

Sunset Lane Parcel

279.48+/- Deeded Acres w/ 240 Acre State Lease



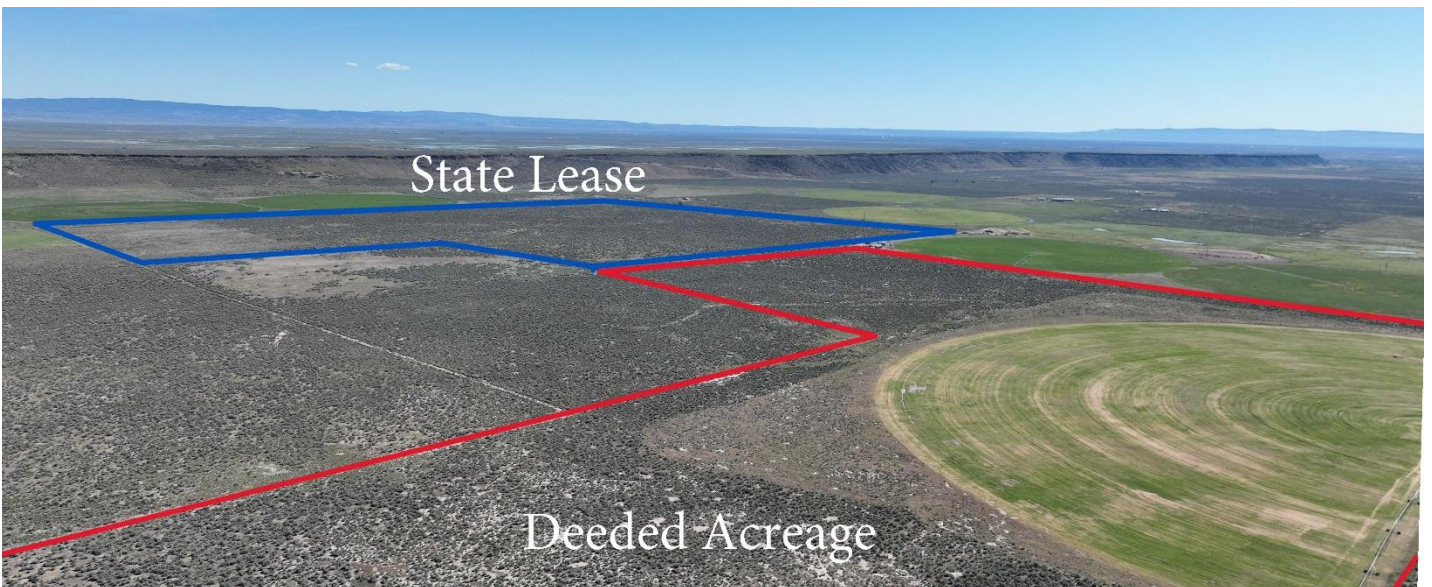
Selling Oregon Farms & Ranches Since 1960

