



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

**80 DEEDED
ACRES**

40 ft X 16 ft

ROOF COVER

30 GPM WELL

**EXCELLENT
WATER**

FAIRLY REMOTE

**SAGEBRUSH
LAND**

GREAT VIEWS

PRICE

REDUCED!

\$205,000.00



**42132 MUSTANG LANE
BURNS, OR**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

42132 MUSTANG LANE, BURNS, OR

LOCATION: 42132 Mustang Lane, Burns, OR. Account # 10325, Tax lot 200, T24S, R33 EWM, Section 23. This place is about 4 miles north of Crane Jct. and west of Crane Buchanan Road about 1 1/4 miles. To Burns it is about 33 miles, Boise, ID is about 3 1/2 hours and Bend is about 3 hours or so. Burns has a nice hospital and grocery stores, along with a Big R, Ford dealership, and equipment stores. Elevation for Burns is about 4,150 feet and the area is high desert.

PROPERTY: 80 acres near Crane, OR. Approximately 50 acres have been mowed, with natural grasses enhancing the property. A well was drilled in 2023, with wonderful results of clear water and miniscule amounts of Nitrates per laboratory testing. Absent were Coliform and E. Coli. The well is 250' deep, providing 30 gallons per minute. A 40' x 16' x 14' tall roof assembly has been constructed for an RV or finished as a small barn. A new wooden 12' x 8' x 8' storage shed has been built as well. Mustang Lane is constructed of cinder, with 3/4" crushed aggregate for the driveway into the property. New electrical service is being provided by Harney Electric Cooperative. Beautiful 360 degree views while being close to many natural wildlife areas. There is also a pump house recently built. At this point, there is no septic system, but the owner is willing to discuss options for that if necessary. The well driller said there is great potential for a hot water well on this place. Travel trailer is not included in this sale.

TAXES: \$195.35 2023-2024. Will probably be higher with the improvements that have been done.

REMARKS: A nice place in a quiet setting with wonderful views. The closest neighbor is over 1/4 mile away. The appeal is also in the peace and serenity of the location. Come and build your own home and enjoy this wonderful property.

Call Ken @ 541-589-3433 OR Dally @ 541-589-2195

PRICE: REDUCED!!! **\$205,000.00**



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