



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

**30 DEEDED
ACRES**

**24 X 36 SHOP
PERIMETER
FENCED**

**ABOUT 15 MILES
FROM BURNS**

GREAT VIEWS

GOOD ACCESS

**SOUTH OF
WRIGHT'S POINT**

**MH IN NEED OF
REPAIR OR
REMOVE**

\$195,000.00



**30648 SUNSET VALLEY LN
BURNS, OR**



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30648 SUNSET VALLEY LANE, BURNS, OR

LOCATION: 30648 Sunset Valley Lane, Burns, OR 97720. This property is about three miles west of Hwy 205 on Sunset Valley Lane. It is about 15 miles to Burns, OR, 3 1/2 hours to Boise, ID or 3 hours Bend, OR. Schools are at Crane, which has a nice school system with grades K through 12 or at Burns.

PROPERTY: This property is on 30 acres. About 20 acres is mostly sagebrush with a few junipers. It is not level, but rolling. It is perimeter fenced and cross-fenced with hot wire to create pens for animals. There are great views from this parcel. South you can see Steens Mt. which is almost 10,000 ft. high. It is a nice property for a couple of horses or cows. It is good soil and owners raise a garden. Their water is from a well that is 200 feet deep, 140 foot static level, and the pump is set at 160 feet. Owners say it is good quality water.

IMPROVEMENTS: The home is a 1980 Sequoia manufactured home, 1248 sq ft, 3 bedroom, & 2 baths. It is in need of repair or to be removed and replaced with a newer home. The shop building is 864 sq ft with 12 foot eaves. It is a metal, pole frame building and is wired and plumbing available. It has a cement floor and is a very nice building. There is a pump house also. An RV parking spot is also available.

TAXES: \$528.09- 2023-2024

REMARKS: A very nice property with great potential. A buyer could choose to bring a newer home to replace the existing one or build a home of your choice. These properties are hard to find within 15 miles or so from Burns. Sunset Valley Road is a county maintained gravel road. There are no pivots joining this property. Truly a great opportunity to buy a rural property and build your dream home.

PRICE: **\$195,000.00**



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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 5 T.25S. R.31E. W.M.
HARNEY COUNTY
1" = 400'

25S 31E 05

CANCELLED NO.