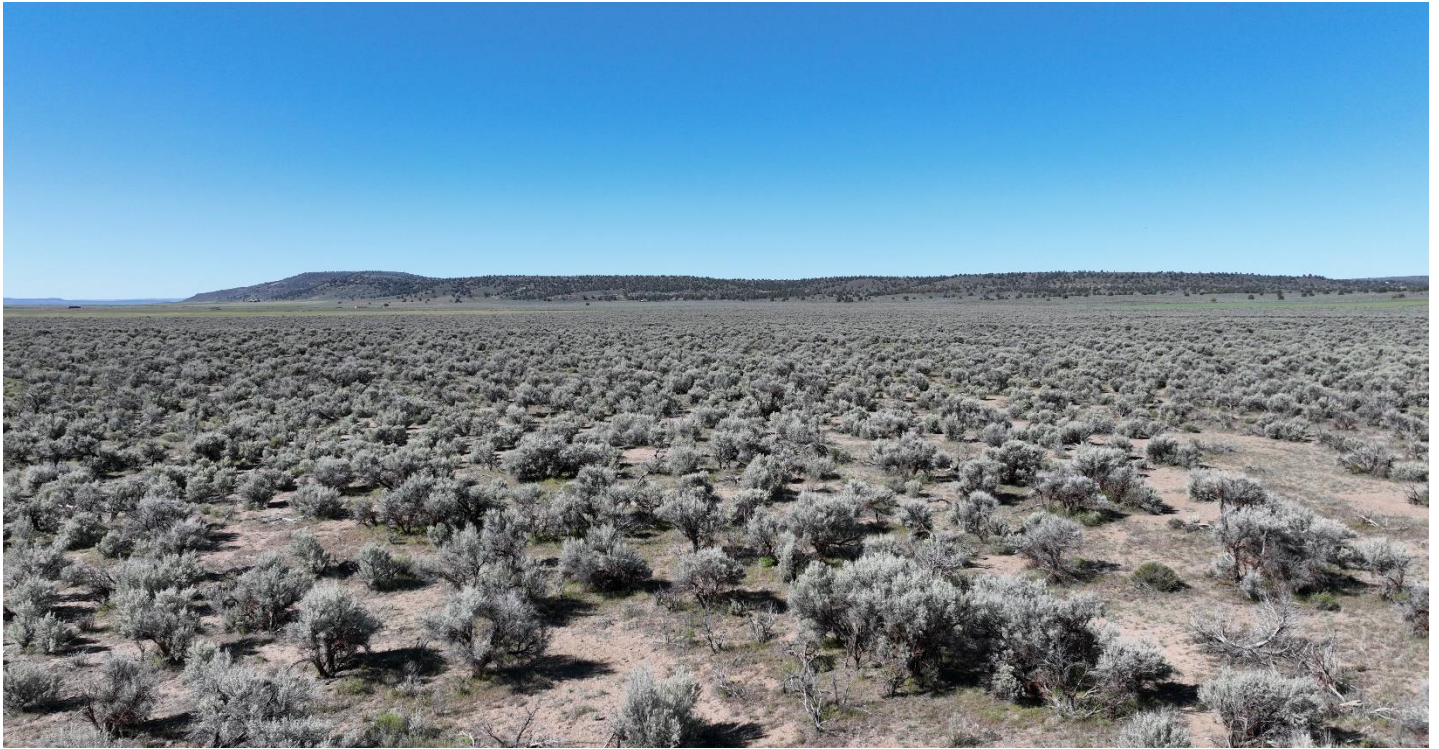
FOR SALE



This Eastern Oregon acreage is located between Dog Mountain Lane & Sunset Valley Rd south of Burns, Oregon approximately 15 minutes. It would be a great place to pasture cattle with almost 280 acres of deeded land & the 200 acres of State Lease land. The property has fencing around most of the property. The land qualifies for 2 LOP tags & would be buildable.

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

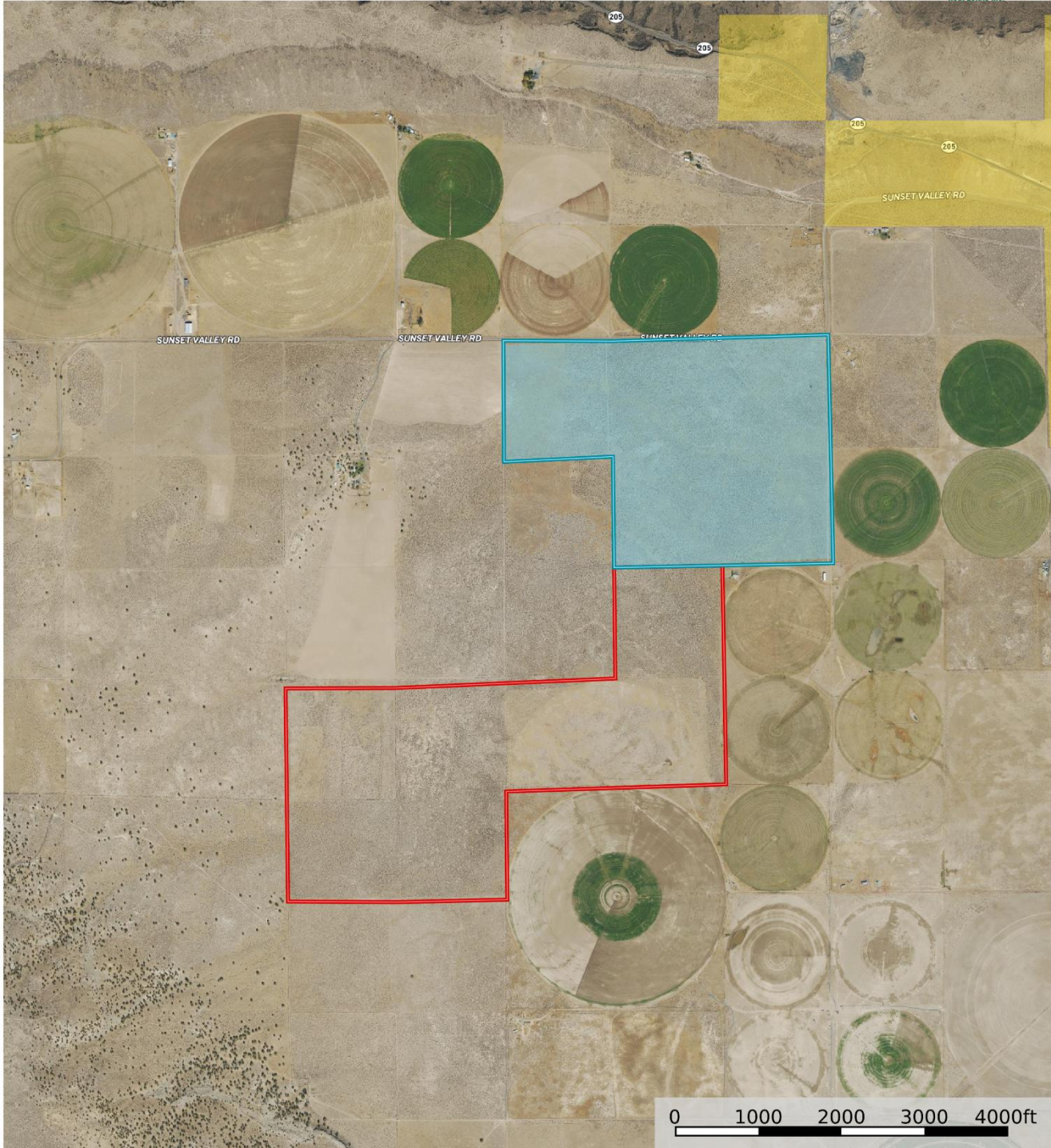
Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning 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.





