

**Reduced to \$285,000**

# Dog Mountain Lane

80(+/-) Deeded Acres



Selling Oregon Farms & Ranches Since 1960

# FOR SALE



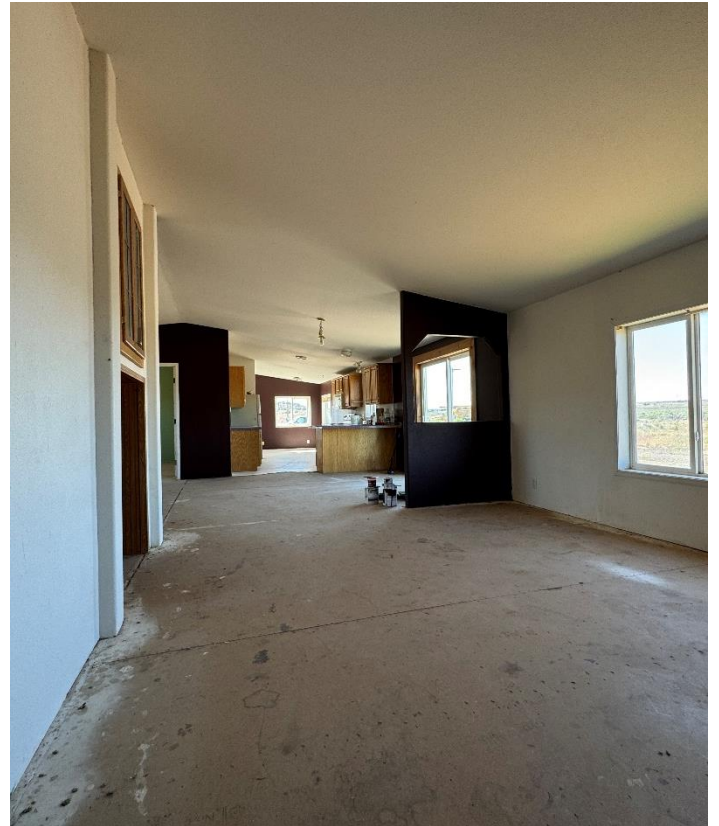


This Eastern Oregon property has 80 acres that has perimeter fencing located down a private lane giving you peace and quiet. The land features an 1,836 sq ft manufactured home built in 2001 with a 4 bedrooms, 2 baths setup making it suitable for a large family. The house is in the process of having some work done on it and was used as a rental in the past. It is an open concept with a living room & family room off the kitchen.

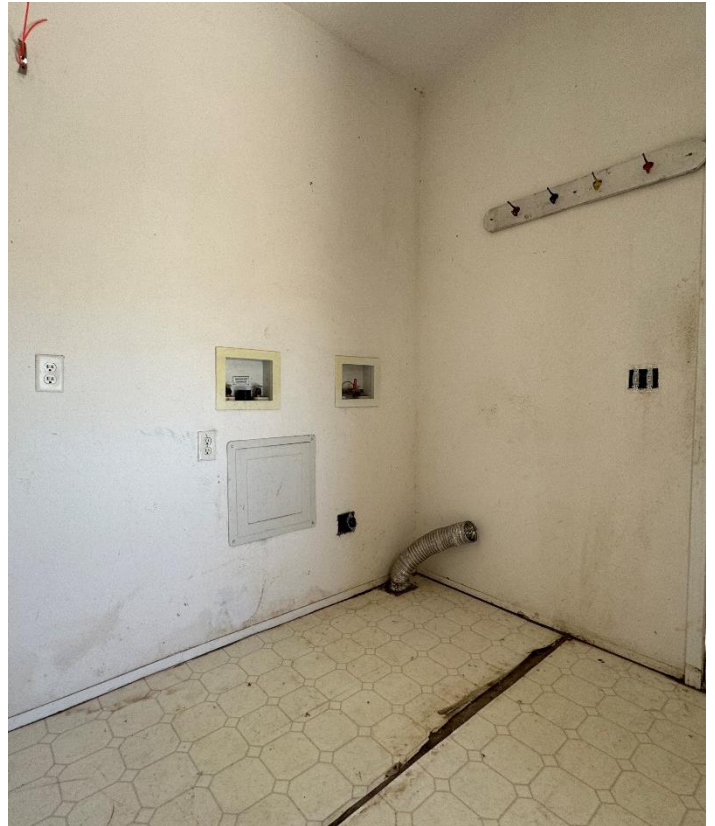
In addition to the house there are a couple of older out buildings. This would make a nice place to run some livestock and is about 20 minutes from Burns Oregon. Home has been moved, check with lender for potential financing options.

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.

