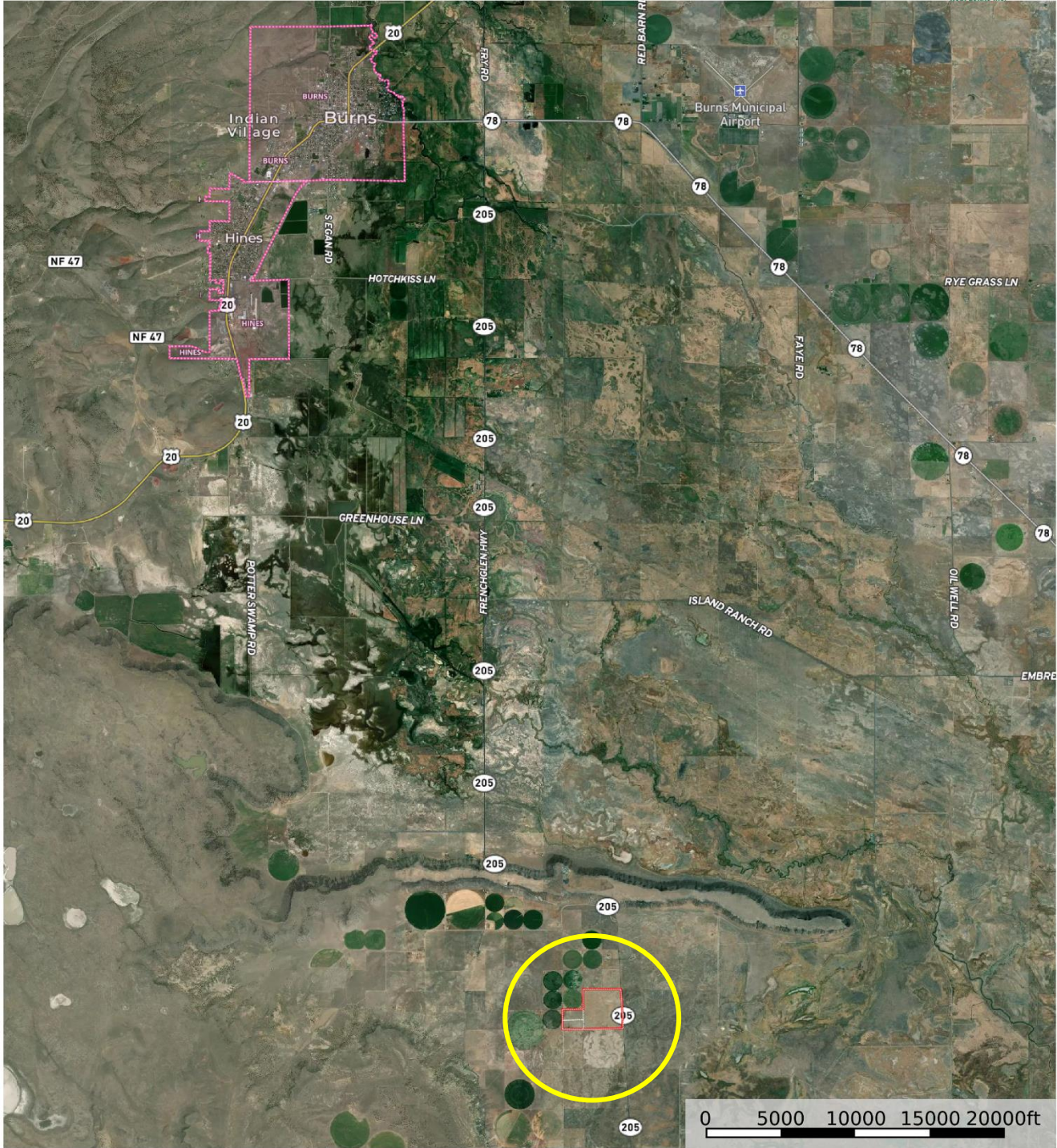
Trough Well Fence Boundary

United County Jett Blackburn Real Estate (map for illustration purposes only)
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id. The information contained herein was obtained from sources deemed to be reliable. Land Id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Leslie Odam
 Oregon, AC +/-



Fence Boundary



ADDRESS:	63438 Hwy 205, Burns, OR 97720
TAX LOT MAPS:	25S31E00-00-01800 & 25S31E00-00-01700
ACREAGE:	200+/- Deeded Acres – Per County Records
YEAR BUILT:	1990
SQ.FT.:	1,215
BEDROOMS:	3
BATHROOMS:	2
HEAT SOURCE:	Woodstove, electric F/A furnace
APPLIANCES:	Refrigerator, range, dishwasher, washer, dryer
IMPROVEMENTS:	Machine Shed – 2,100sqft Livestock Shed – 192sqft
UTILITIES:	Power – Harney Electric Coop Private Well Private Septic
TAXES:	\$904.89
PRICE:	\$350,000.00



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

Presented By



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