279.48 Acres with State Lease - Singhose
 Oregon, AC +/-



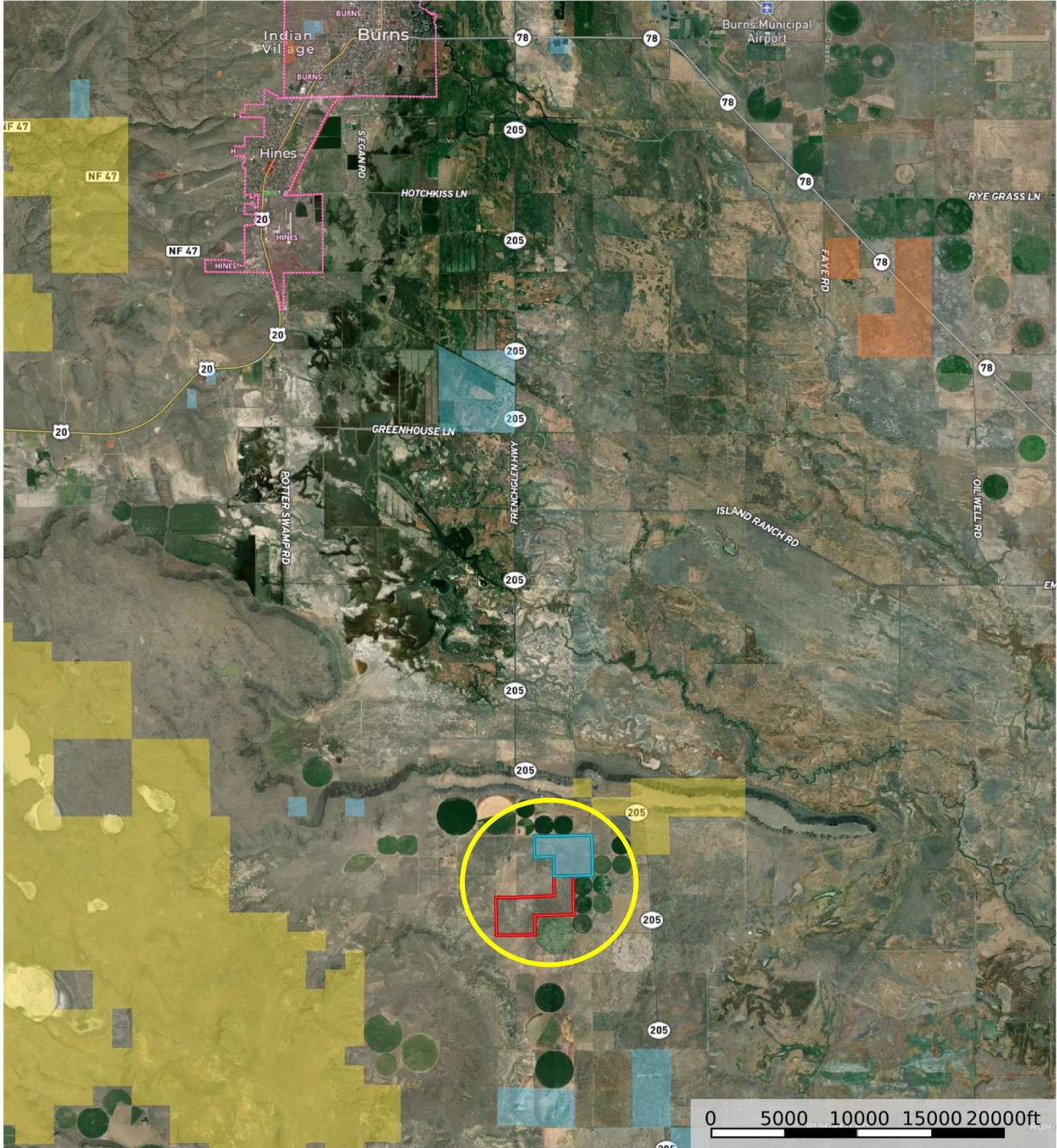
- State Lease Boundary
- Boundary 1
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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

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.



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LOCATION: Approximately 15 miles south of Burns

TAX LOT MAPS: 25S31E00-00-00400

ACREAGE: 279.48 +/- Deeded Acres – Per County Records

UTILITIES: Power – Harney Electric Coop (Borders Property)

TAXES: \$103.37

STATE LEASE: 200+/- Acres (25S31E04-00-00500)

PRICE: \$205,000.00



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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