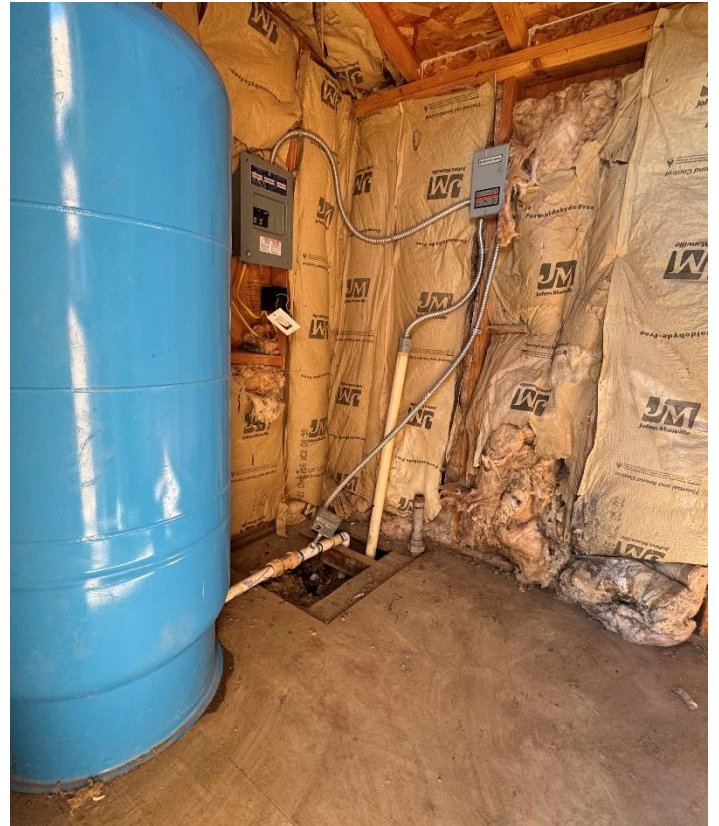


















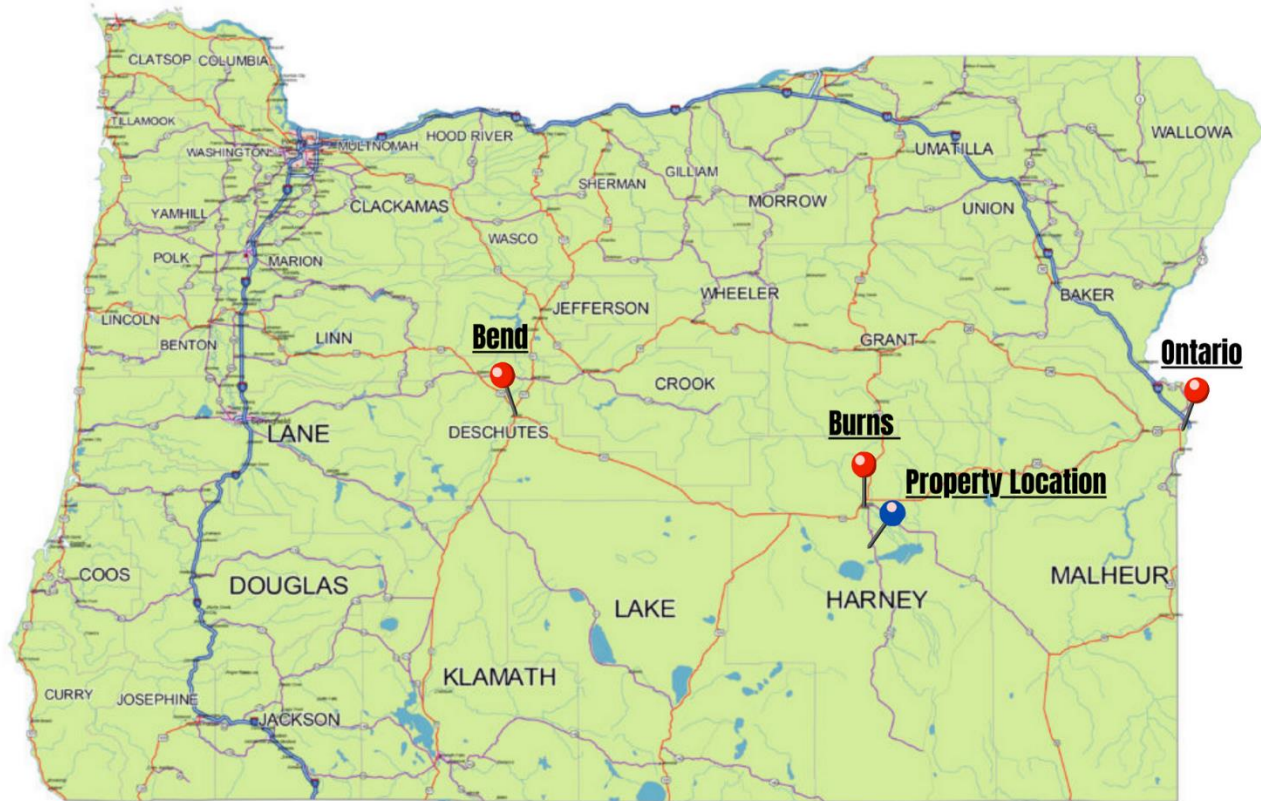


**Surrounding Area**

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/>  
20 min (16.3mi)  
Population: 4,422 (2021)

