

FOR SALE



**Jett Blackburn
Real Estate Inc.**



\$435,000

32635 Ruh-Red Lane, Burns OR 97720

Website Info



**Presented By
Colby Marshall**

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Broker Info





If you're on the hunt for a place with plenty of room to roam and a home that's been cared for with a whole lot of love, then you need to check out 32635 Ruh-Red Lane in Burns, OR 97720! This 40-acre spread is the perfect blend of country charm and modern comfort, featuring a cozy 1,800 sq ft (+/-) single-level manufactured home, a big ol' shop, a livestock shelter, and two wells. It's got all the custom touches that make it move-in ready and then some.

With four spacious bedrooms and two bathrooms, there's more than enough room for your family and friends to gather 'round. The heart of this home is the kitchen and family area—a warm and welcoming space, perfect for cooking country meals or sharing stories over a cup of coffee. The main suite is your peaceful retreat, with its private ensuite bathroom, shower, and a soaking tub just waiting to melt your stress away.

This home is in tip-top shape, with fresh interior paint throughout, laminate wood flooring, and carpets that are as good as new. The new door trim and moldings add a nice finishing touch. Outside, you'll find acres of high desert pasture, and the impressive 3,000 sq ft (+/-) fully insulated shop comes equipped with a bathroom, heat, and 220 power—perfect for all your projects. The yard has been spruced up with new grass, trees, and rail fencing, which you can take in from the comfort of your covered back patio.

Located just south of Burns, this property is on the way to the stunning Malheur National Wildlife Refuge and Steens Mountains, making it the ideal spot to soak in those breathtaking high desert evenings. The home and property at 32635 Ruh-Red Lane offer a slice of country living that your family, friends, and critters will all adore!

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ADDRESS: 32635 Ruh-Red Lane, Burns OR 97720

LEGAL: T25S, R31E, W.M., Sec 23, Tax Lot 200

TAXES: \$2,179.37 (2023-2024 tax year) EFRU-2 Farm Use Zone

FINANCING: Cash or bank financing

YEAR BUILT: 1999 – Double-wide manufactured home
2004 – Shop/Garage

SQ. FT.: 1,809 sqft (+/-) – Double-wide manufactured home
3,000 sqft (+/-) – Shop/Garage

ACREAGE: 39.60 acres (+/-)

HEAT SOURCE: Electric furnace, wood stove, cadet wall heaters – Double-wide
Cadet wall heaters, wood stove (not connected) – Shop/Garage

Manufactured Home

- LIVINGROOM:** Located off the kitchen and dining area; laminate wood flooring, new paint, raised ceilings, large double pane picture window overlooking main entry and acreage; area hosts front door entry
- DINING AREA:** Located off the living room, kitchen, and family room area; laminate wood flooring, ceiling fan with light, storage closet, sliding glass door providing access to covered back porch overlooking the back yard and acreage; the area hosts a breakfast bar
- FAMILY AREA:** Located between the dining area and back bedrooms/office; laminate wood flooring with large picture window; the area hosts a certified wood stove with a blower fan (Blaze King). This is an enjoyable space overlooking the backyard and acre.
- KITCHEN:** Open to the dining and sitting room areas; laminate wood flooring (new), wood cabinets (lots of storage), farm sink, Formica countertop, window overlooking the back yard, good lighting, coffee/breakfast bar, and butler pantry for additional storage
- APPLIANCES:** Refrigerator, dishwasher, electric range/stovetop, washer, and electric dryer; all in good condition
- BEDROOMS:** 4 bedrooms
- Two bedrooms have carpet flooring and two bedrooms have laminate wood flooring with closet spaces and double-pane storm window
 - Main bedroom – larger room with walk-in closet, laminate wood flooring, ceiling fan with light, and en-suite bathroom which hosts a tile floor, two sink vanity with tile countertop, linen cabinet, light/fan, easy step-in shower, and soaking tub with privacy window. The main bedroom is located on the opposite side of the house from the other bedrooms
 - Bedrooms 2 & 3 – each room has good carpet flooring, nice-sized or oversized closet spaces, and double-pane storm windows
 - Bedroom 4/Office - laminate wood flooring, closet space, and double-pane storm windows

- BATHROOMS:** 2 bathrooms
- Main bedroom en-suite bathroom (described above)
 - Hallway guest bathroom – tile floor, single sink vanity with tile countertop, tub/shower combo (older unit removed and new unit installed, light with fan)
- LAUNDRY/MUD:** Separate room located off back entry; laminate wood flooring, electric washer and dryer hookups, custom installed wood cabinets, area host electric furnace, house electrical panel, and water heater.
- FRONT DECK:** Located on the south side of the home with access to the front door; not covered, self-supported, wood decking and rails
- BACK DECK:** Located on the north side of the home with access to the laundry room and dining areas. Access via two steps or a ramp. The covered portion of the deck is supported by the home roof and post/pier, is wood decking, covered with a composite roof
- ROOF:** Composite shingles; good condition. There is a gravel apron around the house for rain/snow runoff
- SIDING:** Wood; good condition with newer paint
- WINDOWS:** Double pane storm windows
- FOUNDATION:** Concrete
- OTHER:** New interior paint throughout the home
Laminate wood flooring and carpets are all in good condition
New door trim and moldings throughout the home
The property is very well-kept

Shop/Garage/Outbuildings/Yard

- OUTBUILDINGS:** Garage/Shop (40ftX80ft; 3000 sqft +/-) – two large primary areas, wood frame building, fully insulated, cadet electric wall heaters, concrete pad, two roll-up doors on electric openers with safety features (12ftX8ft), walk doors on both sides of the building, high ceilings, double pane storm windows, wood siding, composite roof, 110 and 220 power, built-in storage and work benches, separate spaces including bathroom/tack room/storage, and

standpipe water located on all sides of the shop. This is a very nice building that allows for parking crew cab pick-up trucks inside and serves as shop and storage areas as well.

- Bathroom/Storage – a separate room built inside the building; wood cabinets with Formica countertop and sink, dishwasher, toilet, windows, electric plugs for appliances, and lockable doors
- Tack Room (15ftX20ft +/-) – a separate room built inside the building with saddle/bridle hangers and lockable door
- Storage Cabinet - a separate large space built inside the building with built-in shelving
- Covered Area/Hay Storage (10ftX80ft) – a covered area with a gravel base attached to the building; used as cover storage for equipment and hay

Pump House (15ftX15ft +/-) – wood frame building, composite roof and wood siding (new paint), concrete floor, insulated; building hosts two pressure tanks, whole property Culligan water filter and treatment system (new 2022), reverse osmosis tank, plumbing manifold, electrical panel, and some shelving. The valve system in the pump house enables the owner to use filtered or unfiltered water in the home and shop depending on needs

Livestock Cover/Chicken Coop Building – wood frame building, metal roof and wood sides, wood floor, has power and a standpipe for water located outside the building, and a built-in chicken coop area inside the building. There is a sheeted livestock cover attached to the building (temporary panels could be included in a sale depending on the offer). The building also hosts a breaker box for a second livestock/yard well

Firewood Storage – a separate enclosed area is constructed on the east side of the home used for firewood and is accessed via a deck ramp

YARD:

New wood post and rail fencing around yard spaces, decorative concrete block perimeter, graveled firepit area, installed decorative wagon wheels, numerous mature trees and newly planted purple plum/honey locus/willow trees, mixed grass, no in-ground sprinkler system, and fenced out for livestock

Gravel the parking area at the side of the home and in front of the garage/shop building.

- FENCING:** Good perimeter barbed wire fencing. Fencing around the main house area is a newly installed post/rail and 4-strand barbed wire; new gate systems installed all swing and function correctly
- PASTURES:** 35 acres (+/-) of native grasses/sagebrush/rabbit brush/greasewood. Water for pasture is from the livestock well via standpipes located at the garage/shop and livestock cover. In addition, there are 20 acres (+/-) of state land open and contiguous to the 35-acre creating a 55-acre (+/-) area
- WELLS:** 2 domestic/livestock wells
- House Well (#: L21292) – drilled 1998, 30 feet deep, 15 gal/min when drilled; connected to pump house and water treatment system
 - Livestock/Yard Well (#: L102468 tagged on well – actual #: L92409) – drilled in 2014, 50 foot deep, no flow per minute included on well card. This well is not connected to the pump house but is connected to property standpipes for livestock and yard water. Not flow regulated.
- SEPTIC:** Permit on file with Harney County; according to the permit, the system includes a 1500 gal / 2 compartment concrete tank with system pump and 300 ft drain field; the tank is located just off the back porch area, and the drain field is outside the yard fenced area in the pasture
- POWER:** Harney Electric Coop