**Ontario Oregon:** <https://www.ontariooregon.org/>  
2 hr 26 min (143.4 mi)  
11,626 (2021)

**Bend Oregon:** <https://www.bendoregon.gov/>  
2 hr 29 min (146.8 mi)  
102,059 (2021)





Oregon, AC +/-



Well Primary Road Boundary

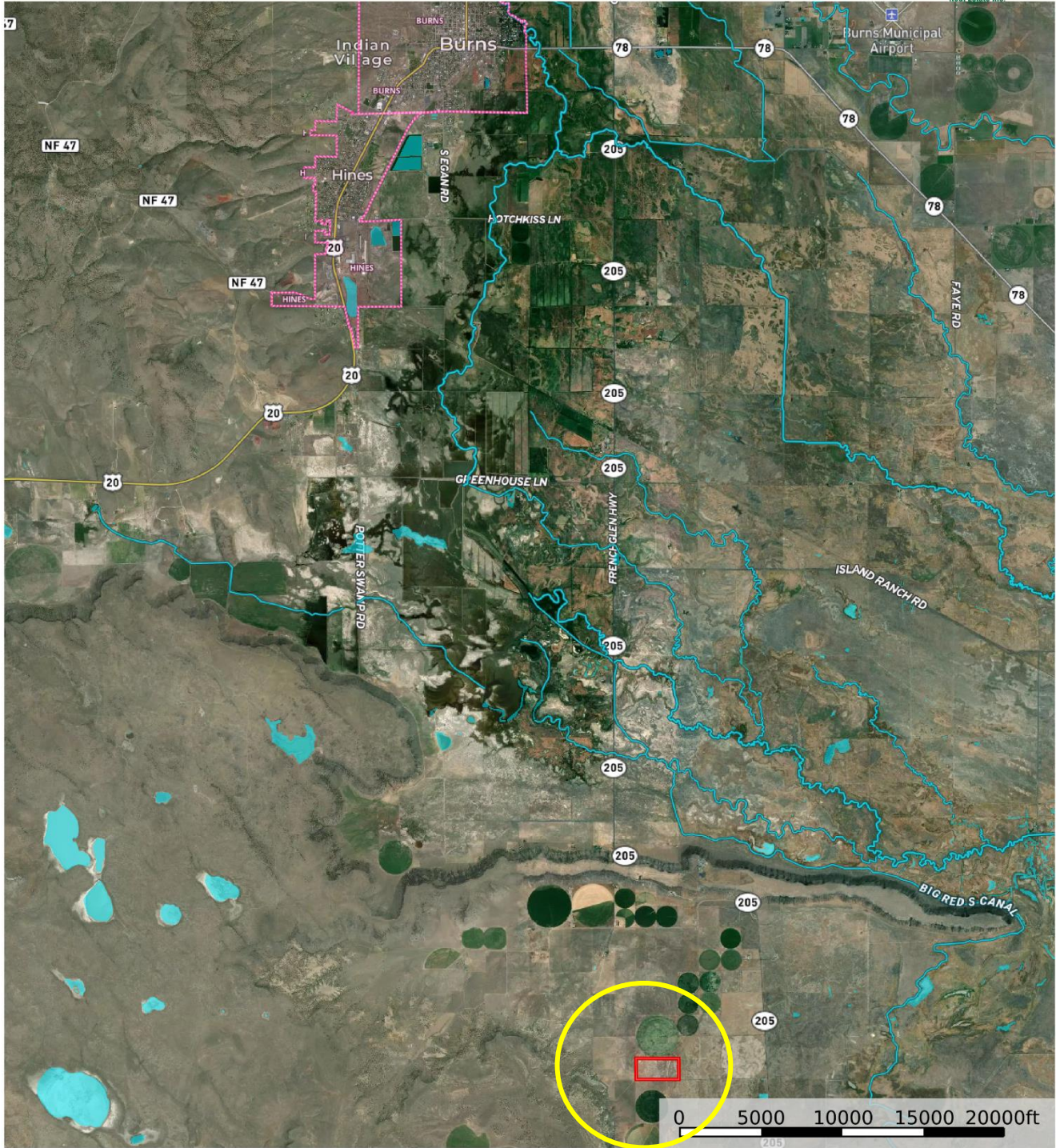
**United County Jett Blackburn Real Estate (map for illustration purposes only)**  
P: 541-413-5660 [www.jettblackburn.com](http://www.jettblackburn.com) 707 Ponderosa Village, Burns, OR 97720

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.





Oregon, AC +/-



Boundary Stream, Intermittent River/Creek Water Body

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**ADDRESS:** 31597 Dog Mountain Lane, Burns, OR 97720

**TAX LOT MAPS:** 25S31E00-00-01300

**ACREAGE:** 80+/- Deeded Acres – Per County Records

**YEAR BUILT:** 2001

**SQ.FT.:** 1,836

**BEDROOMS:** 4

**BATHROOMS:** 2

**HEAT SOURCE:** Oil Monitor Stove

**APPLIANCES:** Refrigerator, range, dishwasher

**IMPROVEMENTS:** Old Homestead – 720 sq ft  
GP Shed – 144 sq ft

**UTILITIES:** Power – Harney Electric Coop  
Private Well  
Private Septic

**TAXES:** \$563.22(2023-2024 Farm Deferral)





**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

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